



1830 E Mercer Mixed-Use Building

DPD #3020860

Early Design Guidance Meeting

September 16, 2015 • 6:30 pm

PUBLIC47ARCHITECTS



PROJECT DESCRIPTION + DEVELOPMENT OBJECTIVES

The corner of 19th and Mercer in Seattle's Capitol Hill is an emerging focal point for the neighborhood. The commanding presence of the new mixed-use building that occupies the southeast corner of the intersection has introduced new vitality with its dynamic mix of businesses, expanding the pedestrian-friendly uses that occur on the block directly north of E Mercer. The subject property for this proposal is the prominent, but underutilized northwest corner of the intersection. The owners of this site are long-time residents of Capitol Hill with a passion for continuing the evolution of the 19th Avenue corridor. The proposed mixed-use building at 1830 East Mercer will add more than thirty residential units to the site without requiring the removal of any of the existing buildings on the site. The project is also an opportunity to extend the commercial energy from the south to the corner, enlivening the pedestrian environment along 19th. Specific development objectives include the following:

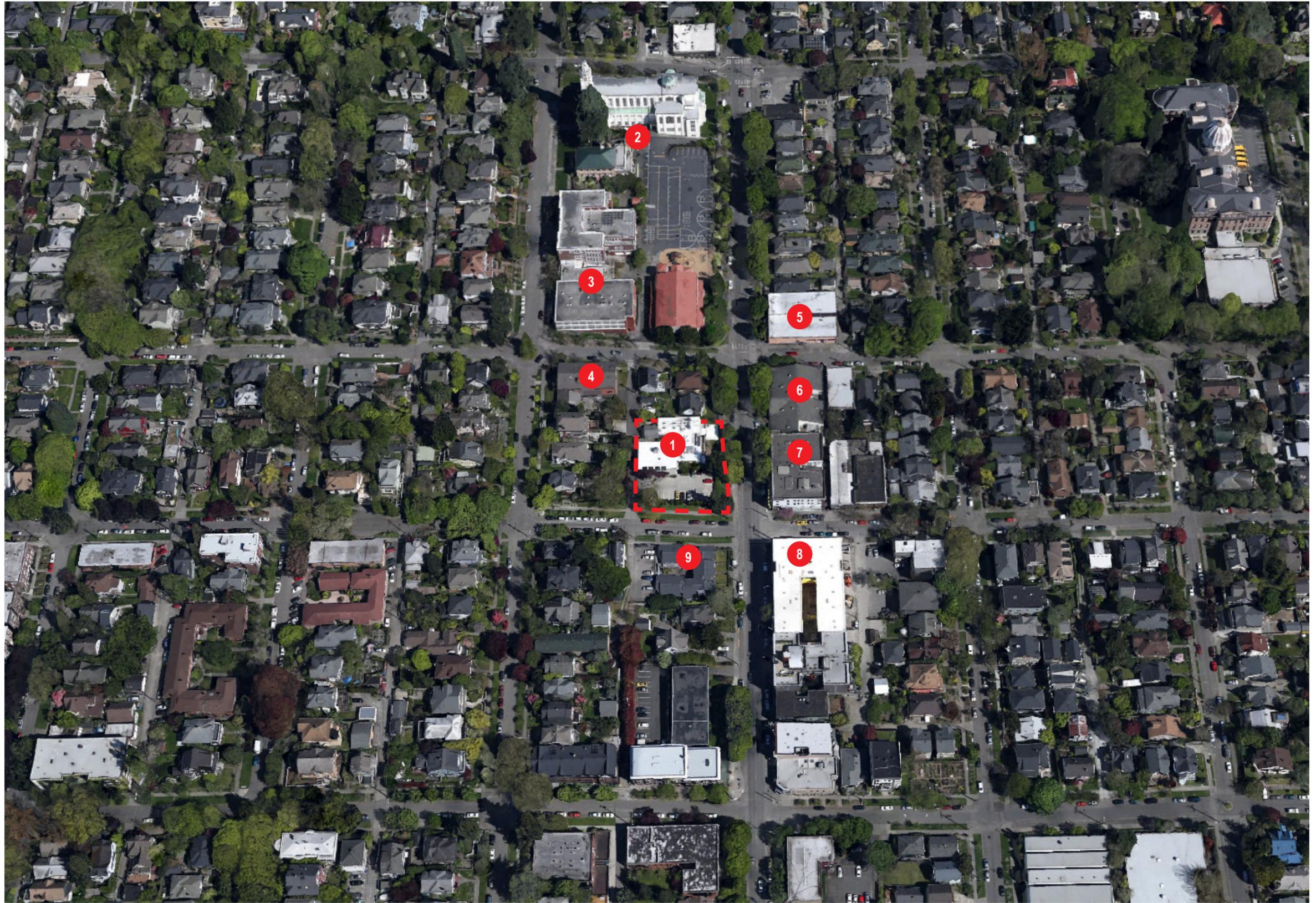
- Preserve the existing offices and commercial spaces that occupy the Mercer Professional Building
- Add 30 to 32 apartment units
- Add approximately 2,500-sf of street-front commercial space along 19th Avenue East
- Provide parking for 10 to 15 vehicles

URBAN DESIGN ANALYSIS

Orientation

The subject property is at the corner of East Mercer and 19th Avenue East in Seattle's Capitol Hill neighborhood. A surface parking lot occupies the southern third of the property. The Mercer Professional, an amalgamated structure, developed as a series of additions and renovations over the past five decades occupies the remainder of the site. The subject property sits on a block that accommodates both single and multi-family housing, office space, and commercial storefront along 19th Ave E. The block to the north of the site is the home to Saint Josephs Church and School, a major landmark in the area. The subject property is along the primary commercial corridor of the neighborhood, which defines the eastern edge of Capitol Hill.

- 1 Mercer Prof. Building (Project Site)
- 2 St. Josephs Church
- 3 St. Josephs School
- 4 Jubilee Womens Center
- 5 Russian Community Center
- 6 Parkside Apartments
- 7 The Park Apartments
- 8 19th and Mercer Mixed-Use Building
- 9 Seattle Housing Authority



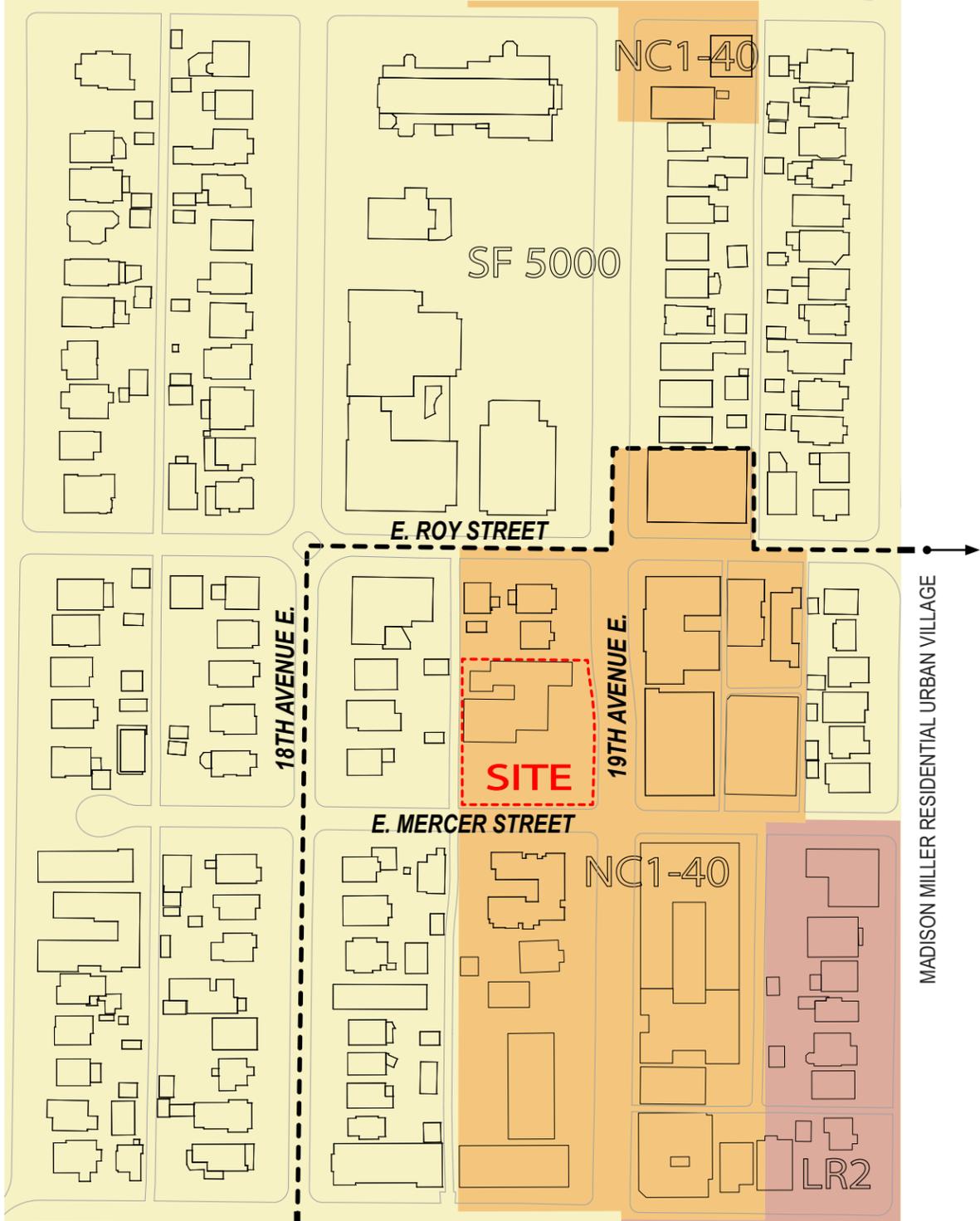
AERIAL PHOTOGRAPH



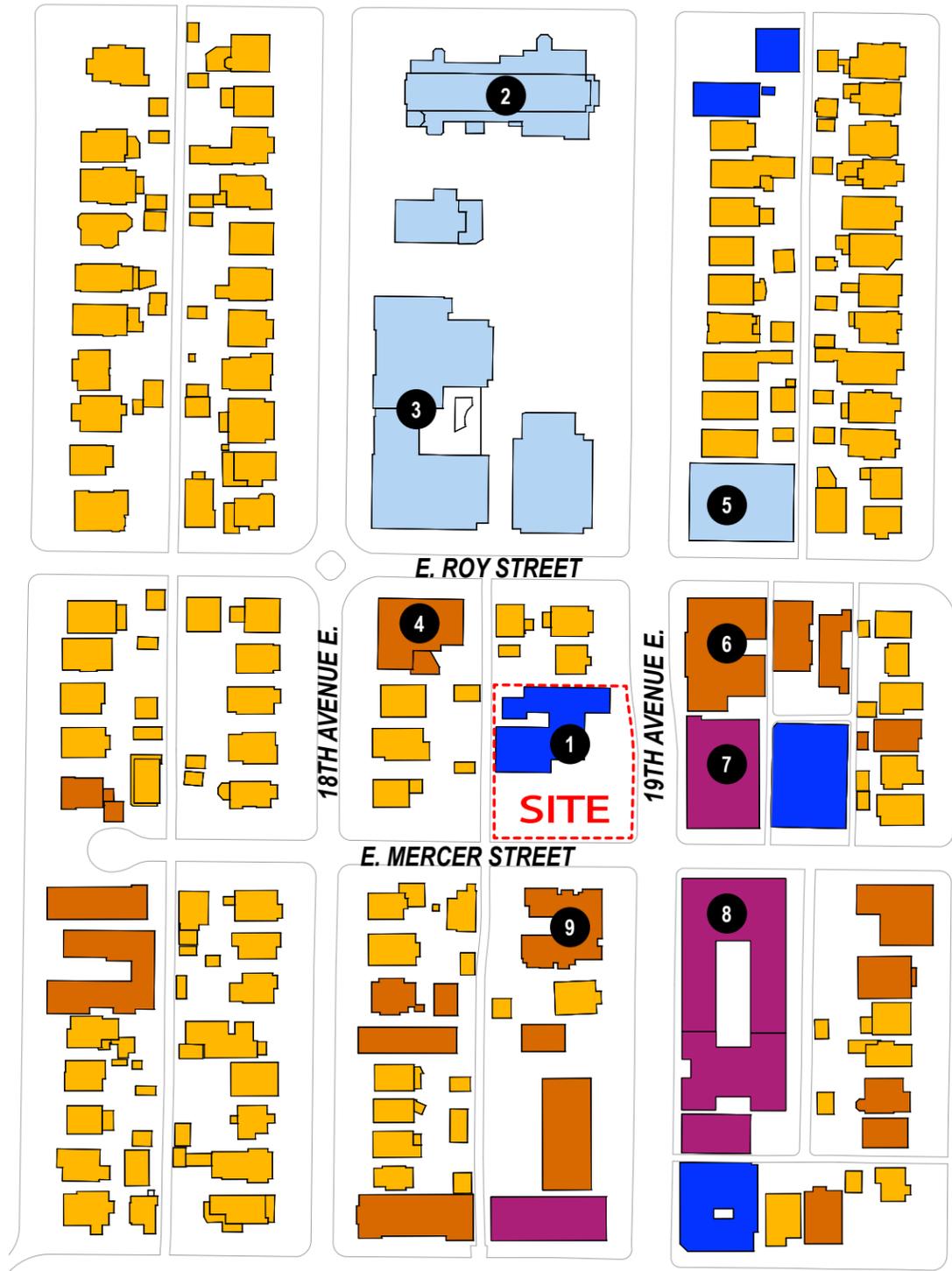
URBAN DESIGN ANALYSIS

Zoning
 The subject property is zoned NC1-40 and lies within a Frequent Transit Zone along 19th Avenue East. Single-family (SF 5000) residential zoning typifies much of the neighborhood to the north and west. The NC1-40 commercial corridor extends to the east and south of the subject property along 19th Avenue E. The site is within the Madison Miller Residential Urban Village.

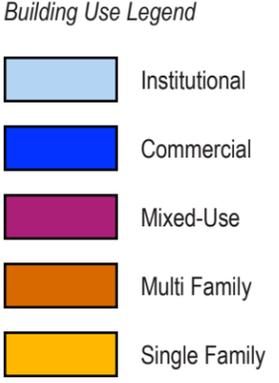
Uses
 The existing Mercer Professional Building on the site provides commercial and office space for a variety of tenants. Neighboring buildings on the block consist primarily of single-family residences with one multi-family development. To the east and south there is a mix of commercial, mixed-use and multi family housing buildings along 19th Ave E. To the north of the site lie several institutions including St. Joseph's Church and School as well as the Russian Community Center.



ZONING MAP



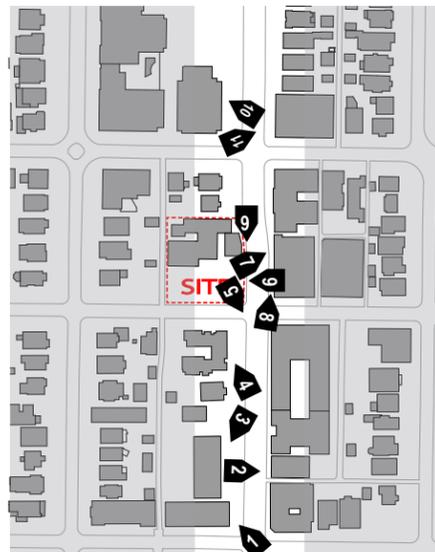
USE MAP



URBAN DESIGN ANALYSIS

19th Avenue East

A variety of building typologies exist along 19th Avenue East between E. Roy St. and E. Republican St. This two-block stretch is the commercial center for the neighborhood with many of the buildings providing ground floor retail space along the street. However, this commercial zone also includes pockets of single and multi-family housing developments. These exclusively residential buildings are often set back from the street and buffered through landscaping, as 19th Ave E. is an arterial street. North of the project site the buildings assume more institutional and assembly functions. The scale of the buildings on the east side of the street range between 2 and 4 stories, while the west side of 19th Avenue East remains primarily 2 stories tall. The buildings are clad with a mix of materials including, brick, stucco, wood and glass, among others. Additionally the buildings along this stretch have been developed through out the last century with dates of completion ranging from 1909 to 2014. This arterial street accommodates two lanes of traffic and parking along both sides, and is leveled by carving into the hill that rises to the west.



- 1 Regis Apartments with El Cuento Preschool along 19th Ave E.
- 2 The Betty Lee building
- 3 509 Apartments with landscaped set-back
- 4 Seattle Housing Authority apartments
- 5 19th and Mercer mixed-use development
- 6 The existing rockery and hedges conceal a parking lot on the subject property
- 7 Street life below the Park Apartments
- 8 Large storefront windows along 19th Ave E.
- 9 Tree-lined sidewalk with outdoor cafe seating in front of Monsoon Restaurant
- 10 Landscaped rockery retaining topography at St. Josephs School
- 11 The Russian Community Center



19th AVENUE EAST PHOTO-MONTAGE LOOKING EAST



19th AVENUE EAST PHOTO-MONTAGE LOOKING WEST

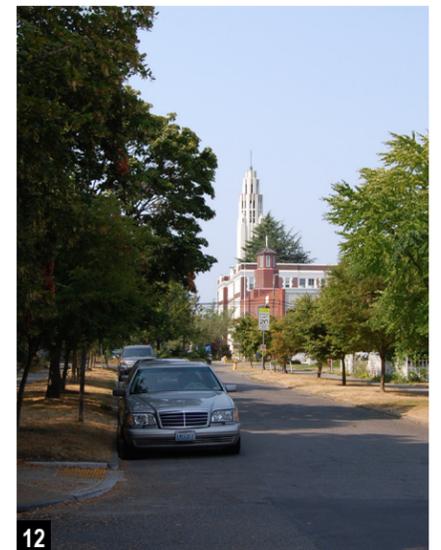
URBAN DESIGN ANALYSIS

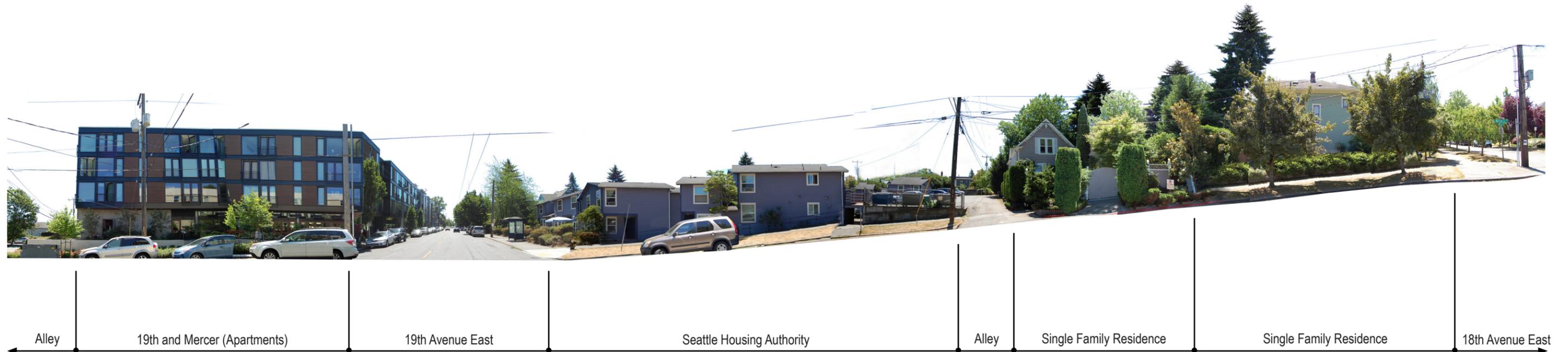
East Mercer Street

In this part of Capitol Hill, East Mercer Street is primarily residential; yet adjacent to the subject property it bisects the neighborhood commercial zone surrounding 19th Avenue East. This causes several thresholds along the street as one moves from east to west. On the east end, at the intersection of E. Mercer St. and 20th Ave E, the street is dominated by single family residences and one larger multi-family housing development. Large, mature trees compress the scale of the street. Where E. Mercer crosses 19th Ave E., the scale of the street expands. On the southeast corner of the intersection there is a large new 4 story mixed-use development, and the northeast corner is a historic three-story building, which is also mixed-use. At this intersection there is a lack of mature street trees which when combined with the wider street crossing of 19th Ave E., creates a vast feeling. Moving up the hill to the west, toward 18th Ave E. the scale of the buildings quickly turns back into single-family residences. Beyond the intersection with 18th Ave E. the street vegetation again creates a threshold as E. Mercer St. transitions back into single family. It is within this two-block zone along E. Mercer St. that the scale of the buildings increase and their uses vary from retail commercial to light industrial and multi-family developments. The architectural style and material cladding of these buildings is very mixed, including half-timber, traditional wood siding, expansive glass, stucco and brick. Generally speaking E. Mercer St. is a quieter street, with relatively few main entrances off of it, lending to its more residential feel.

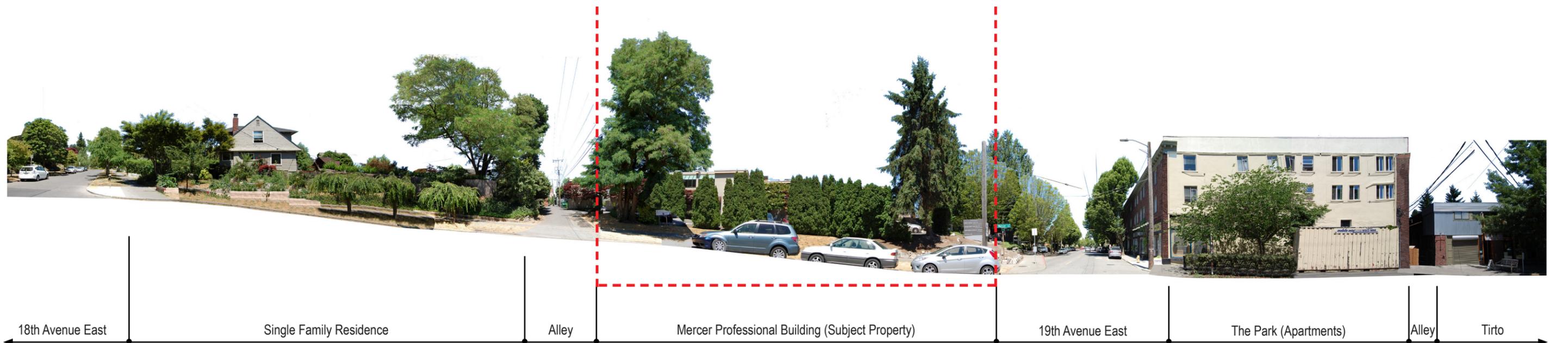


- 1 Single Family housing at the intersection of 20th Ave. E. and E. Mercer St.
- 2 Phoenix Condominiums abut sidewalk
- 3 Light industrial buildings on the north side of E. Mercer St.
- 4 Exterior dining at Tallulah's
- 5 Residential scale of public housing
- 6 Sidewalk up the hill along subject property
- 7 Looking NE toward 19th Ave. E. The parking lot on subject property is hidden by trees
- 8 Large scale of intersection with 19th Ave E.
- 9 Vegetation and fences of single family homes
- 10 Top of the hill, single family dominates
- 11 Mature street trees create threshold
- 12 View north on 18th Ave E. towards St. Josephs Church





EAST MERCER STREET PHOTO-MONTAGE LOOKING SOUTH



EAST MERCER STREET PHOTO-MONTAGE LOOKING NORTH

URBAN DESIGN ANALYSIS

Alley

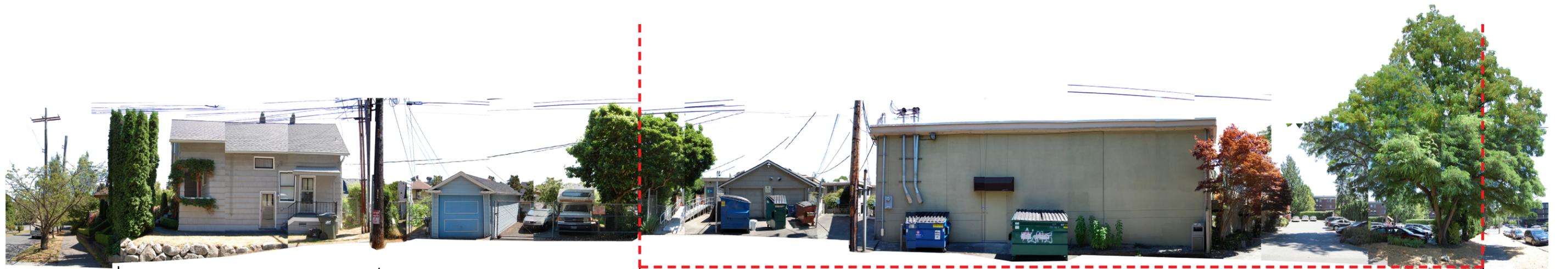
The alley runs north south between 18th Avenue East and 19th Avenue East. South of E. Mercer St. and subsequently the project site, the alley is unimproved with a gravel roadbed and overgrown vegetation. However, where the alley transects the block containing the project site the alley is improved, with a paved roadway and vehicular access all the way through the block. The alley provides several parking spaces off of the east and west sides, as well as entrances to three small separate garage structures. The alley also provides the means of access to the parking lot that currently occupies the subject property. Trash and recycle receptacles are located along the length of the alley, indicating its width is significant enough to allow trucks through. High voltage power lines run along the east side of the alley. Across the subject block the alley rises toward the middle and falls at each end.



- 1 Unimproved alley south of the subject block
- 2 Visible rise and fall of alley over the course of the subject block
- 3 access off alley to the parking lot currently on subject property
- 4 Small garage with access off alley
- 5 Existing building on subject property, with one handicap parking space available
- 6 High volt power lines run down the east side of the alley
- 7 Trash and recycle receptacles line the alley
- 8 Parking for single family houses on west side of subject block
- 9 Single Family house and adjacent detached garage at the north end of the alley
- 10 The Jubilee Women's Center as seen from the alley, with parking spaces off the alley



ALLEY PHOTO-MONTAGE LOOKING WEST



ALLEY PHOTO-MONTAGE LOOKING EAST

DESIGN GUIDELINES + CUES

CONTEXT AND SITE

CS2 Urban Pattern and Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding areas.

CS3 Architectural Context and Character

Contribute to the architectural character of the neighborhood.

RESPONSE:

The site is located at a prominent and underdeveloped corner, across the street and kitty-corner from multi-story mixed-use buildings. The proposed building will provide a similarly strong presence, contributing to the emerging sense of 19th and Mercer as a neighborhood focal point. Street-level commercial spaces will be designed to promote sidewalk activity and interaction between interior and exterior. A well-defined residential lobby will be located off of the side street (Mercer) rather than the arterial (19th Ave).

The project endeavors to contribute to the evolving character of the 19th Avenue corridor. Picking up on cues of successful neighboring mixed-use buildings, the design will favor a simple palette of quality materials and present a singular cohesive form.

Zoning transitions to single-family across the alley from the project. The apparent building height at this edge is reduced by a one-story step down combined with the rising grade at the west end of the site.

PUBLIC LIFE

PL1 Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

PL2 Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL3 Street Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

RESPONSE:

Existing paths through the site will be preserved connecting smaller intimate courtyards with the public right-of-way. The commercial level will be set back 5' from the 19th Avenue property line to provide a wider sidewalk and integrated rain-protection. The building will include a glassy base with uses that contribute to the growing vitality of the sidewalk environment and extend the commercial uses along 19th Avenue. A high level of operability is anticipated in order to promote interaction between interior and exterior spaces.

All residential units are elevated above sidewalk level, providing a necessary buffer. The preferred alternative maximizes the number of units that wrap the perimeter of the building. Combined with ample glass, this strategy will provide additional eyes on the street.

DESIGN CONCEPT

DC1 Project Uses and Activities

Optimize the arrangement of uses and activities on site.

DC2 Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC3 Open Space Concept

Integrate open space design with the design of the building so that each complements the other.

DC4 Exterior Elements and Finishes

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

RESPONSE:

The proposed building will present a cohesive, singular image for the prominent NW corner of 19th and Mercer. Thoughtfully detailed high-quality materials will wrap the visible sides of the residential levels, including the north elevation. An articulated, glassy base will enclose the commercial space providing visible connection between interior activity and sidewalk like. A high level of operability is expected for this storefront to encourage physical interaction between inside and outside. The commercial space will set back 5' to provide expanded sidewalk width and rain coverage. The preferred alternative inflects slightly along the east façade, reflecting the unique shape of the site.



Design Cues: Strong Street Wall, Expanded Sidewalk, Articulated Commercial Base



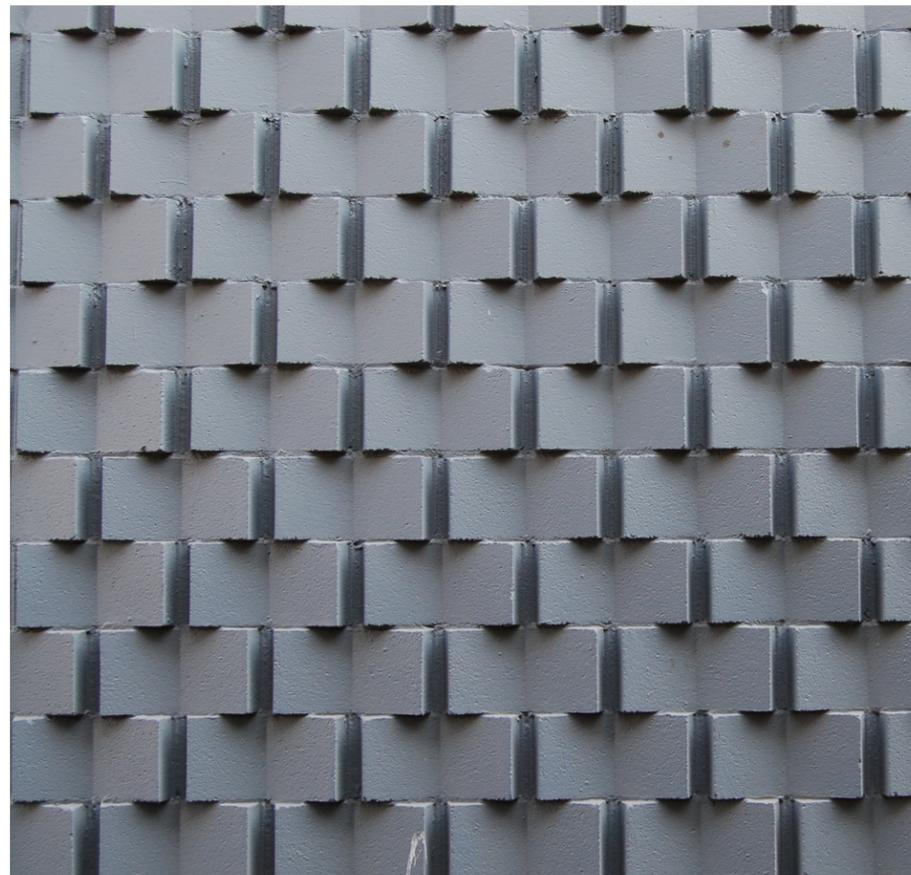
Design Cues: Strong Street Wall, Expanded Sidewalk, Articulated Commercial Base



Design Cues: Commercial Space interacting with Sidewalk



Design Cues: Well-defined Residential Entry off side street



Design Cue: Material texture and quality



Design Cue: Quality Materials, Simple Palette, Building "Wholeness"

SITE ANALYSIS

Zoning Summary

Address	1830 E Mercer Street
Site Area	19,404-sf
Zoning	NC1-40 (across alley from SF-zone)
Urban Village	Madison Miller Residential Village
Frequent Transit	Yes
FAR	3.25 (for Mixed-Use) = 63,063-sf
Existing Bldg. Area	14,480-gsf
Residential Amenity	5% of Gross
Height Limit	40' base + 4' bonus
Setbacks	15' rear setback above 13'
Green Factor	0.3 or greater
Parking	Not Required

Solar Access for New Building

Southern exposure affords ample access to sun

Access Opportunities for New Building

Residential entrance off of E Mercer St
 Commercial entrance(s) off of 19th Ave E
 Vehicular access off of alley is challenging due to topography

Power Lines

Existing high voltage power line at alley requires proper clearance

Existing Building

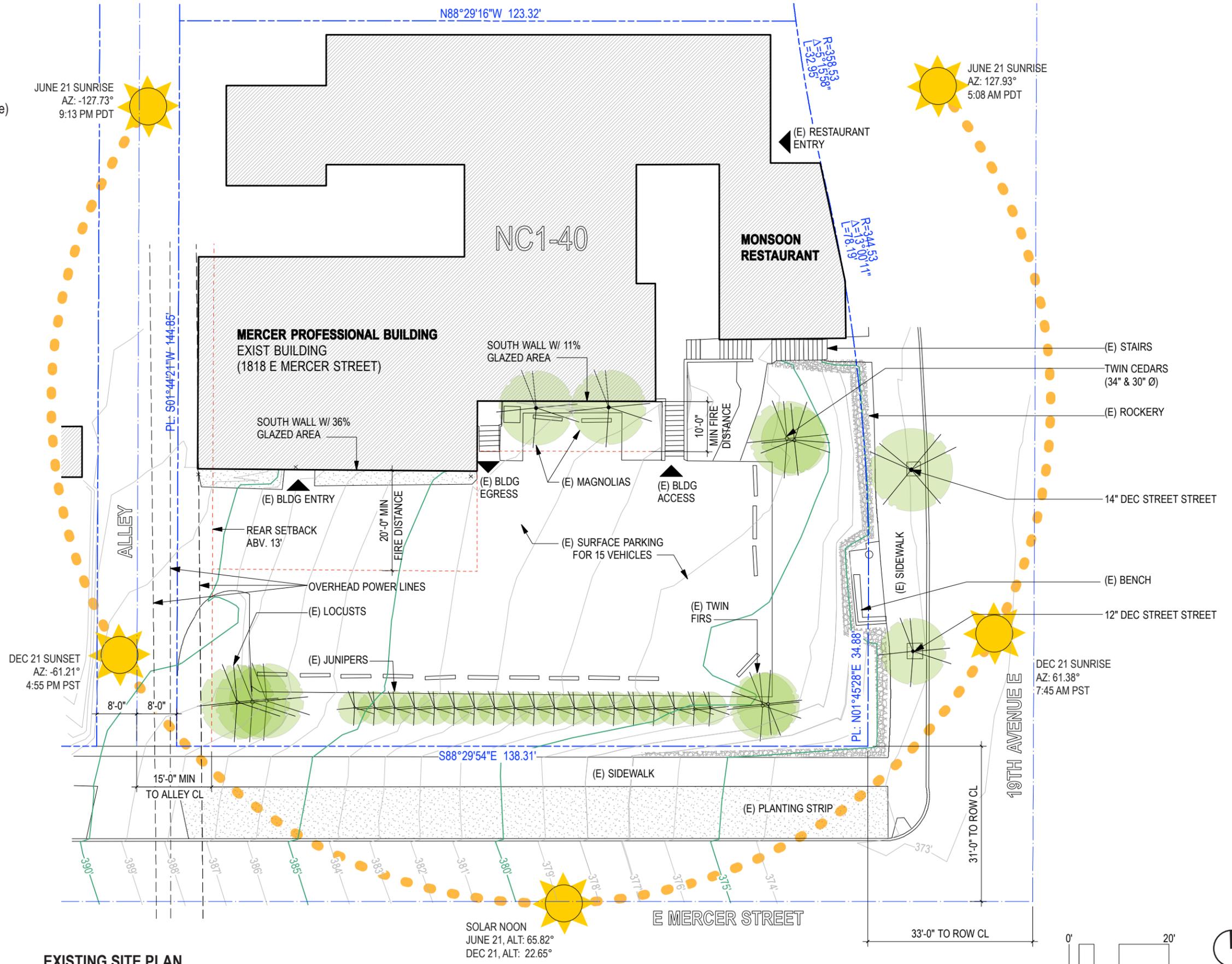
The Mercer Professional Building houses offices and Monsoon Restaurant off of 19th Avenue. Multiple access points are located off of the existing parking lot to the south. fire distance needs to be provided for the glazed areas along the south façade.

Exceptional Tree

The cedar tree mid-way up the eastern side of the site appears to meet the criteria for exceptional classification. An arborist report will be prepared to confirm exact species, size, health and parameters for protection.

New Building Massing

The new building should be configured to preserve existing egress and access paths to the existing Mercer Professional Building. Landscaped buffer zone to be provided between the two buildings and proper fire-distance will be maintained in order to preserve the existing non-protected openings in the south façade of the existing structure.



EXISTING SITE PLAN



SITE ANALYSIS

Existing Conditions

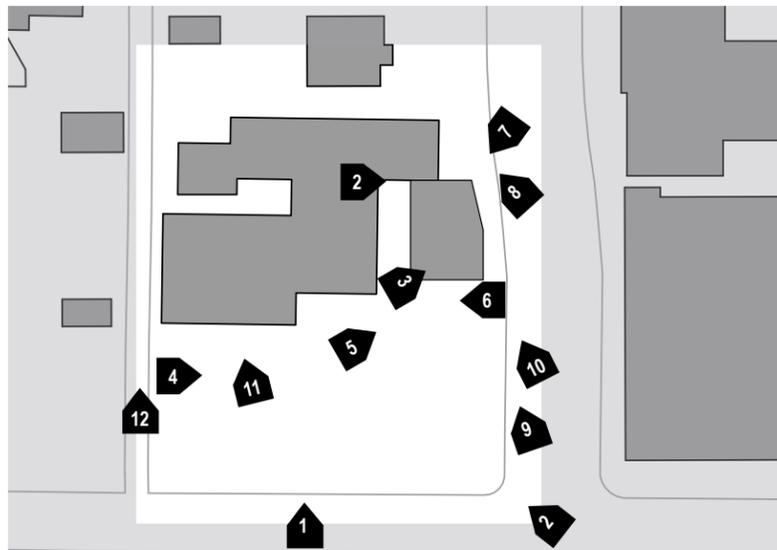
The site is 19,404-sf and is located at the corner of East Mercer Street and 19th Avenue East in the Capitol Hill neighborhood. A 14,480-sf existing building, known as the Mercer Professional Building, occupies the northern two thirds of the property and houses offices and, along 19th Avenue, Monsoon Restaurant. The existing building is an amalgamated structure consisting of a pair of turn-of-the-century houses that were added on to and ultimately connected in the 1980's. The street-fronting commercial spaces were added more recently with the latest addition to the restaurant completed in 2014. The building is not equipped with a fire sprinkler system and there are non-protected openings along the southern façade.



The southern third of the property is a surface parking lot that accommodates 15 vehicles and serves the Mercer Professional Building. Several access and egress paths connect to the parking lot, which is elevated approximately 8' above the 19th Avenue Sidewalk and retained with a rockery wall. A row of juniper trees lines the southern edge of the property. A cluster of locust trees occupies the southwest corner of the site and a large cedar rises above the property at the eastern edge. A full arborist report is forthcoming and it is anticipated that the cedar will meet the criteria for exceptional status.

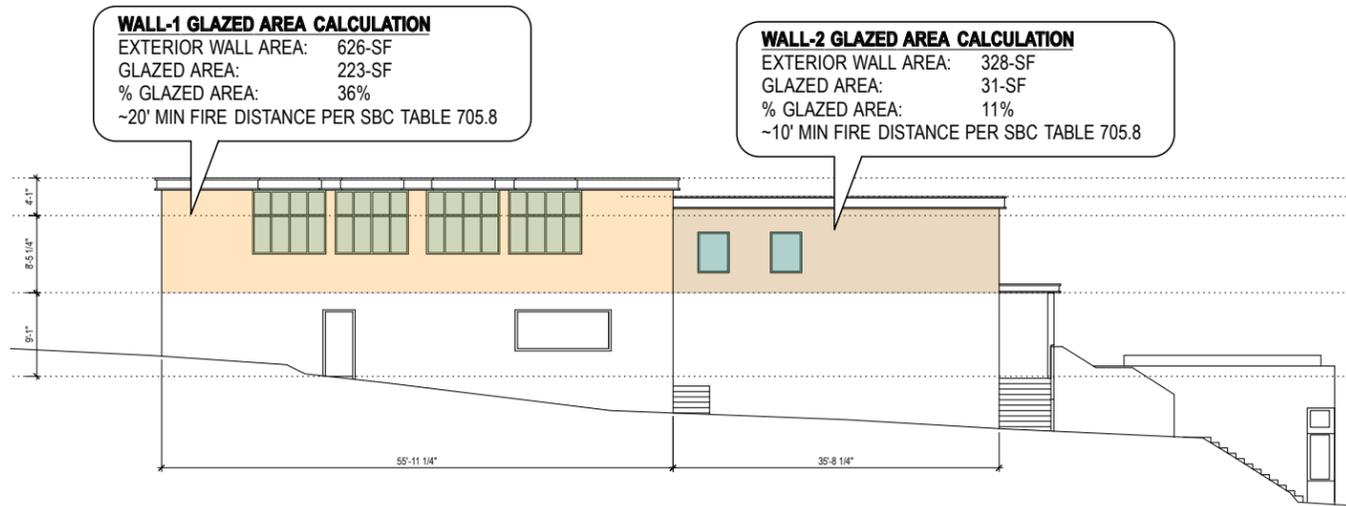
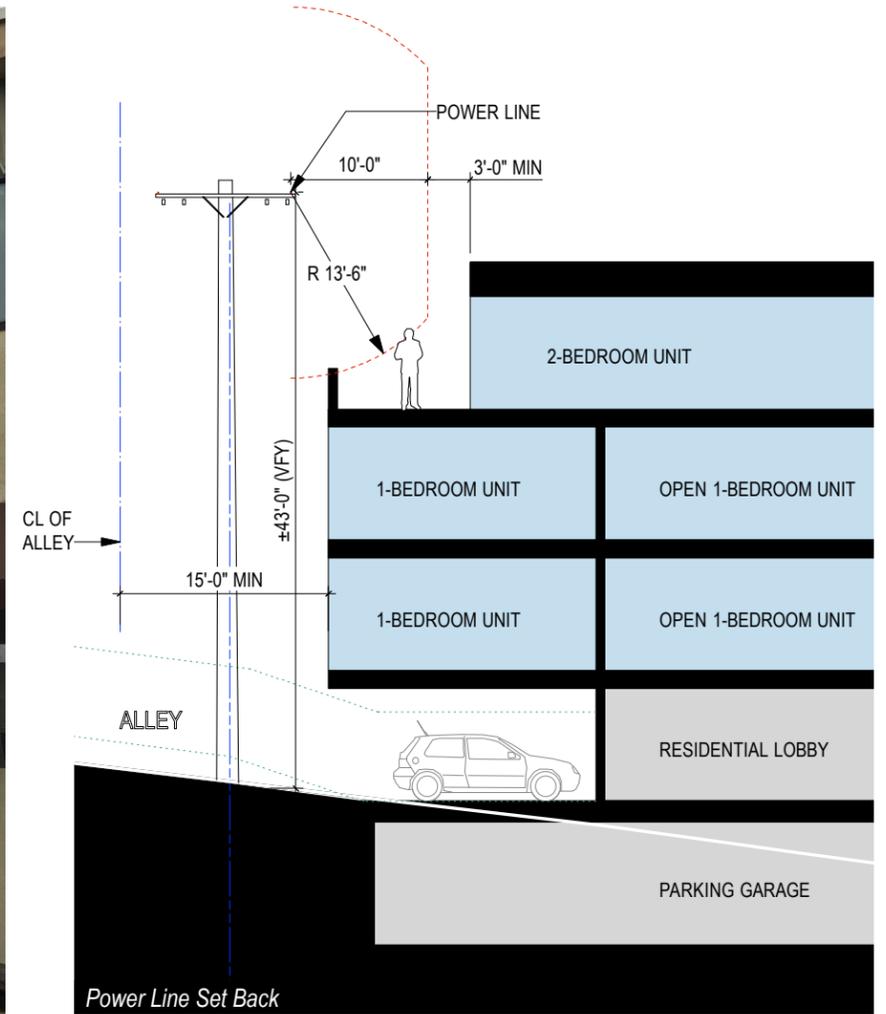


The alley along the western edge of the property is paved and meets the improved alley standards set forth in the Seattle Municipal Code. Due to the grade change across the property in the east-west direction, the alley sits approximately 17-feet higher than the 19th Avenue Right of Way. High voltage power lines run along the eastern edge of the alley.



- 1 East Mercer Street Elevation
- 2 Northwest Corner of 19th and Mercer
- 3 Monsoon's Roof-top Dining Deck
- 4 Existing Surface Parking Lot
- 5 Access to Offices from Parking Lot
- 6 Access to Offices from 19th Avenue E
- 7 19th Avenue Sidewalk looking South
- 8 Monsoon Restaurant
- 9 Cedar Tree Along East Edge of Site
- 10 Rockery along 19th Avenue E
- 11 Existing Building, South Façade
- 12 Power Lines in Alley





Glazed Area Calculations, South Facade of Mercer Professional Building



ALTERNATIVE 1 (CODE COMPLIANT SCHEME)

Description

Alternative 1 configures the building as bar along E Mercer in order to preserve a presumably exceptional cedar tree located mid-way up the 19th Avenue edge of the site. Four stories of dwellings units are located above a street level commercial base. The residential lobby is located at the second level off of E Mercer Street. The building narrows at the western half in order to preserve un-protected openings in the existing buildings south façade. The presence of high voltage power lines along the alley necessitates a step-back in massing at the top floor. Because vehicular access from the alley to below-grade parking results in a compromised first floor and an inefficient garage configuration (see page 26), parking is limited to a single van-accessible space located directly off of the alley.

Program

- 28 apartment units
- 2,000-sf of Commercial Space
- 1 surface parking space

Advantages

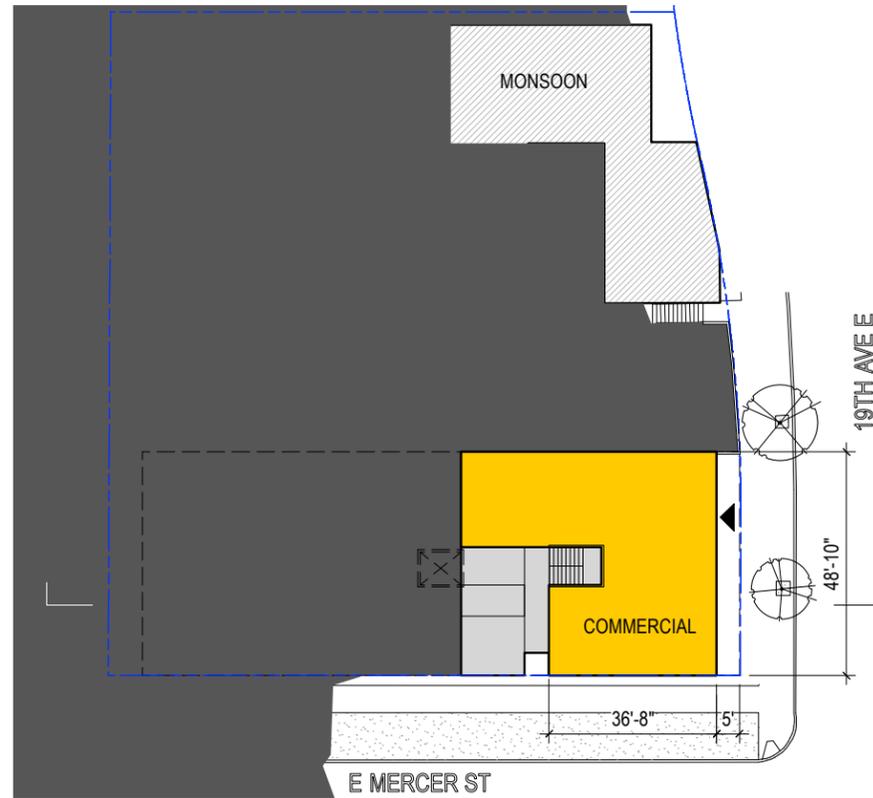
- No departures required
- Exceptional tree preserved
- Improved vitality to NW corner of 19th + Mercer
- Step back along alley transitions to lower-density zone

Challenges

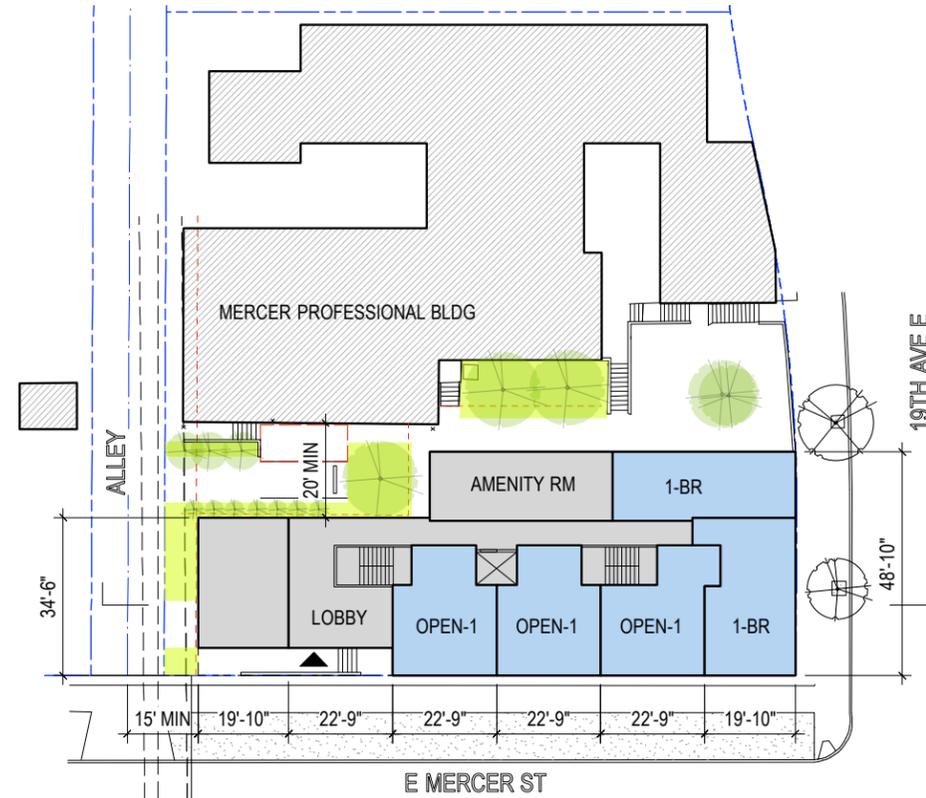
- Limited unit count threatens project viability
- Limited commercial frontage
- Limited parking due to no underground parking
- Discontinuous commercial along 19th



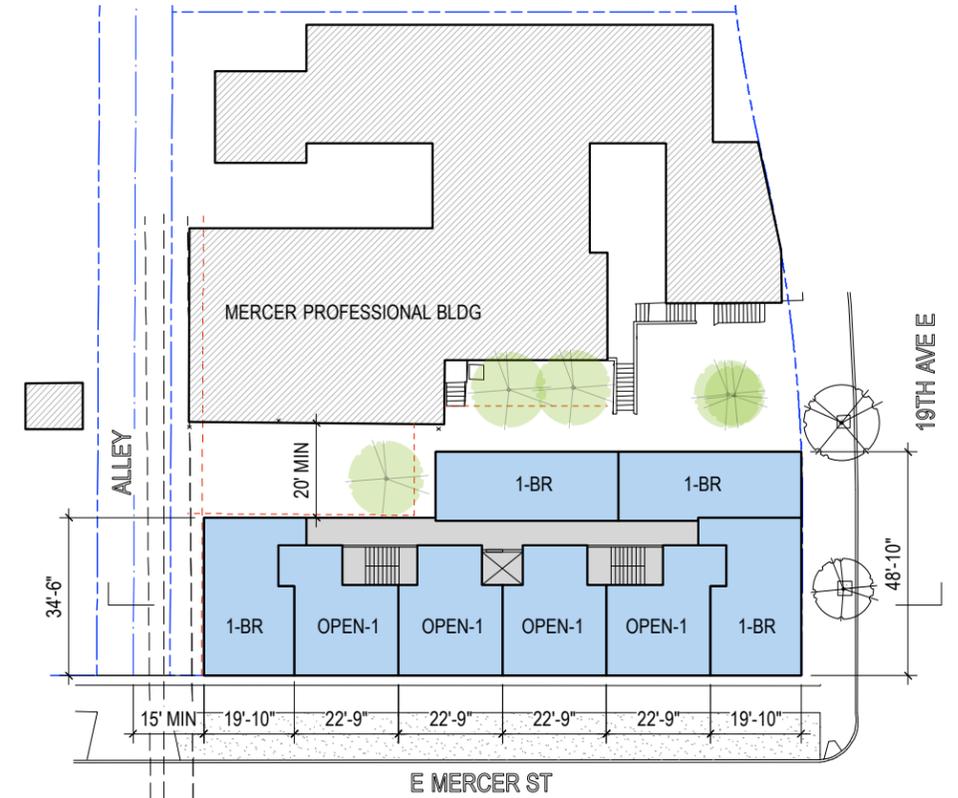
View down 19th Ave E, looking South



STREET LEVEL PLAN DIAGRAM

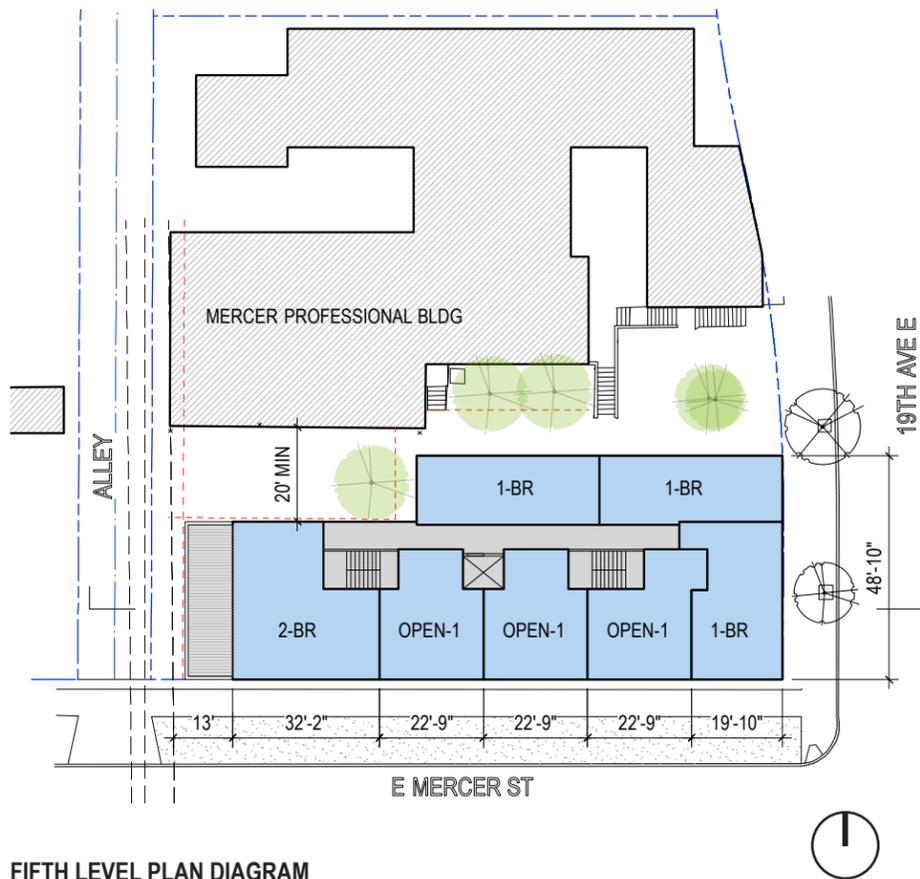
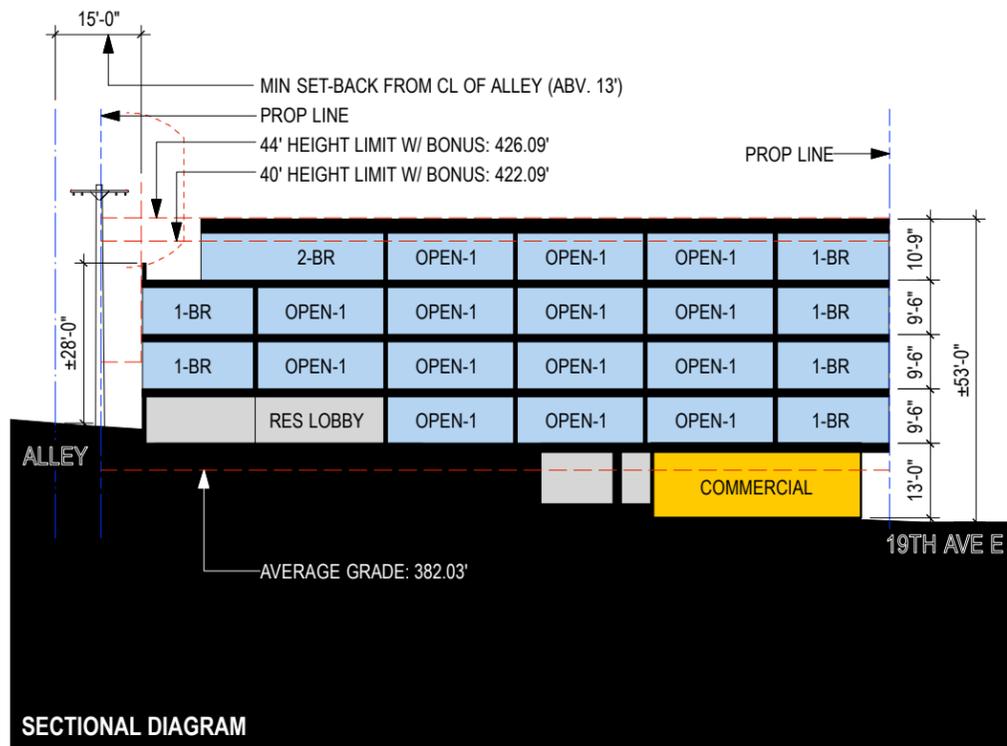


SECOND LEVEL PLAN DIAGRAM



TYPICAL UPPER LEVEL PLAN DIAGRAM

ALTERNATIVE 1 (CODE COMPLIANT SCHEME)



ALTERNATIVE 2

Description

Alternative 2 requires the removal of the cedar tree along the eastern edge of the site in order to maximize the frontage along 19th Avenue. The building footprint steps in direct correspondence with the south façade, creating a pair of courtyards. Two units per a floor are located tucked in the interior of the configuration facing towards the west courtyard. As with Alternative 1, four levels of dwelling units sit atop a commercial base. This time, however, the residential lobby is located at the prime first floor corner location, resulting in a landlocked commercial space that is once again limited in frontage despite the removal of the tree. Alternative 02 provides 15 parking spaces, 14 of which are located in a below-grade parking garage accessed from E Mercer Street.

Program

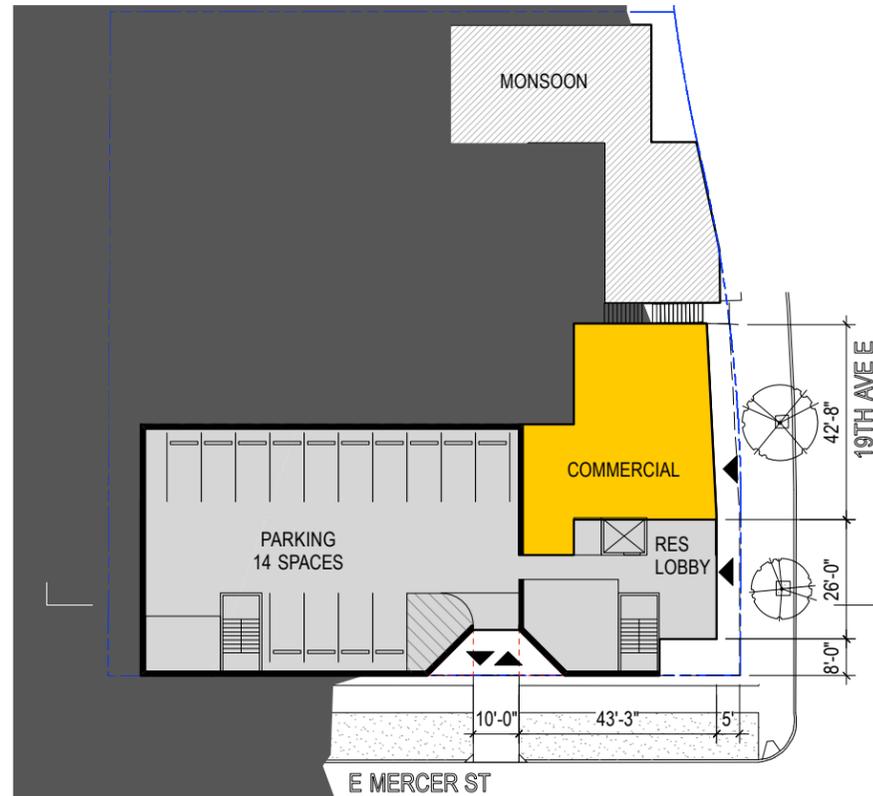
- 32 apartment units
- 1,635-sf of Commercial Space
- 15 parking spaces

Advantages

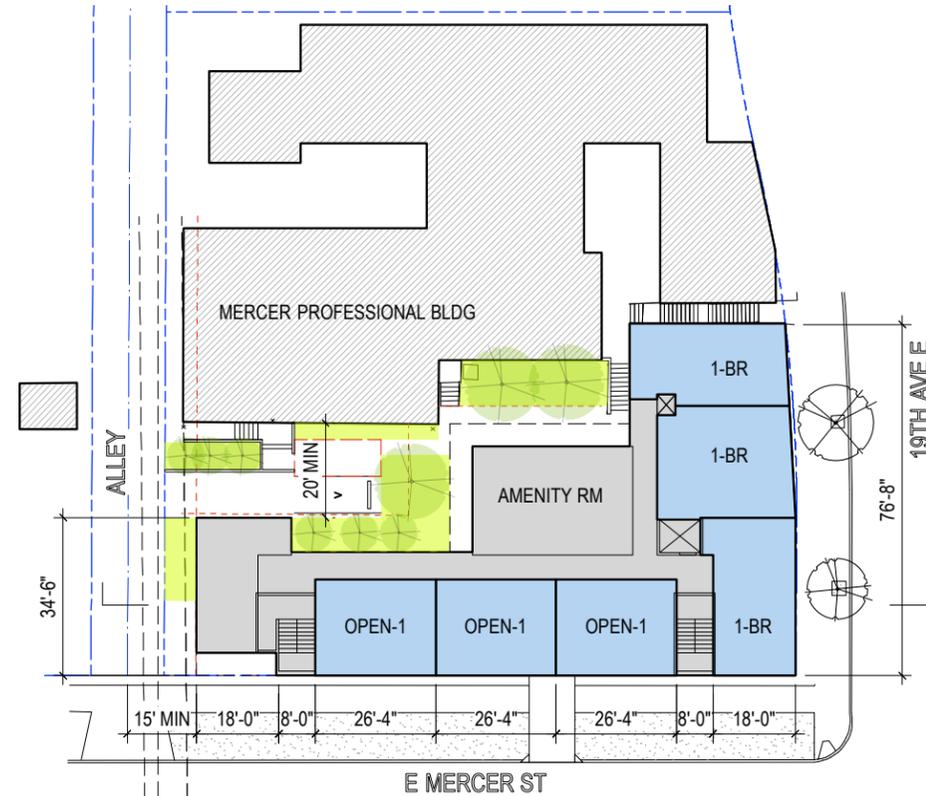
- Improved vitality to NW corner of 19th + Mercer
- Step back along alley transitions to lower-density zone
- Unit count meets development objectives
- Maximizes parking
- Strong street wall along 19th

Challenges

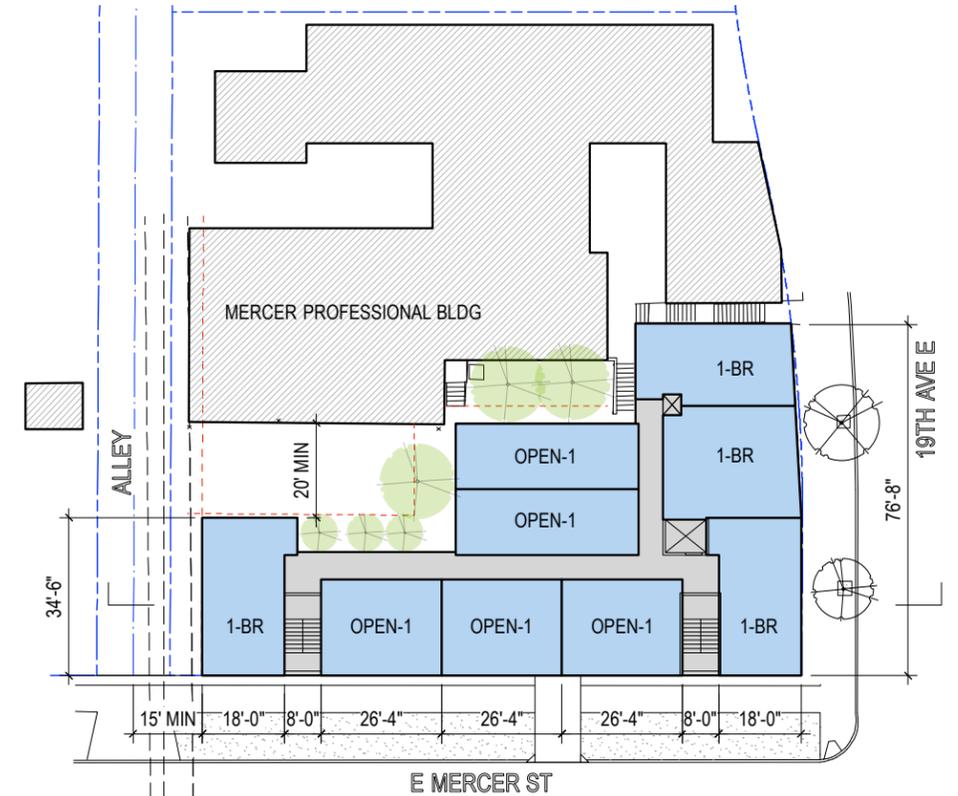
- Prime corner spot occupied by residential lobby, which will lack activity
- Limited commercial area threatens project viability
- Limited street level program / transparency along E Mercer
- Prominent stair towers
- Pinch point between new and existing buildings
- Requires removal of cedar tree
- Requires departures for parking access and parking location



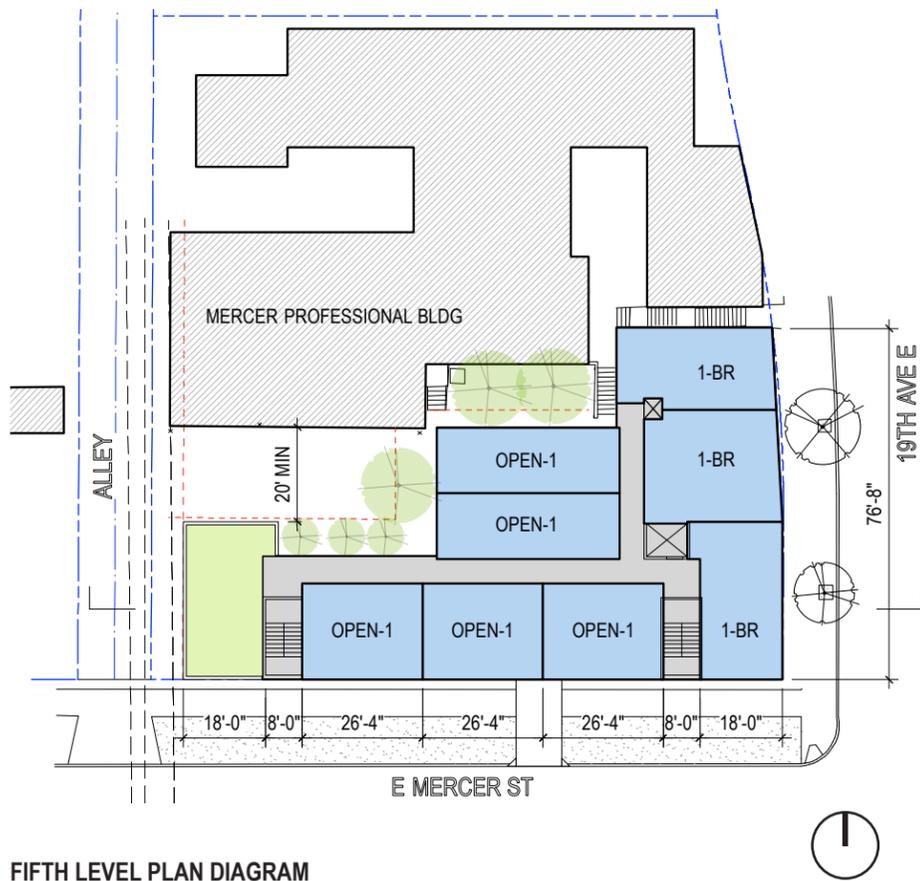
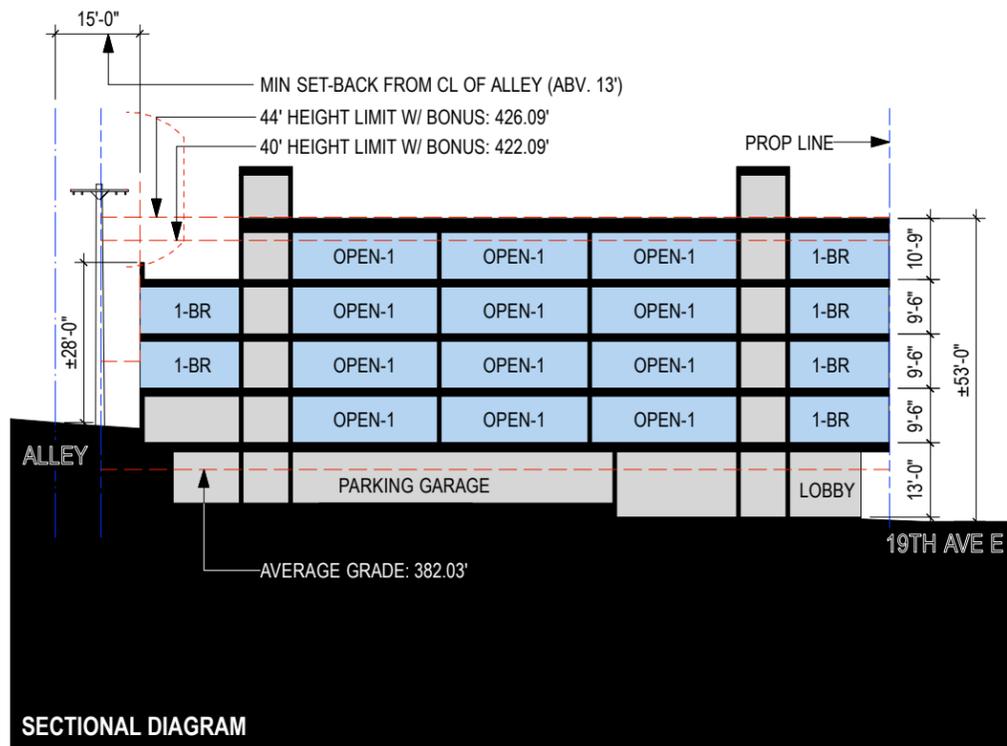
STREET LEVEL PLAN DIAGRAM



SECOND LEVEL PLAN DIAGRAM



TYPICAL UPPER LEVEL PLAN DIAGRAM



ALTERNATIVE 3 (PREFERRED SCHEME)

Description

Alternative 3 configures the building as an L-shaped mass. As with Alternative 2, the cedar tree needs to be removed in order to allow maximum frontage along 19th Avenue. In this scheme, however, the full length of first floor frontage is dedicated to commercial use. Alternative 3 also maximizes the number of dwelling units fronting 19th and Mercer, only located one unit per floor in the interior of the configuration. Interplay between the proposed building and the existing building creates a pair of small courtyards. As with Alternative 1, the residential lobby is located at the 2nd level off of E Mercer Street. Below grade parking accessed from Mercer accommodates 11 vehicles. As with the other schemes, an additional van accessible space is located off of the alley.

Program

- 32 apartment units
- 2,350-sf of Commercial Space
- 12 parking spaces

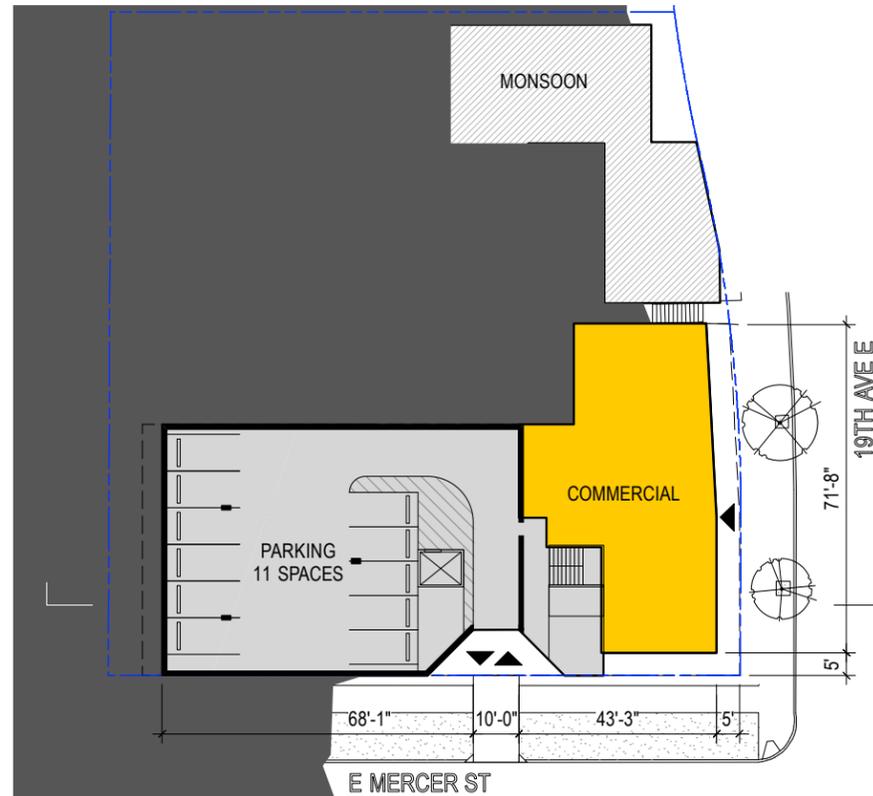
Advantages

- Improved vitality to NW corner of 19th + Mercer
- Step back along alley transitions to lower-density zone
- Unit count meets development objectives
- Commercial area meets development objectives
- Parking meets development objectives
- Strong street wall along 19th

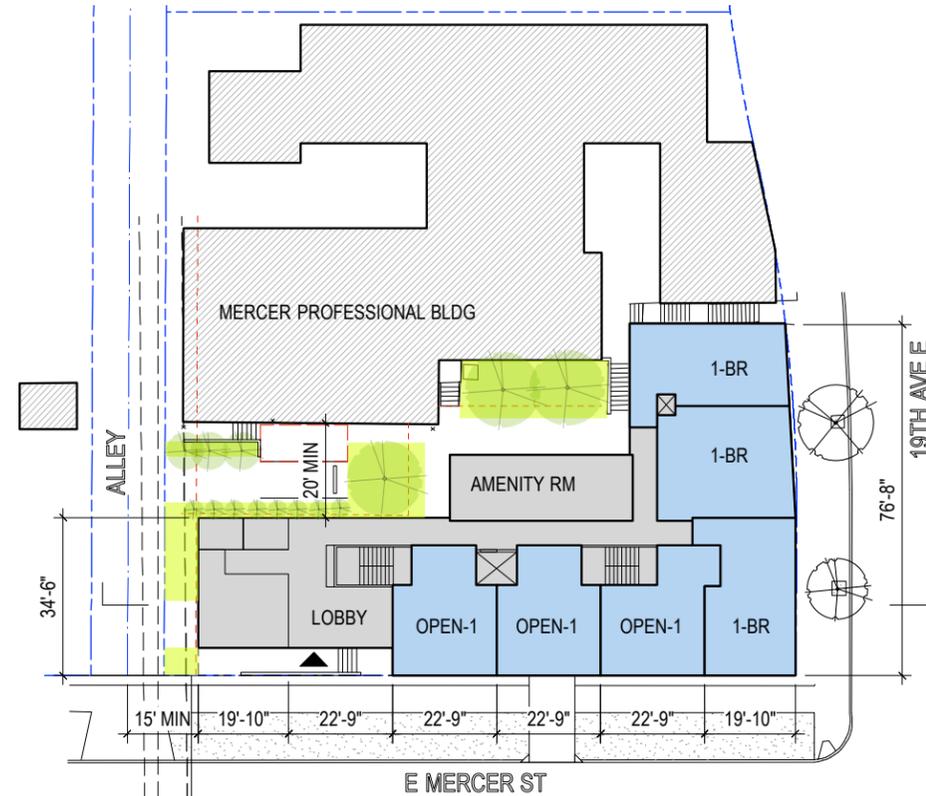
- Maximum commercial frontage activates pedestrian edge
- Improved flow through interior of site compared to Alternative 2

Challenges

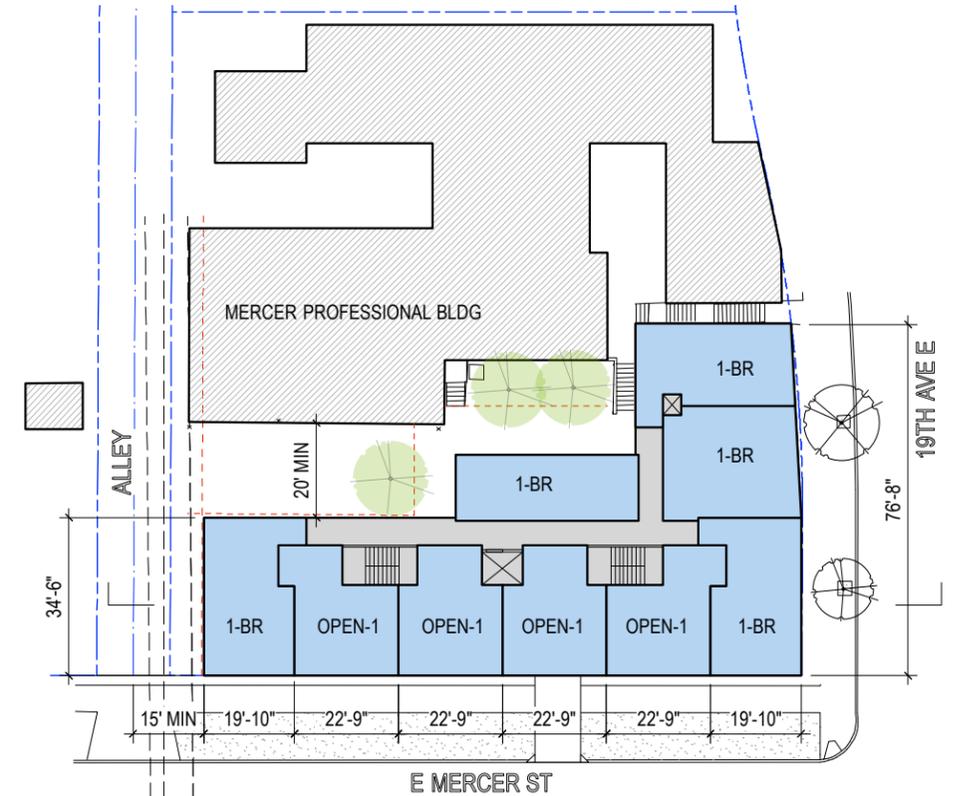
- Requires removal of cedar tree
- Requires departures for parking access and parking location



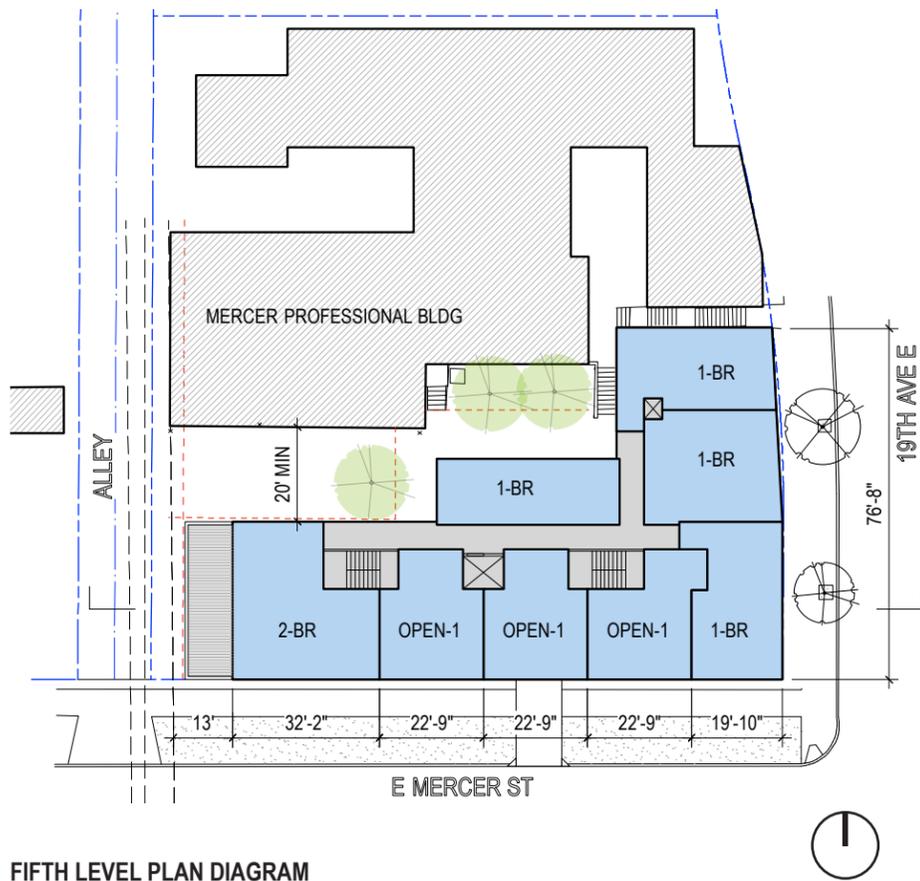
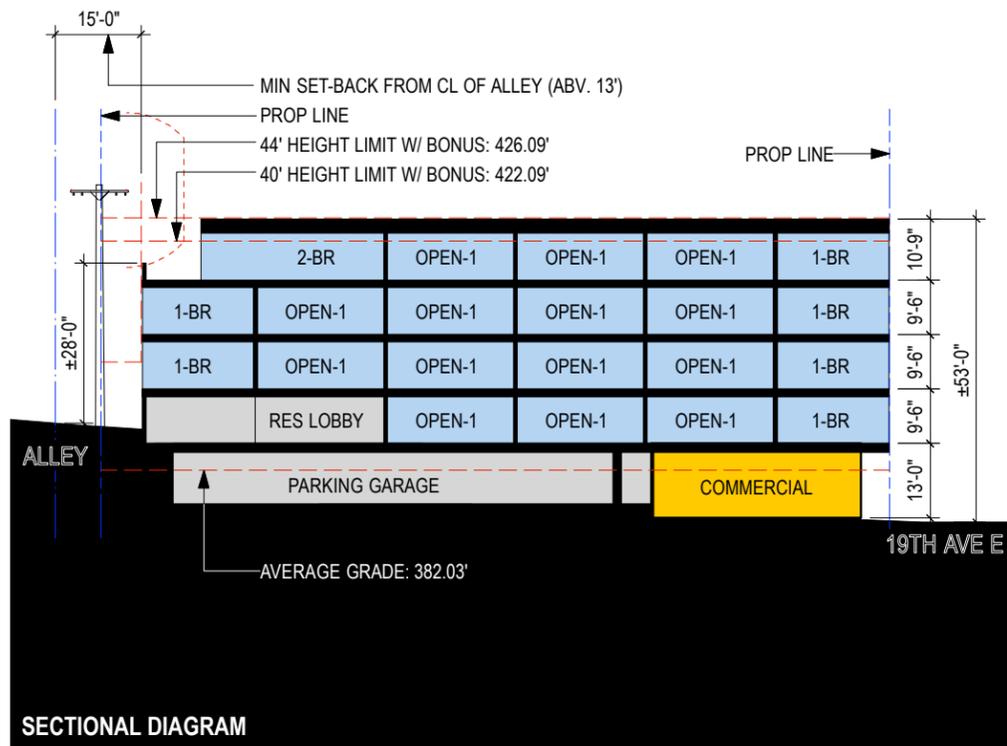
STREET LEVEL PLAN DIAGRAM



SECOND LEVEL PLAN DIAGRAM



TYPICAL UPPER LEVEL PLAN DIAGRAM



COMPARISON OF SCHEMES



Alternative 1 (Code Compliant Scheme)

Description

Alternative 1 configures the building as bar along E Mercer in order to preserve a presumably exceptional cedar tree located mid-way up the 19th Avenue edge of the site. Four stories of dwellings units are located above a street level commercial base. The residential lobby is located at the second level off of E Mercer Street. The building narrows at the western half in order to preserve un-protected openings in the existing buildings south façade. The presence of high voltage power lines along the alley necessitates a step-back in massing at the top floor. Because vehicular access from the alley to below-grade parking results in a compromised first floor and an inefficient garage configuration (see page 26), parking is limited to a single van-accessible space located directly off of the alley.

Program

- 28 apartment units
- 2,000-sf of Commercial Space
- 1 surface parking space

Advantages

- No departures required
- Exceptional tree preserved
- Improved vitality to NW corner of 19th + Mercer
- Step back along alley transitions to lower-density zone

Challenges

- Limited unit count threatens project viability
- Limited commercial frontage
- Limited parking due to no underground parking
- Discontinuous commercial along 19th



Alternative 2

Description

Alternative 2 requires the removal of the cedar tree along the eastern edge of the site in order to maximize the frontage along 19th Avenue. The building footprint steps in direct correspondence with the south façade, creating a pair of courtyards. Two units per a floor are located are tucked in the interior of the configuration facing towards the west courtyard. As with Alternative 1, four levels of dwelling units sit atop a commercial base. This time, however, the residential lobby is located at the prime first floor corner location, resulting in a landlocked commercial space that is once again limited in frontage despite the removal of the tree. Alternative 02 provides 15 parking spaces, 14 of which are located in a below-grade parking garage accessed from E Mercer Street.

Program

- 32 apartment units
- 1,635-sf of Commercial Space
- 15 parking spaces

Advantages

- Improved vitality to NW corner of 19th + Mercer
- Step back along alley transitions to lower-density zone
- Unit count meets development objectives
- Maximizes parking
- Strong street wall along 19th

Challenges

- Prime corner spot occupied by residential lobby, which will lack activity
- Limited commercial area threatens project viability
- Limited street level program / transparency along E Mercer
- Prominent stair towers
- Pinch point between new and existing buildings
- Requires removal of cedar tree
- Requires departures for parking access and parking location



Alternative 3 (Preferred Scheme)

Description

Alternative 3 configures the building as an L-shaped mass. As with Alternative 2, the cedar tree needs to be removed in order to allow maximum frontage along 19th Avenue. In this scheme, however, the full length of first floor frontage is dedicated to commercial use. Alternative 3 also maximizes the number of dwelling units fronting 19th and Mercer, only located one unit per floor in the interior of the configuration. Interplay between the proposed building and the existing building creates a pair of small courtyards. As with Alternative 1, the residential lobby is located at the 2nd level off of E Mercer Street. Below grade parking accessed from Mercer accommodates 11 vehicles. As with the other schemes, an additional van accessible space is located off of the alley.

Program

- 32 apartment units
- 2,350-sf of Commercial Space
- 12 parking spaces

Advantages

- Improved vitality to NW corner of 19th + Mercer
- Step back along alley transitions to lower-density zone
- Unit count meets development objectives
- Commercial area meets development objectives
- Parking meets development objectives
- Strong street wall along 19th
- Maximum commercial frontage activates pedestrian edge
- Improved flow through interior of site compared to Alternative 2

Challenges

- Requires removal of cedar tree
- Requires departures for parking access and parking location



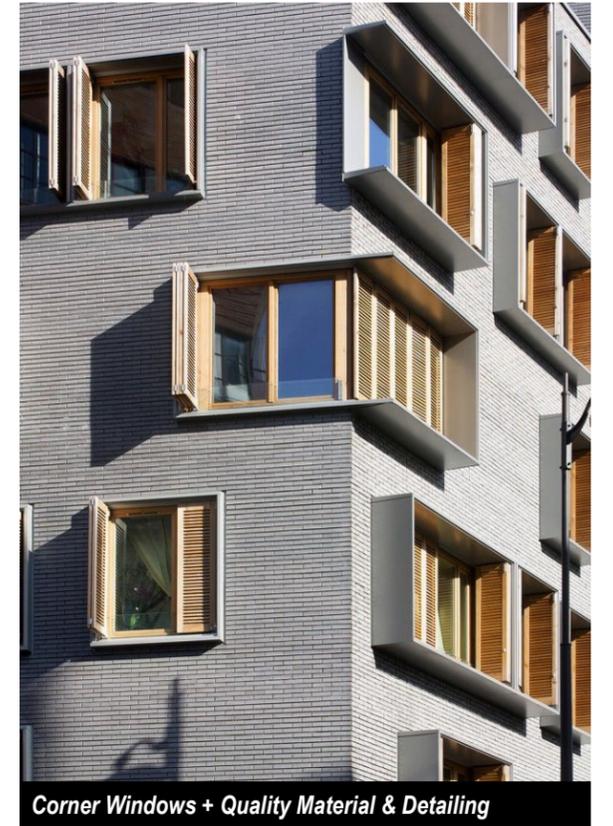
Building Wholeness + Simple Palette + Quality Materials



Detailing + Texture in Brick



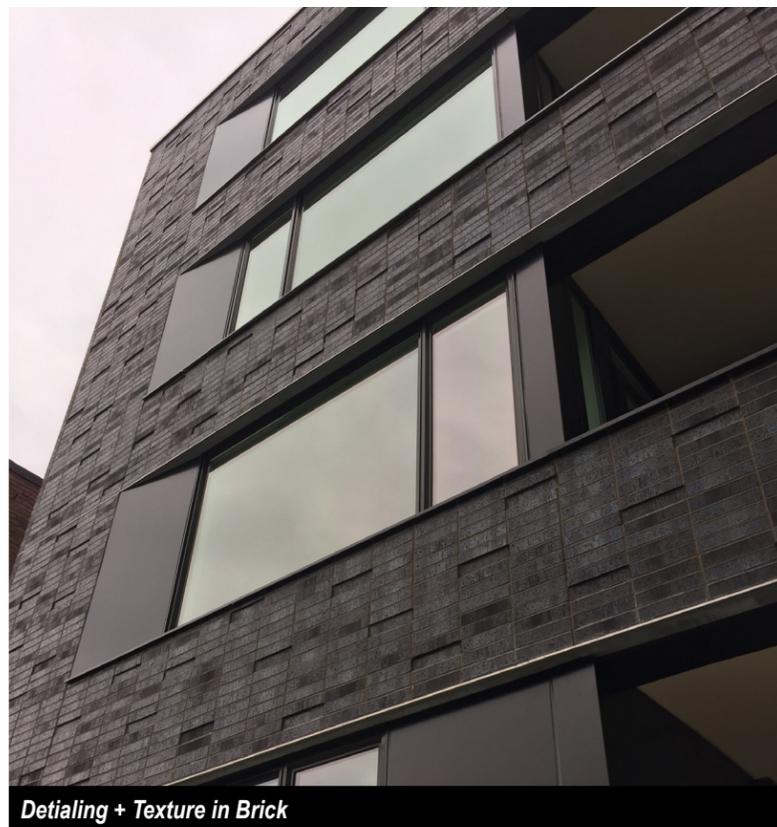
Balconies as Secondary Facade Element



Corner Windows + Quality Material & Detailing



Stained Wood Siding



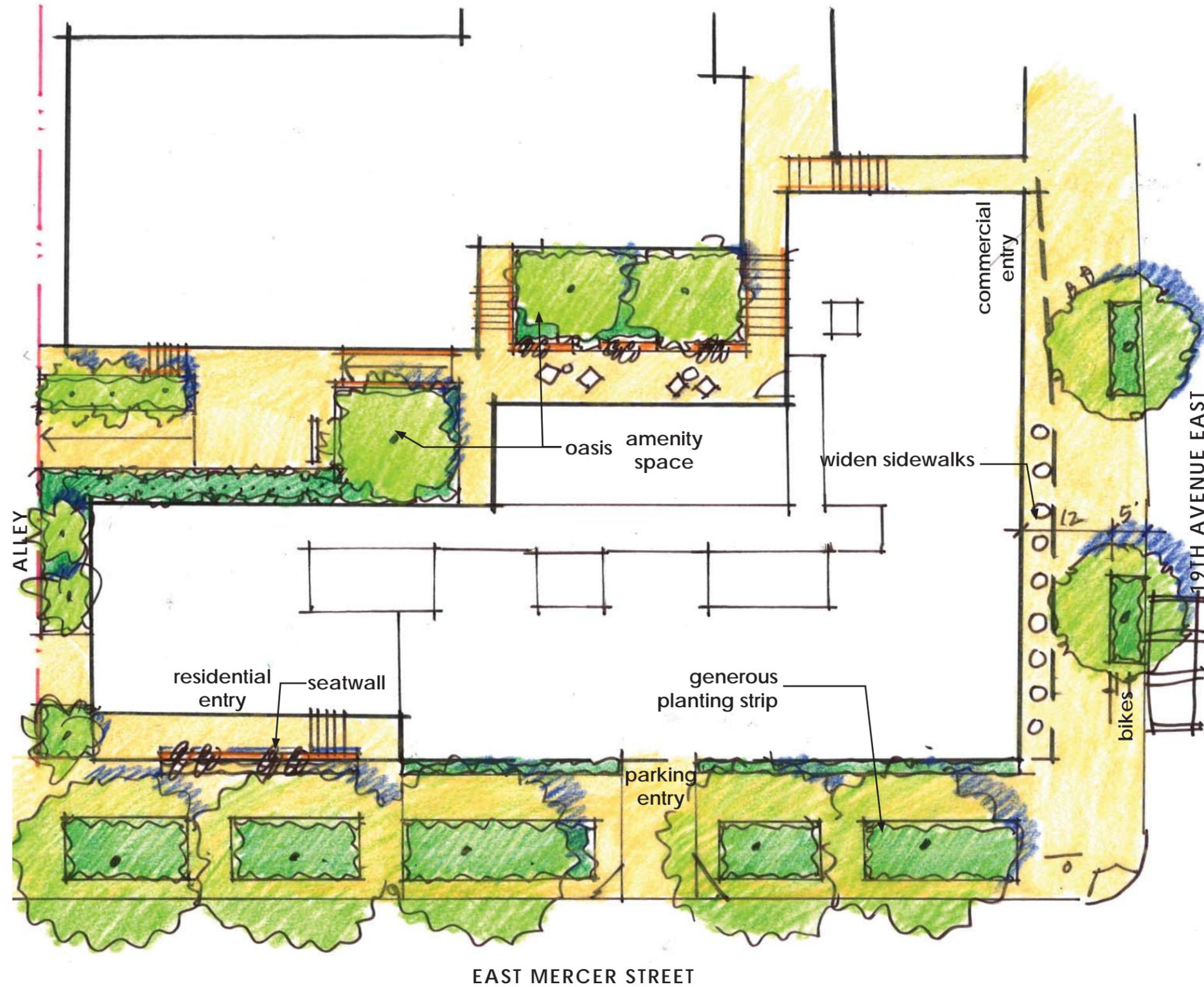
Detailing + Texture in Brick



Glassy Streetfront with Widened Sidewalk & Integrated Rain Cover

STREET LEVEL

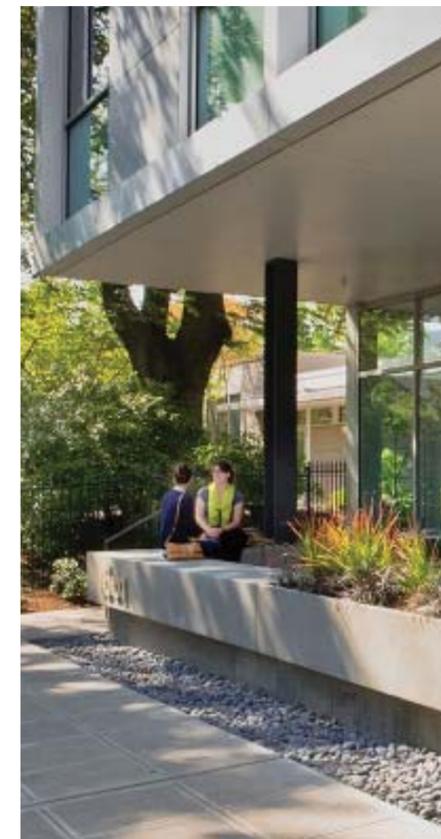
0 16 32 ^ N



widen sidewalks for spillover



generous planting strip



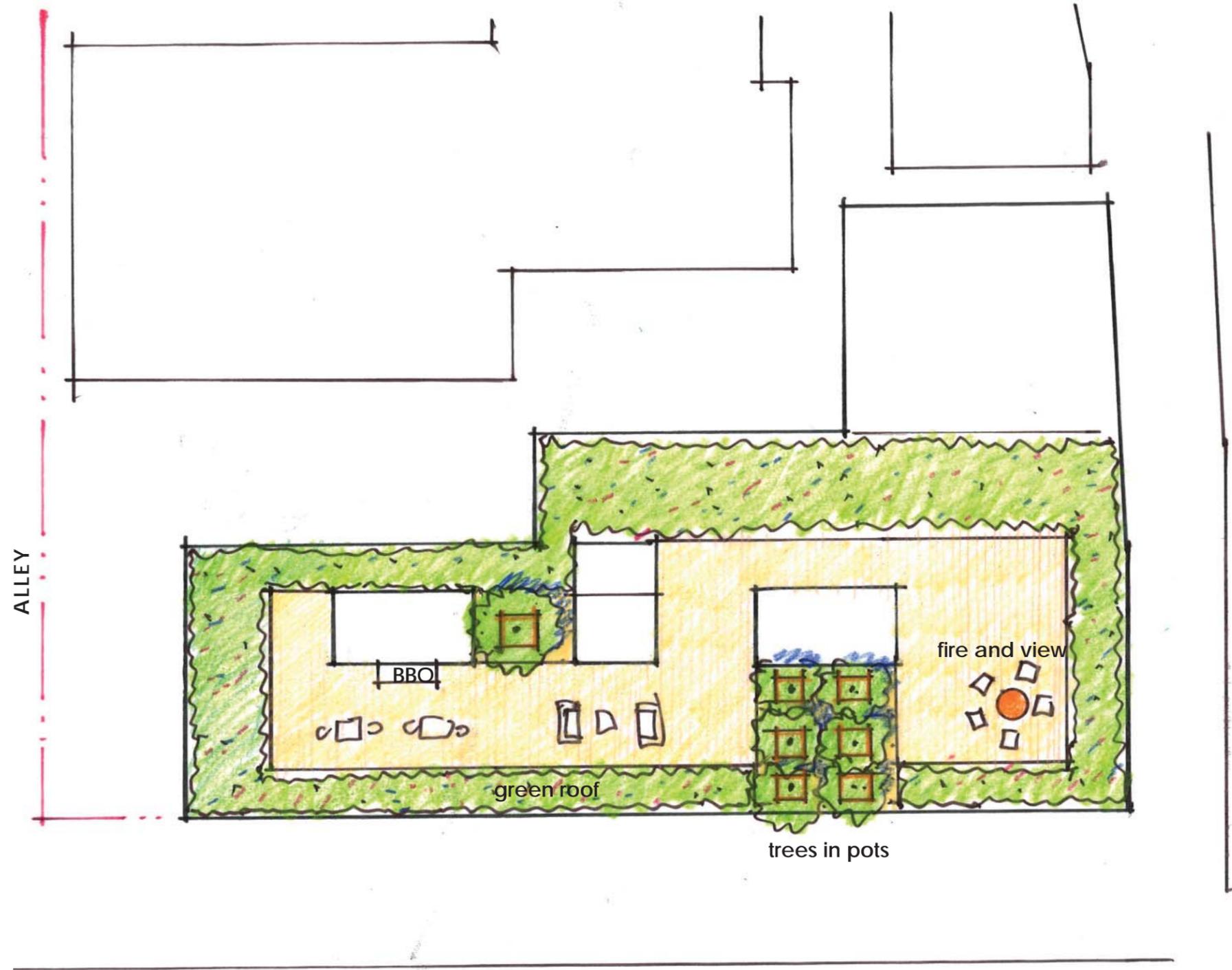
Entry Sequence



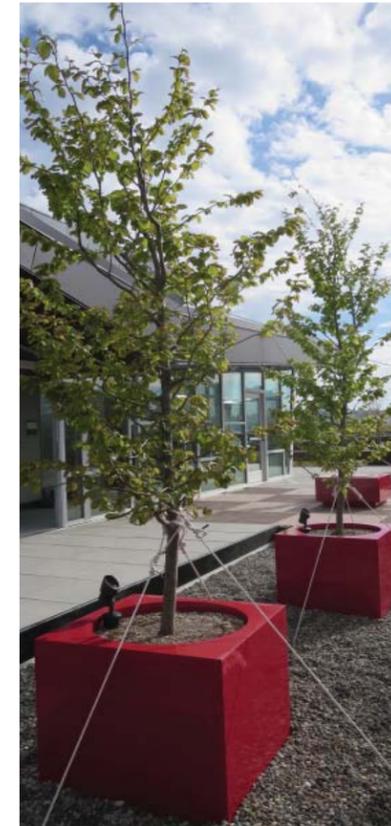
Oasis

ROOF

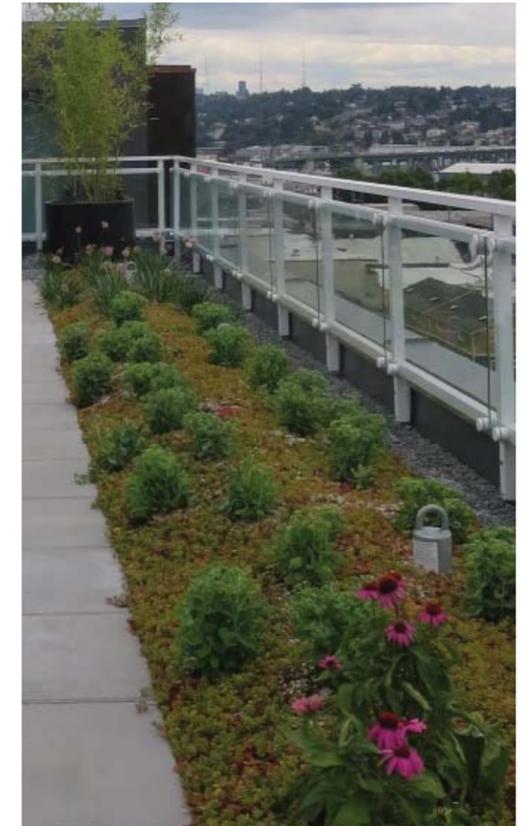
0 16 32 ^
N



EAST MERCER STREET



fun pots



green roof and perennials

19TH AVENUE EAST



Fire and View

POTENTIAL DEPARTURES

Departure Request #1: SMC 23.47A.032 A1 Parking Access

Standard:

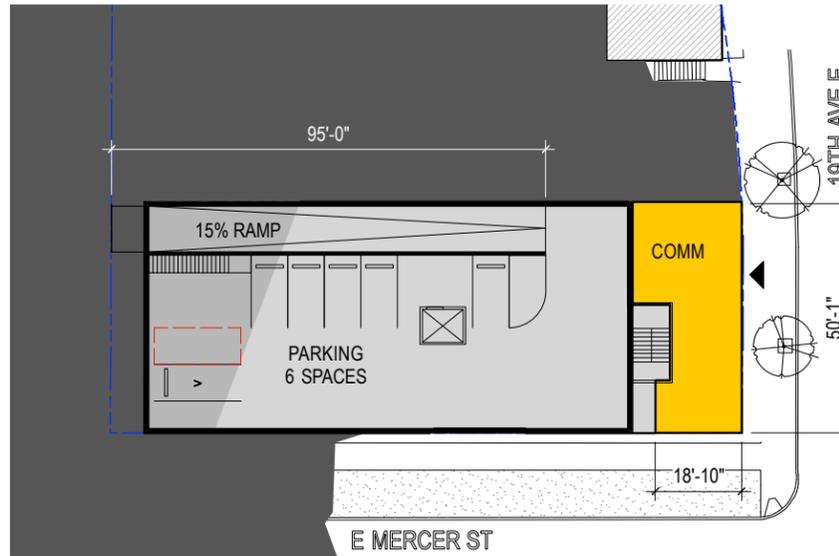
Access to parking shall be from the alley if the lot abuts an alley improved to the standards of Section 23.53.030C.

Proposed:

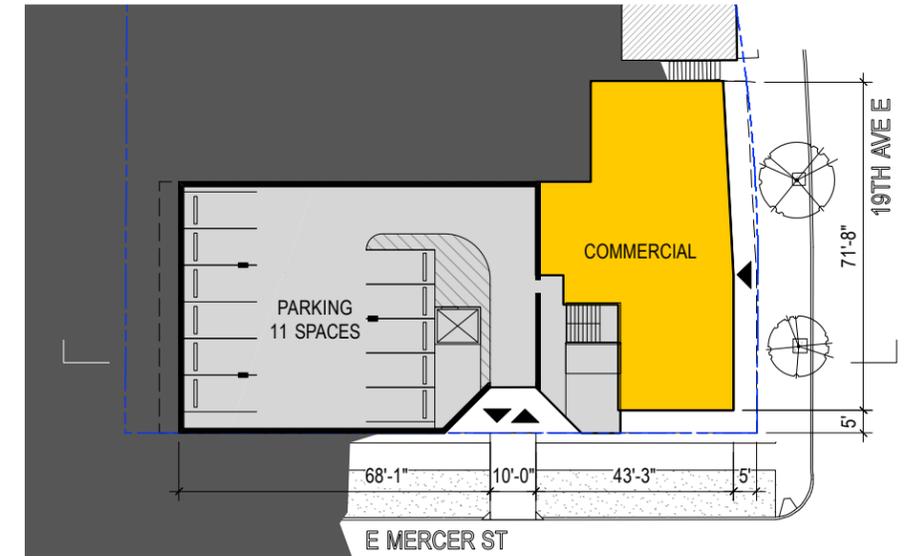
Allow access to the underground parking garage to be from E Mercer Street rather than the alley.

Rationale:

Due to the site topography, access to parking from the alley is impractical. With a drop of more than 14', a ramp in excess of 90' is necessary to maintain the code mandated 15% slope. The resulting parking garage is inefficient and accommodates only six vehicles as opposed to eleven vehicles accommodated by the proposed scheme. Moreover, the extended ramp would compromise any commercial space along 19th Avenue. Average depth of well under 30' would require a design departure. Eliminating the commercial space is counter to Design Guidelines PL-3 (Street-Level Interaction) and DC-1 A (Arrangement of Interior Uses). Expanding the commercial space all the way to the property line instead of holding back the preferred 5' fails to recoup enough of the lost commercial area and misses the opportunity to provide a widened sidewalk, pursuant to Design Guideline PL-2 (walkability). Eliminating the parking garage fails to meet the development objective and is counter to DC-1 C, which encourages underground parking.



COMPLIANT ALTERNATIVE: PARKING ACCESSED FROM ALLEY



PROPOSED ALTERNATIVE: PARKING ACCESSED FROM STREET

Departure Request #2: SMC 23.47A.032.B1.b Parking Location

Standard:

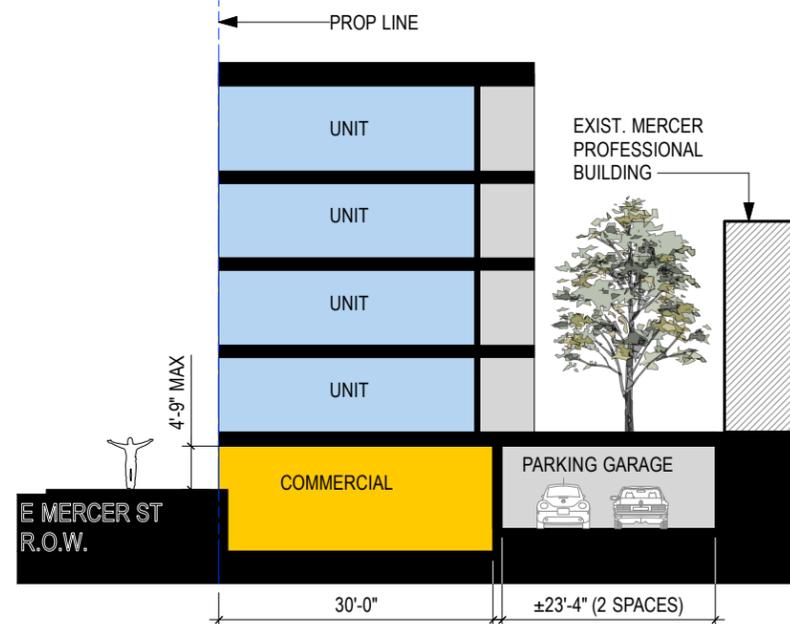
Within a structure, street-level parking shall be separated from street-level, street facing facades by another permitted use.

Proposed:

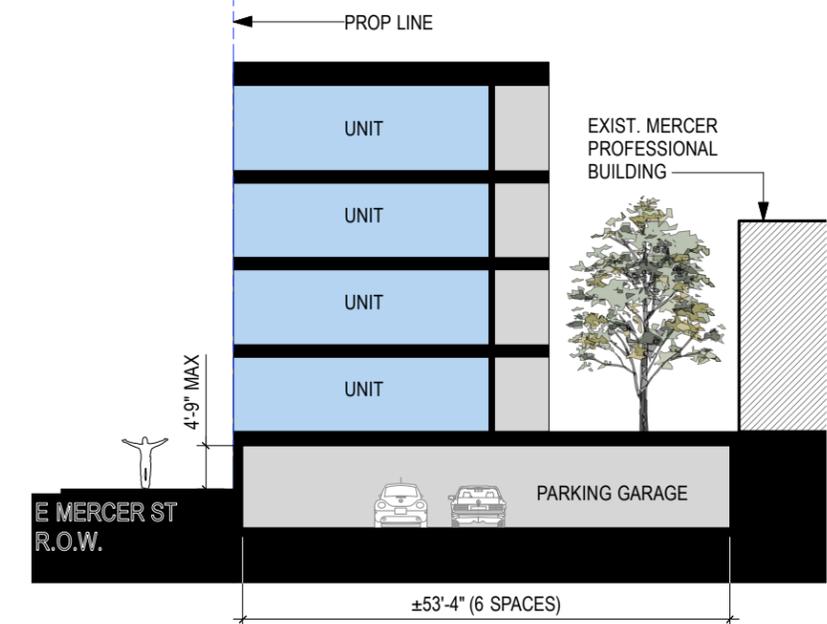
Allow the parking garage to extend fully to E. Mercer Street.

Rationale:

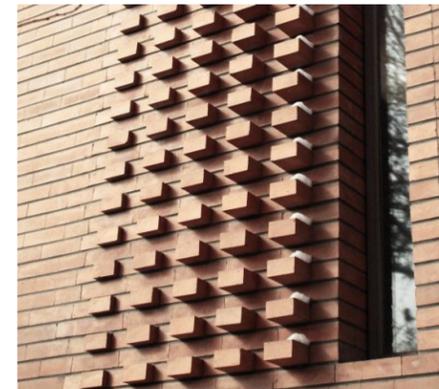
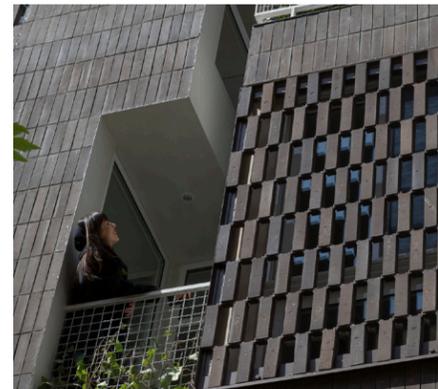
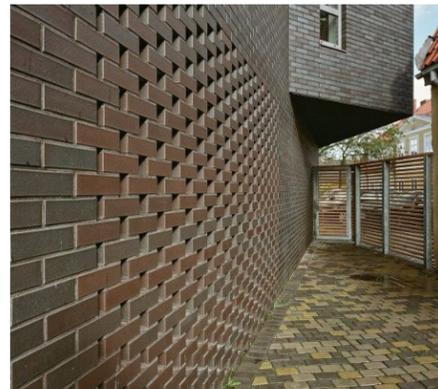
Because the parking garage is below the second floor, it is essentially partially underground relative to East Mercer Street, which rises approximately 17' from the 19th Avenue Intersection to the Alley west of the subject property. An intervening space is not possible west of the proposed garage entrance since head-height will limit access. Further, the depth of buildable area relative to E Mercer is very limited and cannot tolerate another use without rendering the parking garage unviable. There is a consistent pattern in the neighborhood of sloped east/west streets clipping lower levels. Pursuant to DC-2 C, the design could integrate openings along this lower level similar to neighboring conditions. These openings could be reinterpreted as perforations integrated into the cladding detail.



COMPLIANT ALTERNATIVE: PARKING GARAGE SEPARATED FROM STREET



PROPOSED ALTERNATIVE: PARKING GARAGE EXTENDING TO STREET



POTENTIALLY EXCEPTIONAL TREE

PROPOSED ALTERNATIVE: ALLOW FOR REMOVAL OF TREE



COMPLIANT ALTERNATIVE: AVOID TREE PROTECTION THROUGH DEPARTURES



SMC 23.11.080.A2 Tree Protection

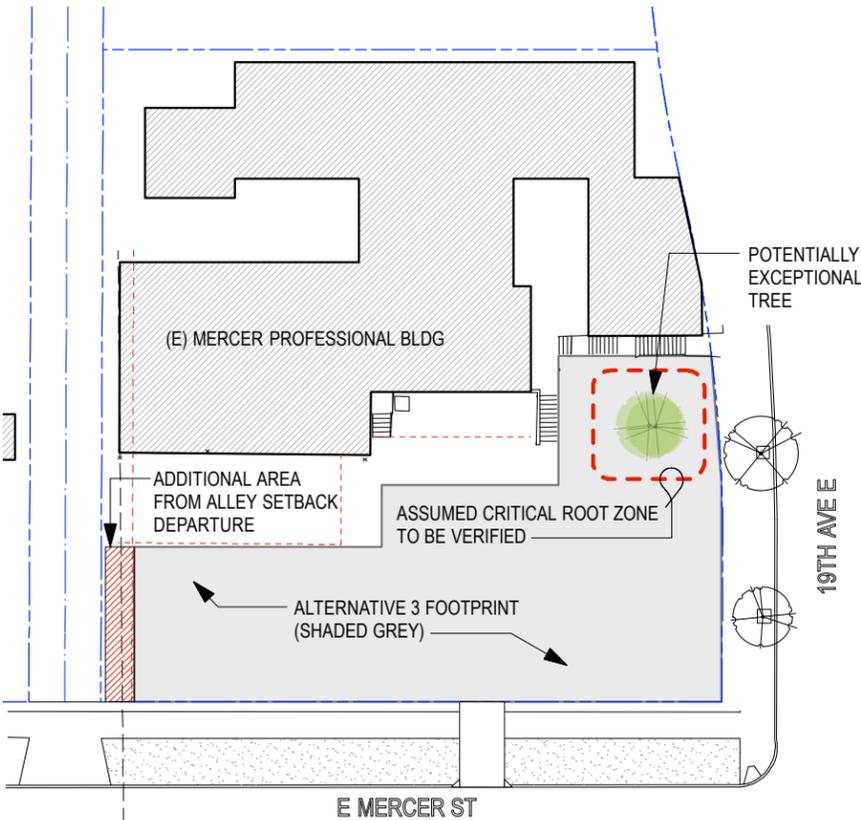
Standard:
The Director may permit an exceptional tree to be removed only if the applicant demonstrates that protecting the tree by avoiding development in the tree protection area could not be achieved through the development standard adjustments permitted in Section 23.41.018 or the departures permitted in Section 23.41.012, a reduction in the parking requirements of Section 23.54.015, and/or a reduction in standards of Section 23.54.030.

Proposed:
Allow removal of exceptional tree.

Rationale:
Power-line setbacks along the alley, fire-distance requirements for existing non-protected openings, and the preservation of access to existing building entry and egress points significantly limit the buildable area of the southern portion of the site. Parking is optional for this site and the only departable standard that would provide some compensation for lost building area is the rear setback. Even with relief from this standard, saving the tree is anticipated to reduce the number of dwelling units by 4 and reduce the commercial square footage by roughly 30%. Beyond project viability, the benefit of removing the tree is enhanced commercial continuity along 19th Avenue, connecting Monsoon restaurant to the intersection of 19th and Mercer and bringing additional vitality to the pedestrian experience, pursuant to Design Guidelines PL-2 and PL-3.

Commercial	Residential		
Rentable Area	Rentable Area	Unit Count	Rentable Area
2,350-NRSF	629-NRSF/unit	32	20,112-SF

Commercial	Residential		
Rentable Area	Rentable Area	Unit Count	Rentable Area
1,641-NRSF	640-NRSF/unit	28	17,914-SF



EXAMPLES OF PAST WORK





SCCA Patient House • Seattle, WA



Belroy Court • Seattle, WA



Jewish Family Service Office Building • Seattle, WA