



1830 E Mercer Mixed-Use Building

DPD #3020860

Design Review Board Recommendation Meeting

13 April 2016 • 6:30pm

PUBLIC47ARCHITECTS



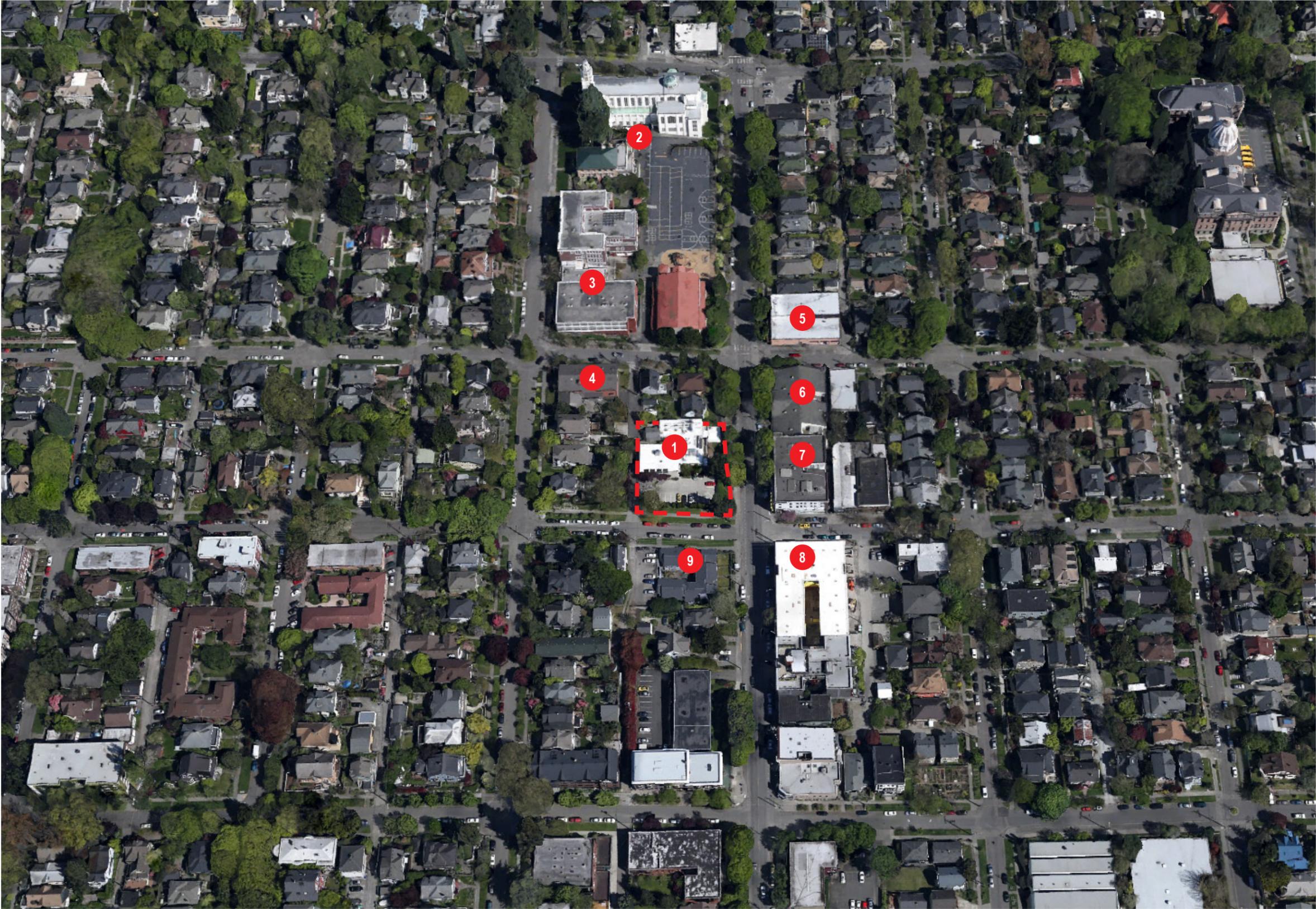
PROJECT DESCRIPTION + DEVELOPMENT OBJECTIVES

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. In addition to addressing Early Design Guidance offered at the September 16, 2016 meeting, the proposed design meets the following previously defined development objectives:

- Preserve the existing offices and commercial spaces that occupy the Mercer Professional Building
- Add 32 apartment units
- Add approximately 2,500-sf of street-front commercial space along 19th Avenue East
- Provide parking for 12 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.

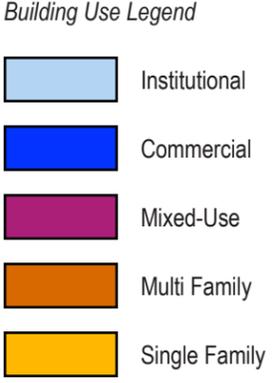
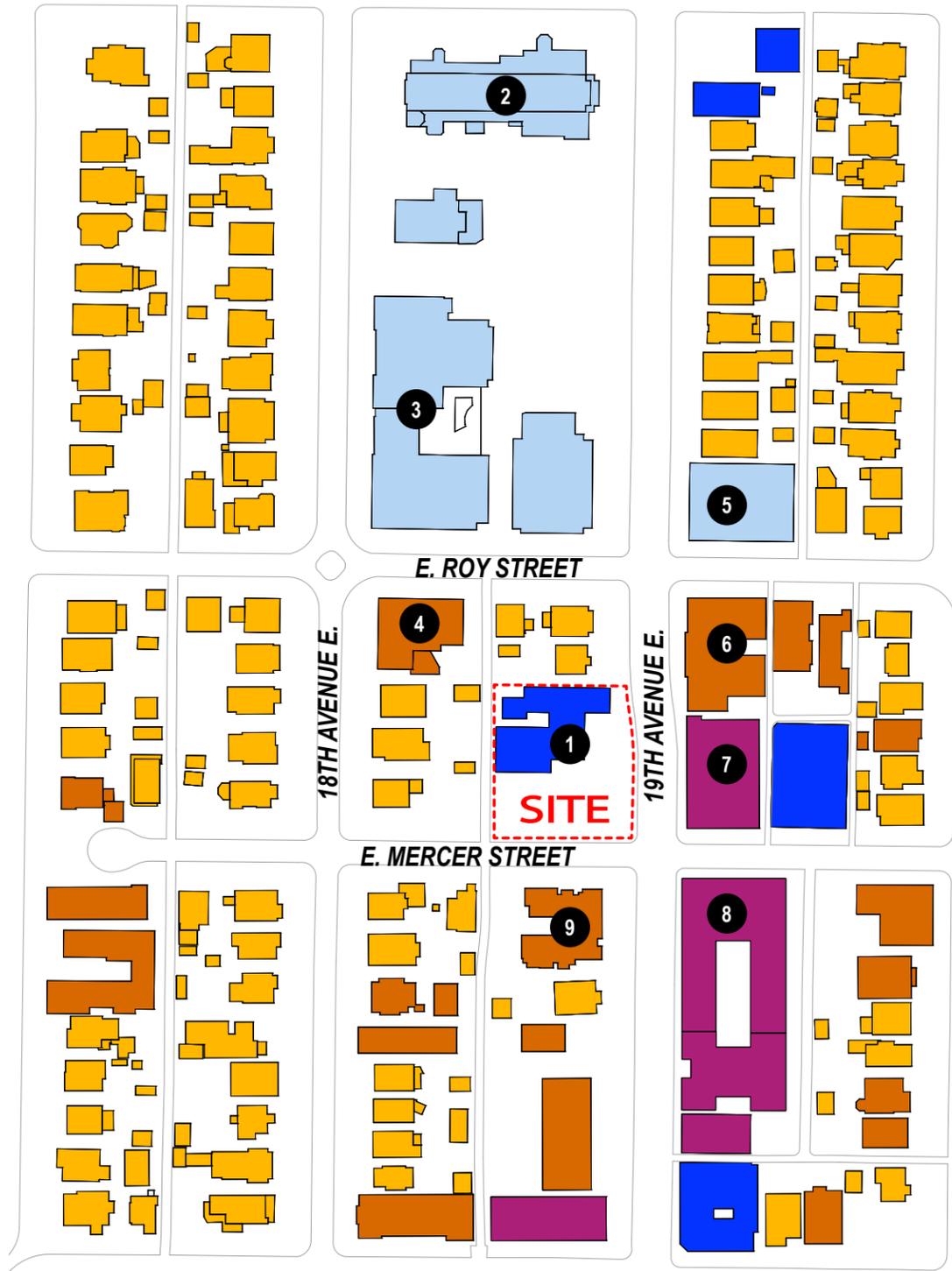
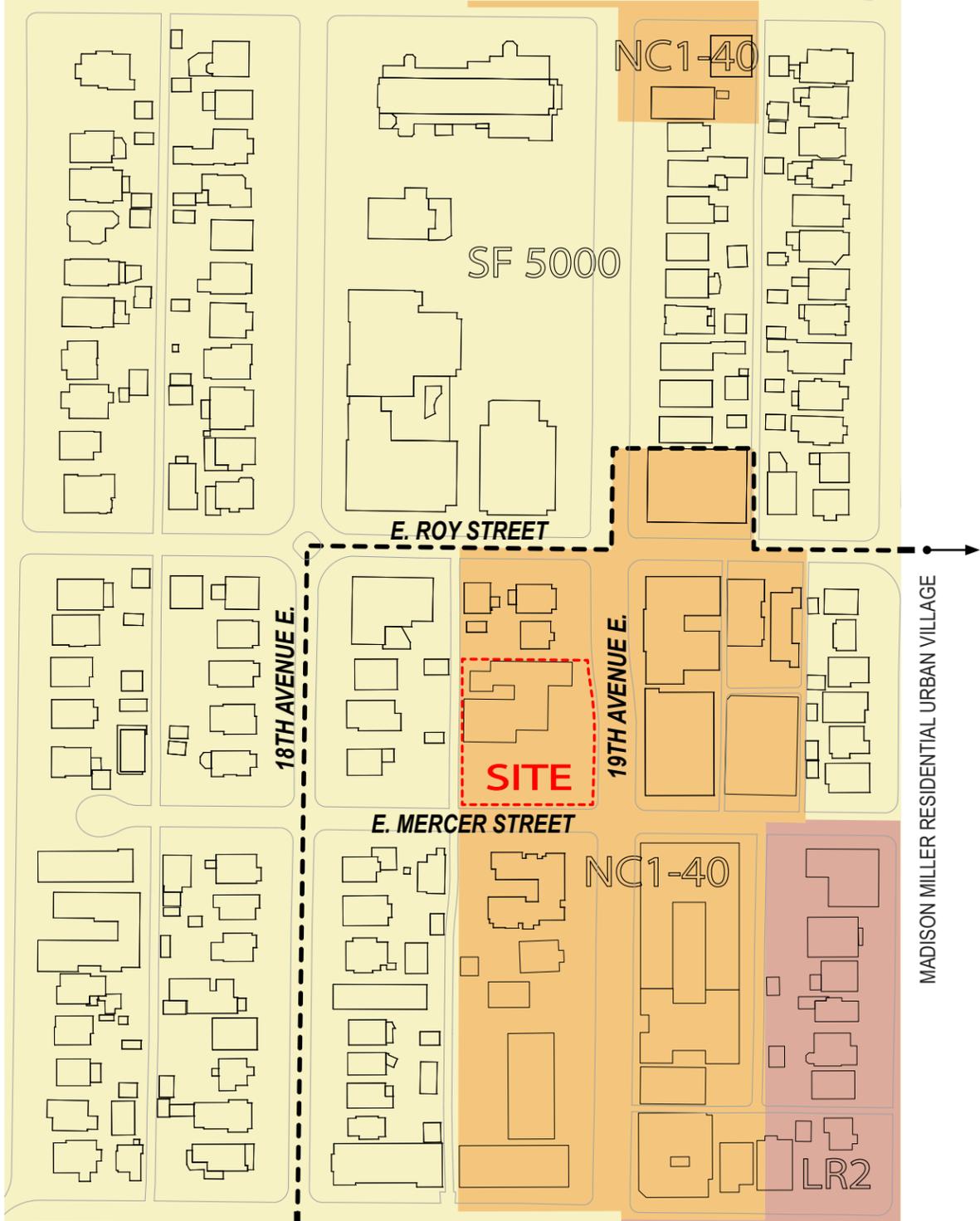


- 1 Mercer Prof. Building (Project Site)
- 2 St. Josephs Church
- 3 St. Josephs School
- 4 Jubilee Womens Center
- 5 Russian Community Center
- 6 Parkside Apartments
- 7 The Park Apartments
- 8 19th and Mercer Mixed-Use Building
- 9 Seattle Housing Authority

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.



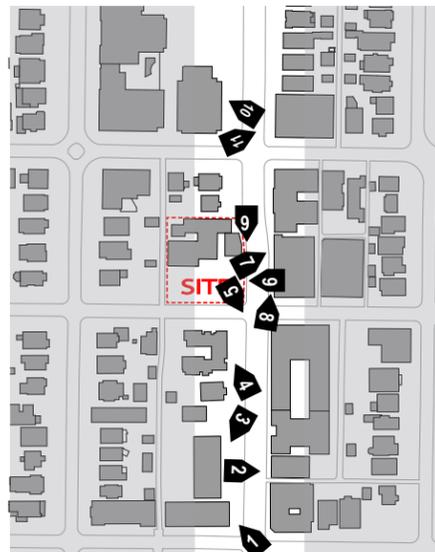
ZONING MAP

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



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 is 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, leading to its more residential feel.

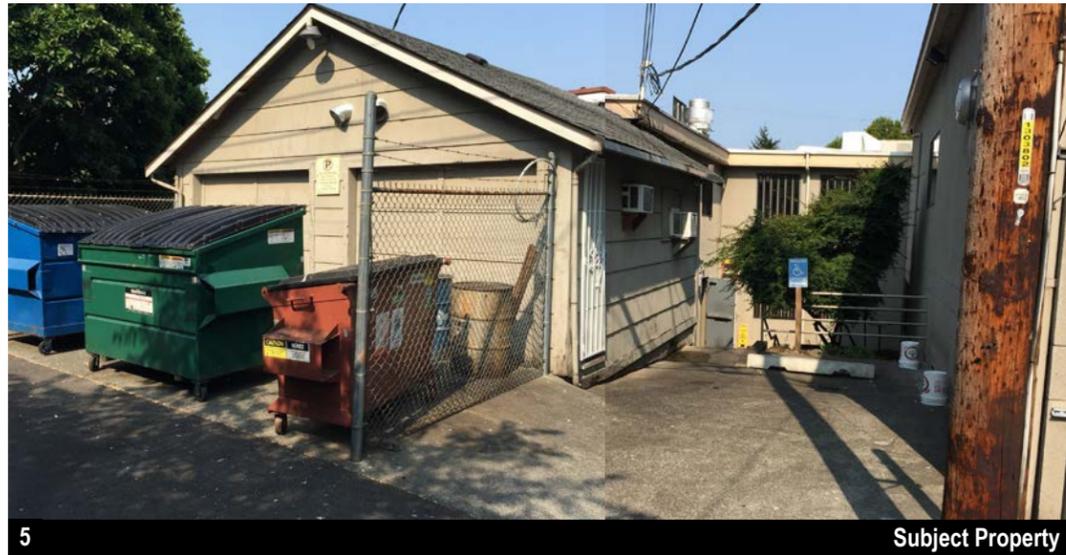


- 1 Single Family housing at the intersection of 20th Ave. E. and E. Mercer St.
- 2 Phoenix Condominiums abut sidewalk
- 3 Light industrial buildings on the north side of E. Mercer St.
- 4 Exterior dining at Tallulah's
- 5 Residential scale of public housing
- 6 Sidewalk up the hill along subject property
- 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

URBAN DESIGN ANALYSIS

Alley

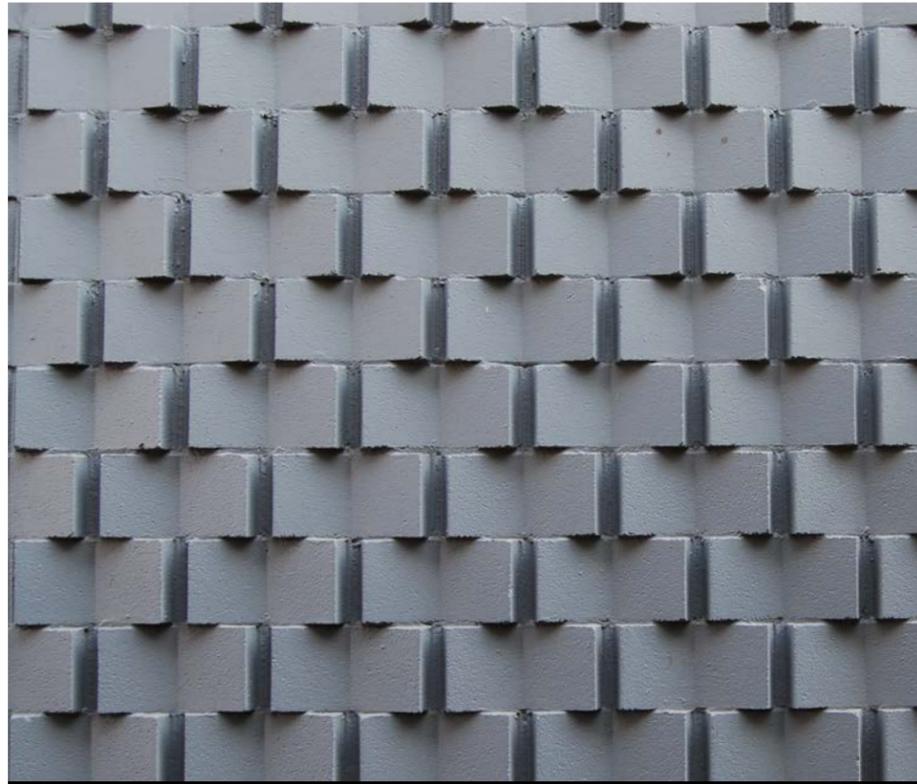
The alley runs north south between 18th Avenue East and 19th Avenue East. South of E. Mercer St. and subsequently the project site, the alley is unimproved with a gravel roadbed and overgrown vegetation. However, where the alley transects the block containing the project site the alley is improved, with 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



Design Cues: Well-defined Residential Entry off side street



Design Cue: Material texture and quality



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



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

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

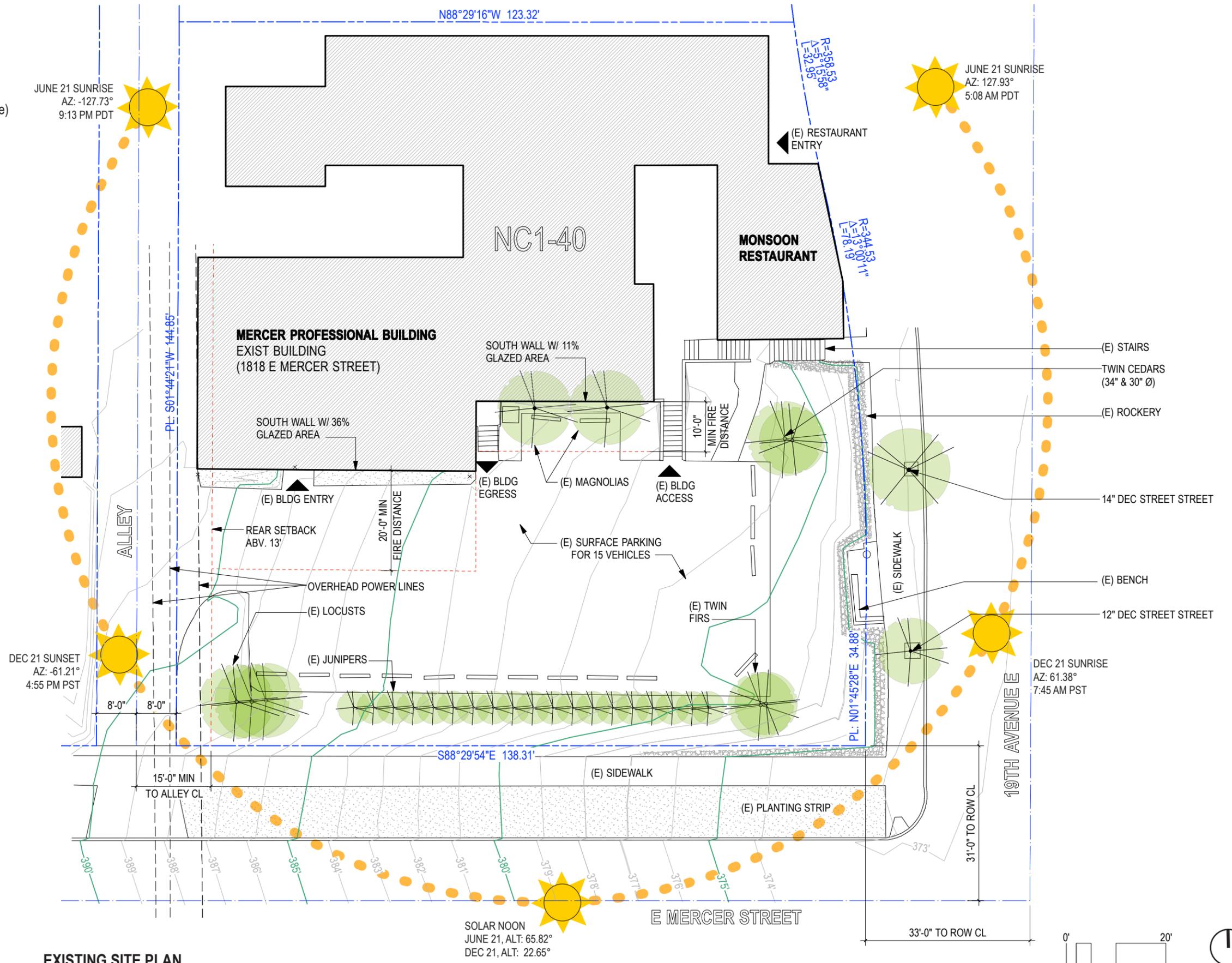
The Mercer Professional Building houses offices and Monsoon Restaurant off of 19th Avenue. Multiple access points are located off of the existing parking lot to the south. fire distance needs to be provided for the glazed areas along the south façade.

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.





SITE ANALYSIS

Existing Conditions

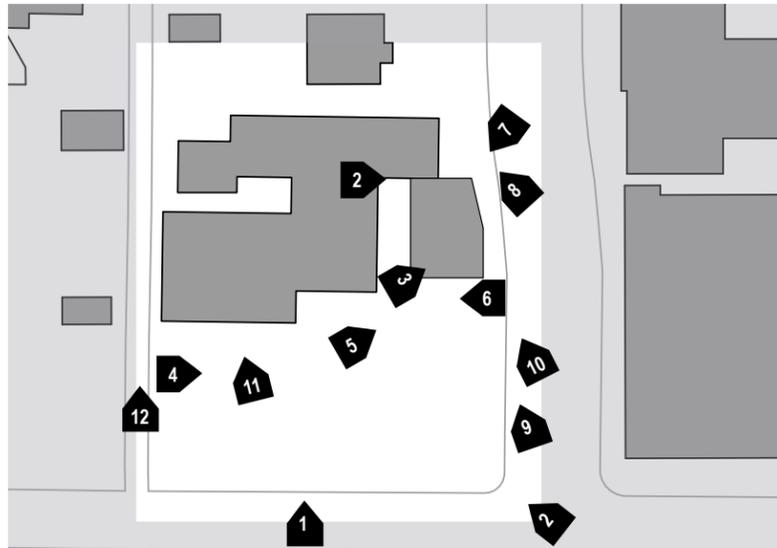
The site is 19,404-sf and is located at the corner of East Mercer Street and 19th Avenue East in the Capitol Hill neighborhood. A 14,480-sf existing building, known as the Mercer Professional Building, occupies the northern two thirds of the property and houses offices and, along 19th Avenue, Monsoon 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.



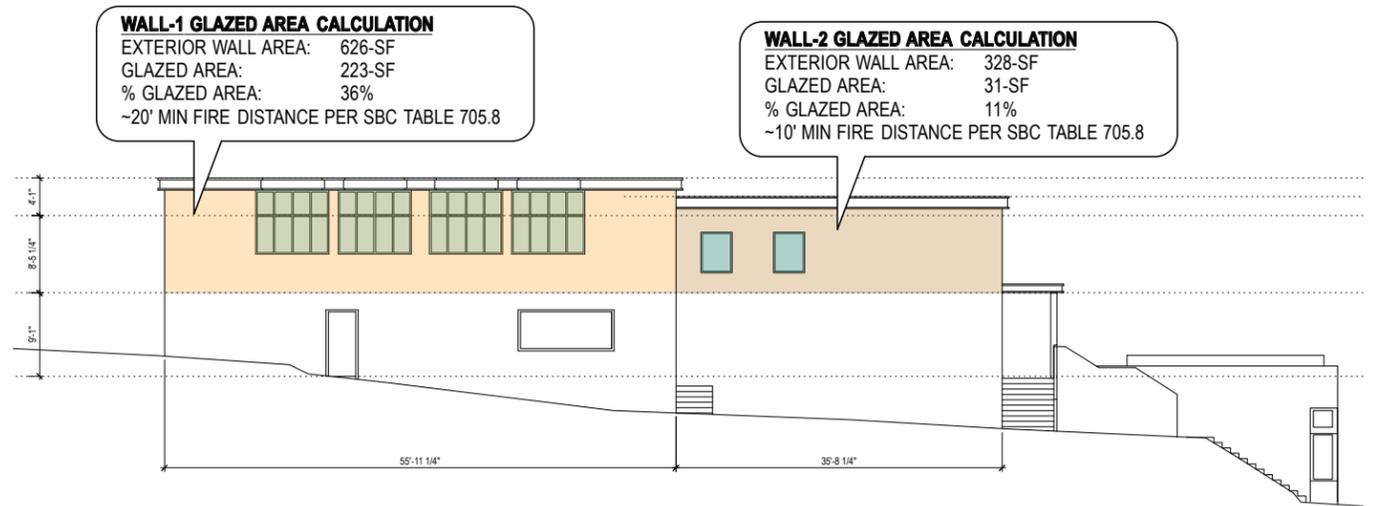
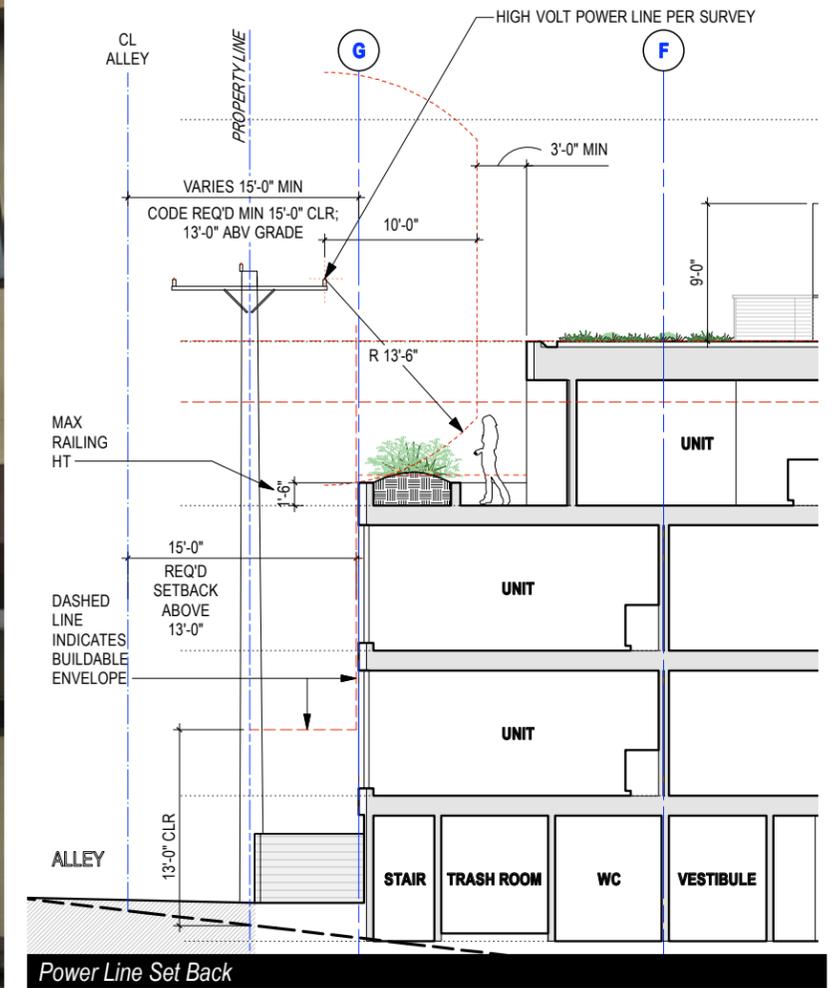
The southern third of the property is a surface parking lot that accommodates 15 vehicles and serves the Mercer Professional Building. Several access and egress paths connect to the parking lot, which is elevated approximately 8' above the 19th Avenue Sidewalk and retained with a rockery wall. A row 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



EARLY DESIGN GUIDANCE MASSING ALTERNATIVES



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 - DRB Supported

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

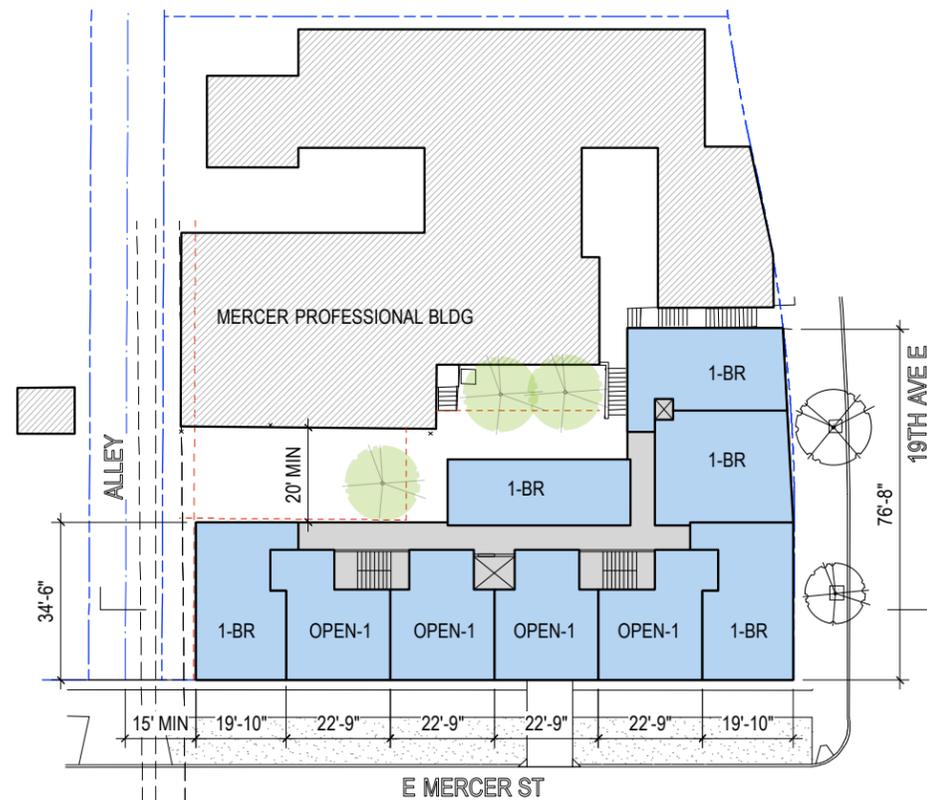
- Improved vitality to NW corner of 19th + Mercer
- Step back along alley transitions to lower-density zone
- Unit count meets development objectives
- Commercial area meets development objectives
- Parking meets development objectives
- Strong street wall along 19th
- Maximum commercial frontage activates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



View down 19th Ave E, looking South



TYPICAL UPPER FLOOR PLAN DIAGRAM



Apartment Entry at SW Corner of Site off of E Mercer



View up E Mercer, looking West

EARLY DESIGN GUIDANCE

1. **Massing Concept:** The Board supported the applicant moving forward with their preferred Alternative 3, noting that it will add the most commercial frontage along 19th Ave E and enhance the context of the Madison-Miller Urban Village. (CS2.A.1) The following guidance was given:

a. *In the courtyard between the existing and proposed structures, provide lighting and safety measures to discourage transient use. (PL2.B.2.)*

DESIGN RESPONSE:

The courtyard between the new and existing buildings will serve as an amenity space for both structures. Additionally, it will be the primary access way to the commercial spaces at the west end of the Mercer Professional Building. In order to meet the dual challenge of welcoming clients but preserving safety, the courtyard will be equipped with gates at the east and west ends. These gates will be open during business hours and secured after hours. Paths and landscaping will also be amply illuminated at night to create a safe, but inviting atmosphere. Windows from residential units, corridors and the shared amenity room will provide additional “eyes” on the courtyard.

b. *Support the continuity of the commercial space at the existing building. (CS3.A.1)*

DESIGN RESPONSE:

The proposal locates a continuous commercial space along 19th Avenue East from the corner to the existing restaurant to the north. The commercial space is set back 6' from the property line, providing a widened sidewalk and allowing interior uses to comfortably spill out. Floor-to-ceiling window walls with a high level of operability will reinforce the connection between inside and outside. The effect will be an enhanced pedestrian environment that extends the vitality introduced by neighboring establishments such as Tallulah's, Monsoon and Ernest Loves Agnes.

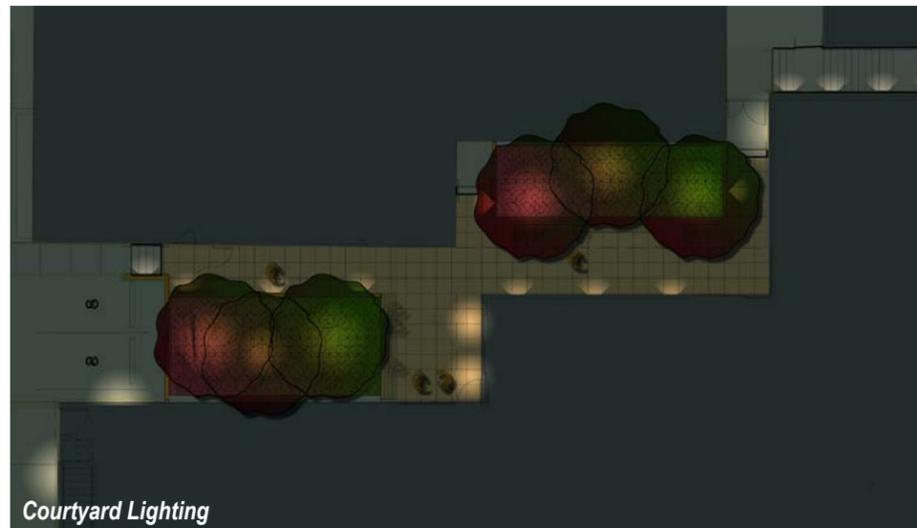
c. *Proceed with the materials shown in EDG packet. (DC4.A.1)*

DESIGN RESPONSE:

The proposed material palette is consistent with what was presented in the EDG packet. The primary cladding material is brick with carved out areas for commercial frontage and residential lobbies rendered in wood storefront and siding. Residential windows are arranged in dynamic, but systematic manner that creates an even perforation to the brick box. An added level of detail is provided through recessed brick coursings that negotiate offsets between windows and vertical expansion joints. Secondary materials are kept to a minimum and occur in isolated locations to preserve the overall simplicity and singular expression of the building.



Commercial Continuity



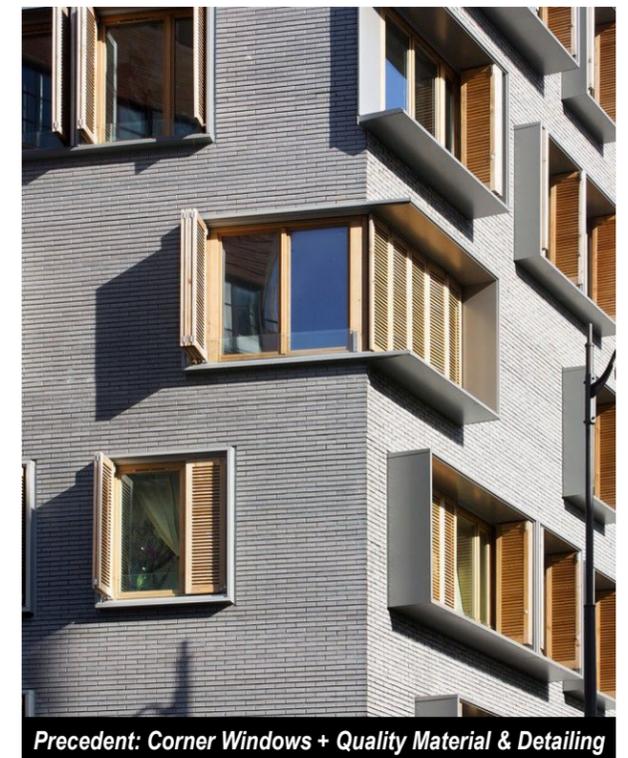
Courtyard Lighting



Precedent: Detail + Texture in Brick



Precedent: Balcony as Secondary Facade Element



Precedent: Corner Windows + Quality Material & Detailing



2. Streetscape: The Board noted that all alternatives added to the streetscape, but **Alternative 3 was the strongest. (CS2.B.2)** The following guidance was given:

a. Design the commercial space to activate the corner. (PL3.C.1)

DESIGN RESPONSE:

The commercial space has been designed as a continuous floor-to-ceiling glass storefront interspersed with lift-and-slide panels. The system wraps around the corner and an equal setback of 6' from the street is maintained along both 19th and Mercer to both widen the sidewalk zone and allow for interior activity to spill out into the public realm.

b. The lobby entry should be well designed. (PL3A.2)

DESIGN RESPONSE:

The lobby is elegantly perched at the west end of the Mercer frontage and is accessed by a stooped covered entry porch, reminiscent of older apartment buildings in the area. The same floor-to-ceiling window wall system employed at the commercial space articulates the lobby space.

c. Explore the use of the residential lobby to access the existing building uses and services. (PL3A.2)

DESIGN RESPONSE:

The design team's initial enthusiasm about using the residential lobby for access to the Mercer Professional Building has been tempered by the logistics associated with preserving building security and the awkwardness of going through multiple points of entry before arriving at your destination. Instead, the updated design proposes expanding the stair from 19th Avenue to create a grander access-way to the upper level businesses located in the Mercer Professional Building. Gates that secure the courtyard after hours will fold open during business hours to welcome clients and employees.

3. Access to Parking: The Board agreed that access to parking from E Mercer St. was not a great location but it appeared to be the preferable location to access the mostly underground parking and to maximize commercial space along 19th Ave E and the site corner. (CS1.C.1, DC1.B.1)

a. Consider reducing the sight triangles at the garage entry on E Mercer St. The Board indicated support for a departure to allow mirrors instead of full site triangles to reduce the size of the parking entry. (DC1.C.2)

DESIGN RESPONSE:

In order to keep the visibility of the parking garage to a minimum, the applicant has requested a design departure to reduce the sight triangle requirement at the driver's side. Refer to Departure #3.

4. Cedar Tree along 19th Ave E: The Board was supportive of removing the tree and stated that a strong commercial frontage on 19th Ave E and at the site corner is preferable over saving the tree. However a strong streetscape including high quality landscaping must be provided. (DC4.D.4) [Staff note: if the arborist determines that the tree is exceptional and in good health, the Board will need to vote to recommend removal of the tree.]

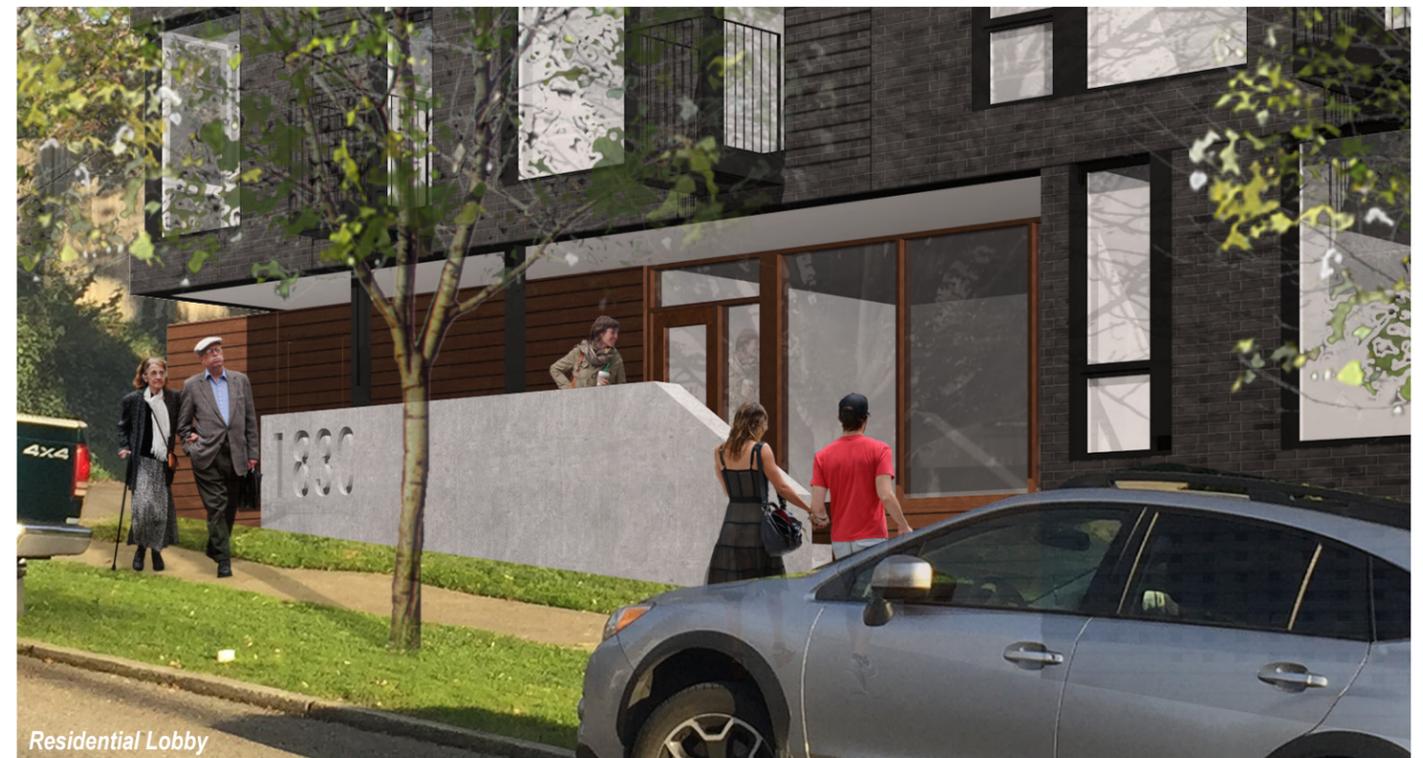
a. Provide high quality landscaping along the street and on site. (DC4.D.4)

DESIGN RESPONSE:

Significant landscaping will enhance the R.O.W. as part of this proposal. Currently, there are no street trees on E Mercer in front of the site. As part of this proposal, four large street trees located in lush planting beds consisting of groundcovers, and evergreen and deciduous shrubs will replace the existing lawn that separates the sidewalk from the street. Along 19th Ave E, groundcovers and evergreen shrubs will be added to the planting pit surrounding an existing Hornbeam. A second Hornbeam will be added just south of the existing one with similar matching vegetation in the new planting pit.



Full-height Sliding Glass Doors at Commercial Space



Residential Lobby





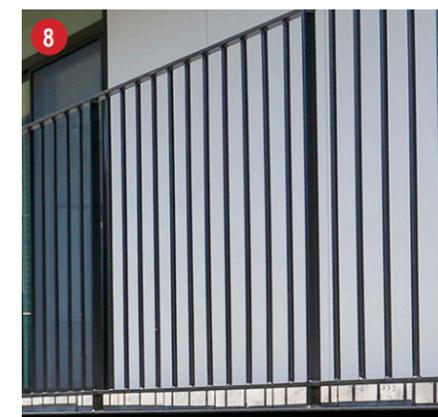
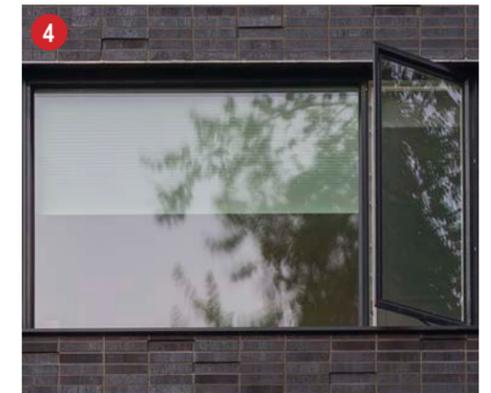
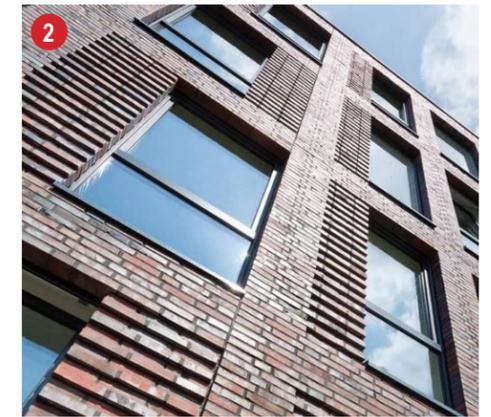
RESIDENTIAL ENTRANCE OFF EAST MERCER STREET





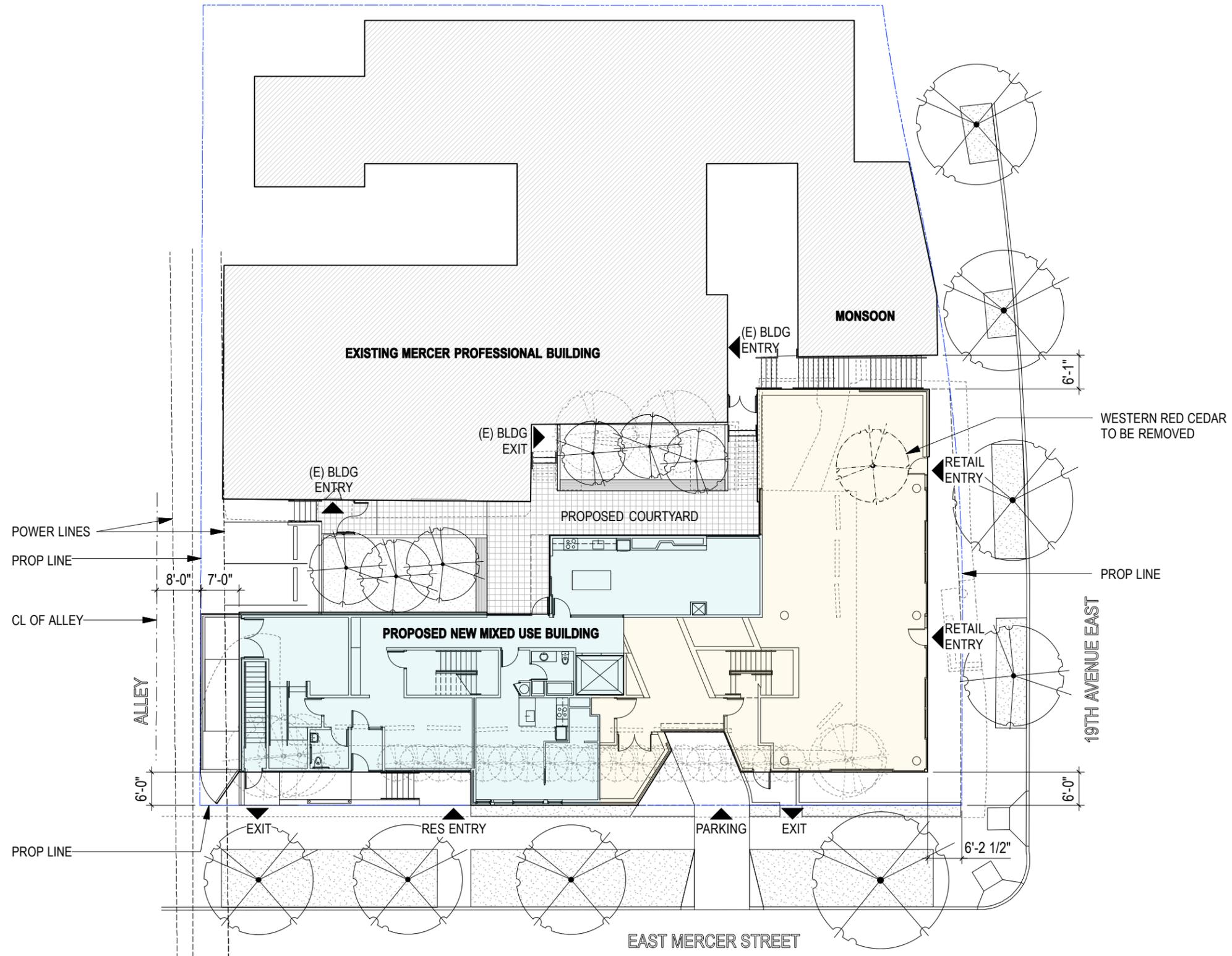
EVENING VIEW ACROSS 19TH AVENUE EAST



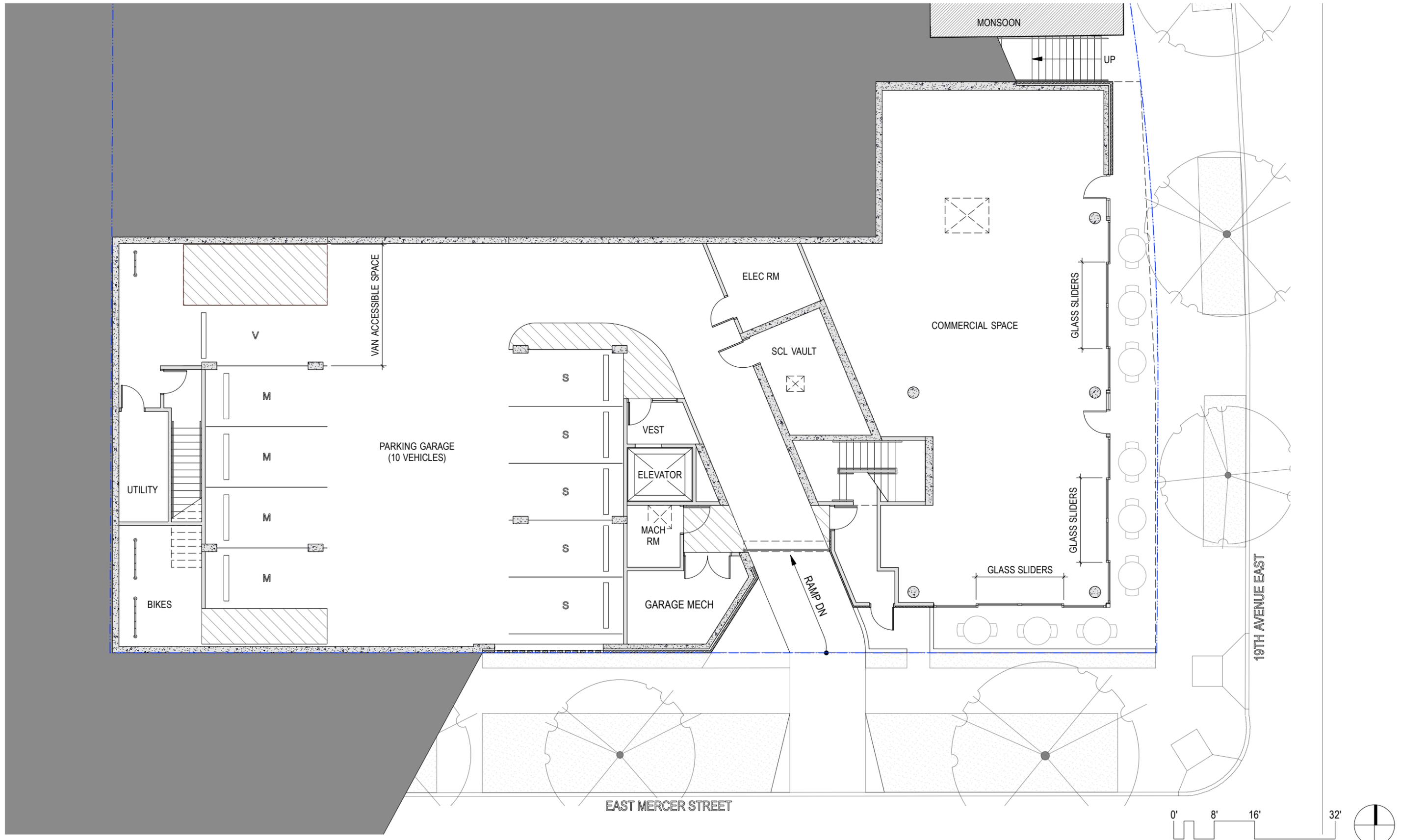


- 1 Norman Brick: Mutual Materials "Coal Creek"
- 2 Recessed Brick Coursing
- 3 Integrated Brick Screen
- 4 Vinyl Window, Black Finish
- 5 Wood Storefront + Sliders, Sapele
- 6 Wood Rainscreen Siding, Sapele
- 7 Wood Trash Enclosure
- 8 Painted Steel Balcony + Guard
- 9 Architectural Cast-In-Place Concrete

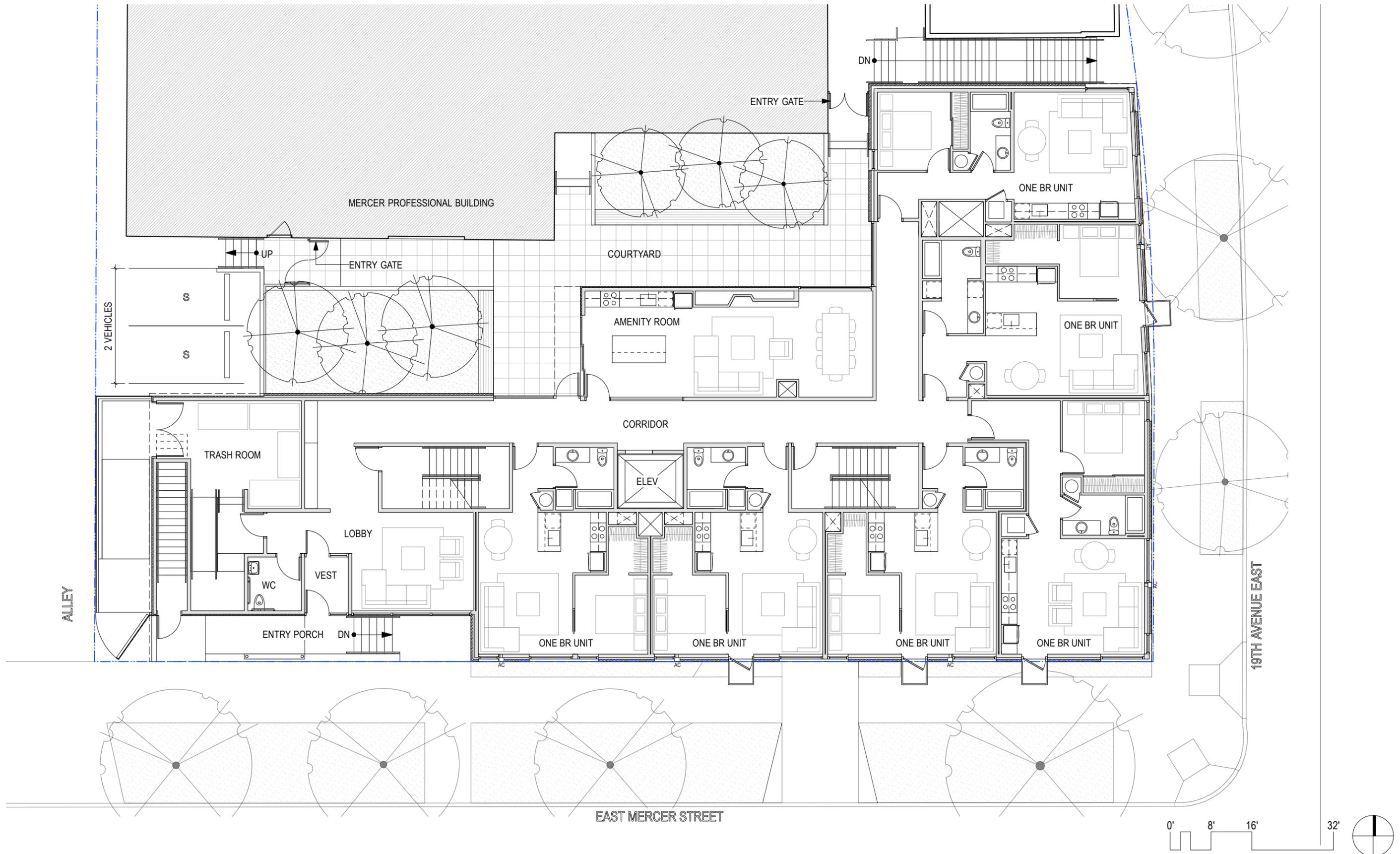
SITE PLAN



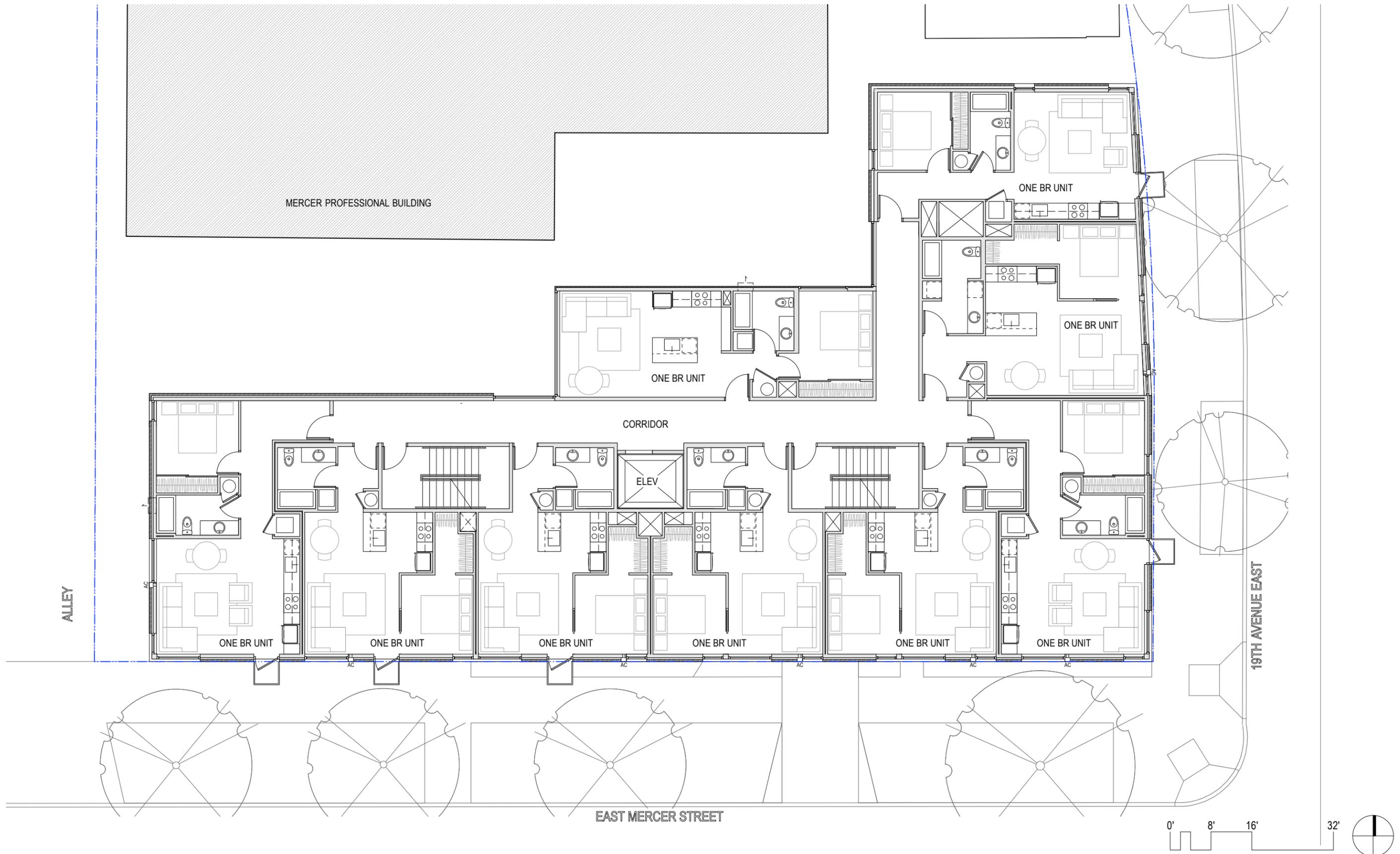
FIRST FLOOR PLAN



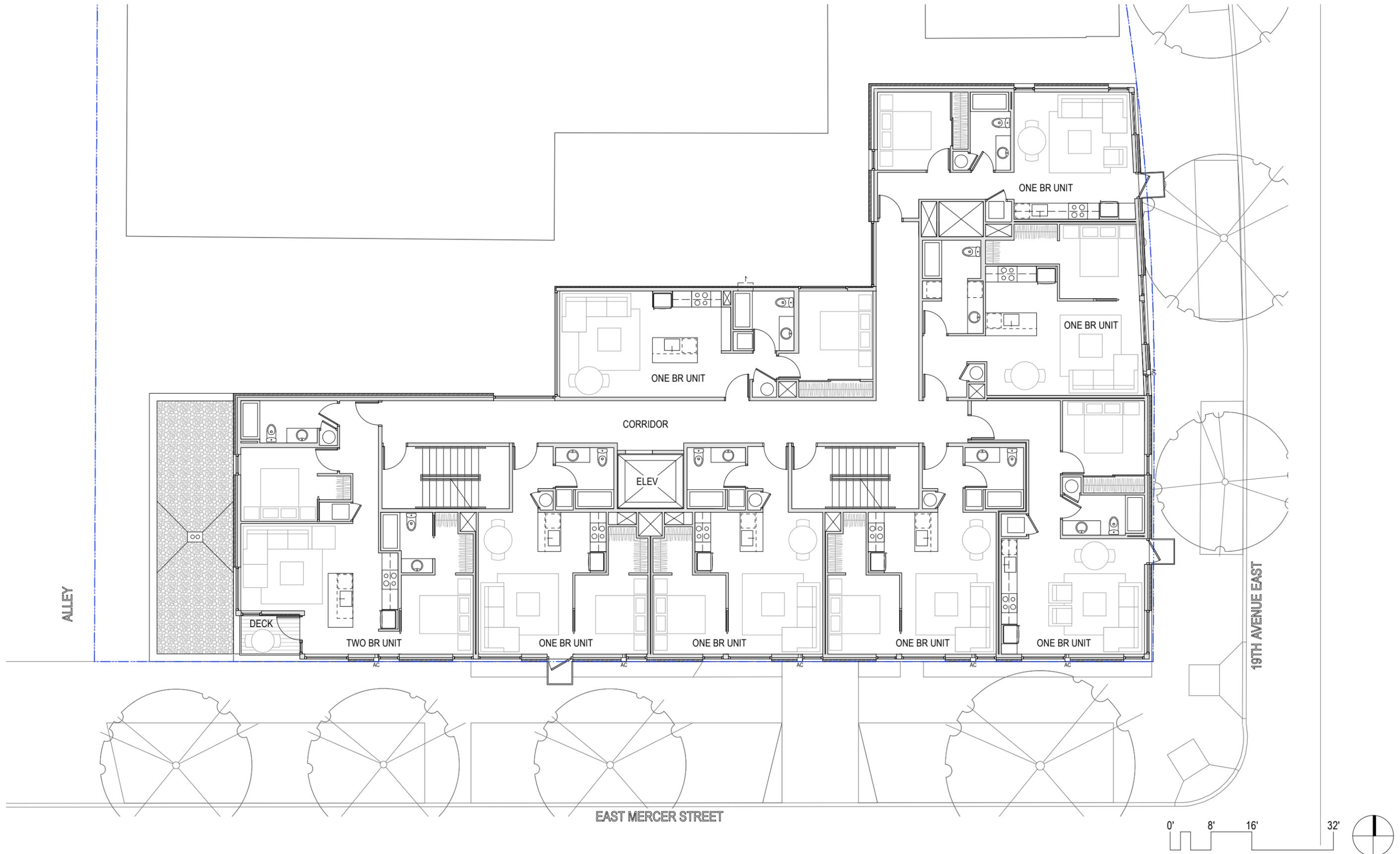
SECOND FLOOR PLAN

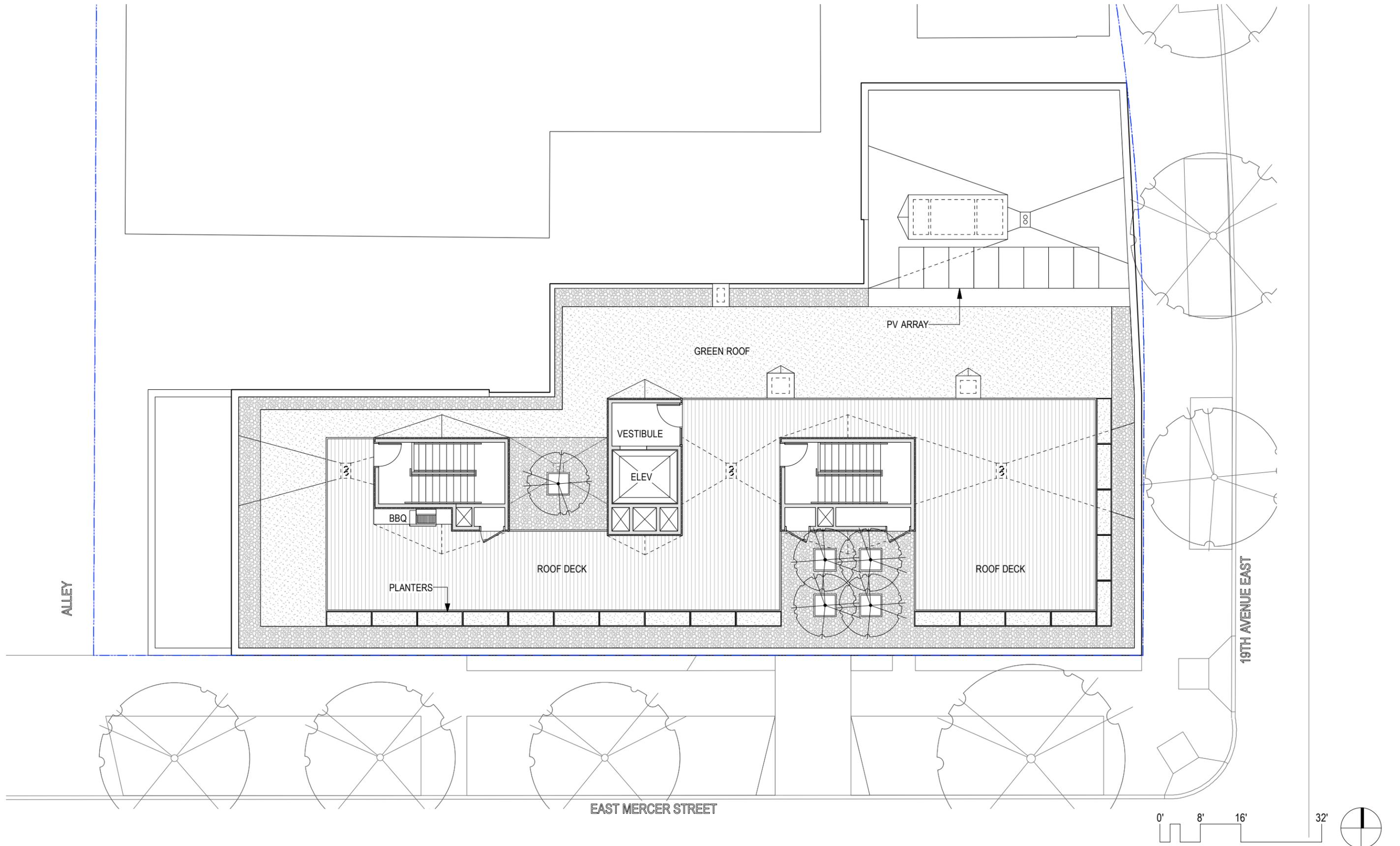


THIRD / FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

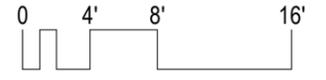




SOUTH (E MERCER STREET) ELEVATION



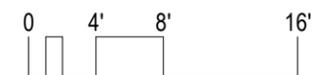
- 1 Norman Brick, 1/3 Running Bond
- 2 Vinyl Window, Black Finish
- 3 Wood Storefront
- 4 Wood Sliders
- 5 Wood Rainscreen Siding
- 6 Recessed Brick Coursing
- 7 Painted Steel Balcony + Guard
- 8 Integrated Brick Screen
- 9 Recessed Garage Entry
- 10 Cast in Place Concrete
- 11 Wood Trash Enclosure
- 12 Painted Steel AC Port Cover



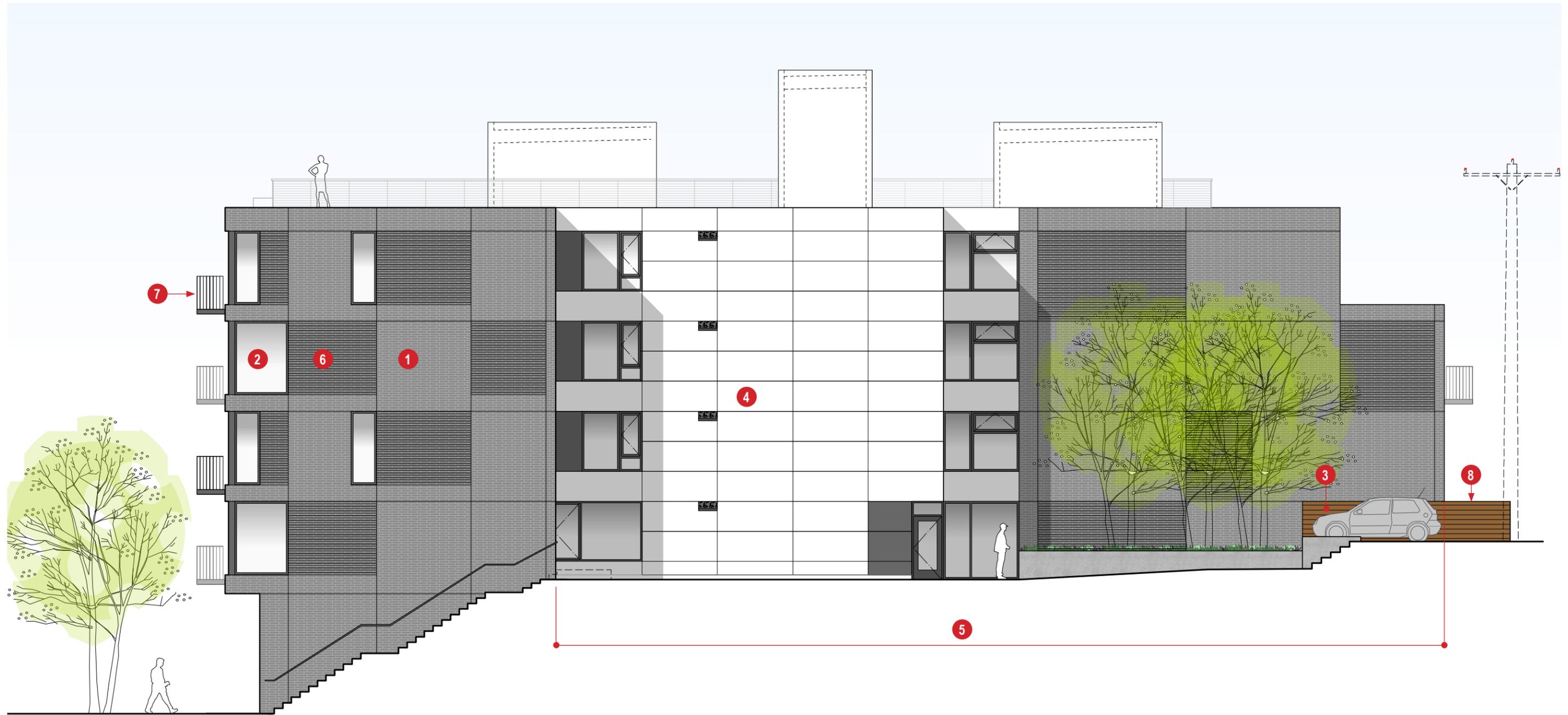


- 1 Norman Brick, 1/3 Running Bond
- 2 Vinyl Window, Black Finish
- 3 Wood Storefront
- 4 Wood Sliders
- 5 Commercial Entrance
- 6 Recessed Brick Coursing

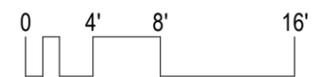
- 7 Painted Steel Balcony + Guard
- 8 Stair to Courtyard
- 9 Existing Monsoon Restaurant
- 10 Painted Steel AC Port Cover

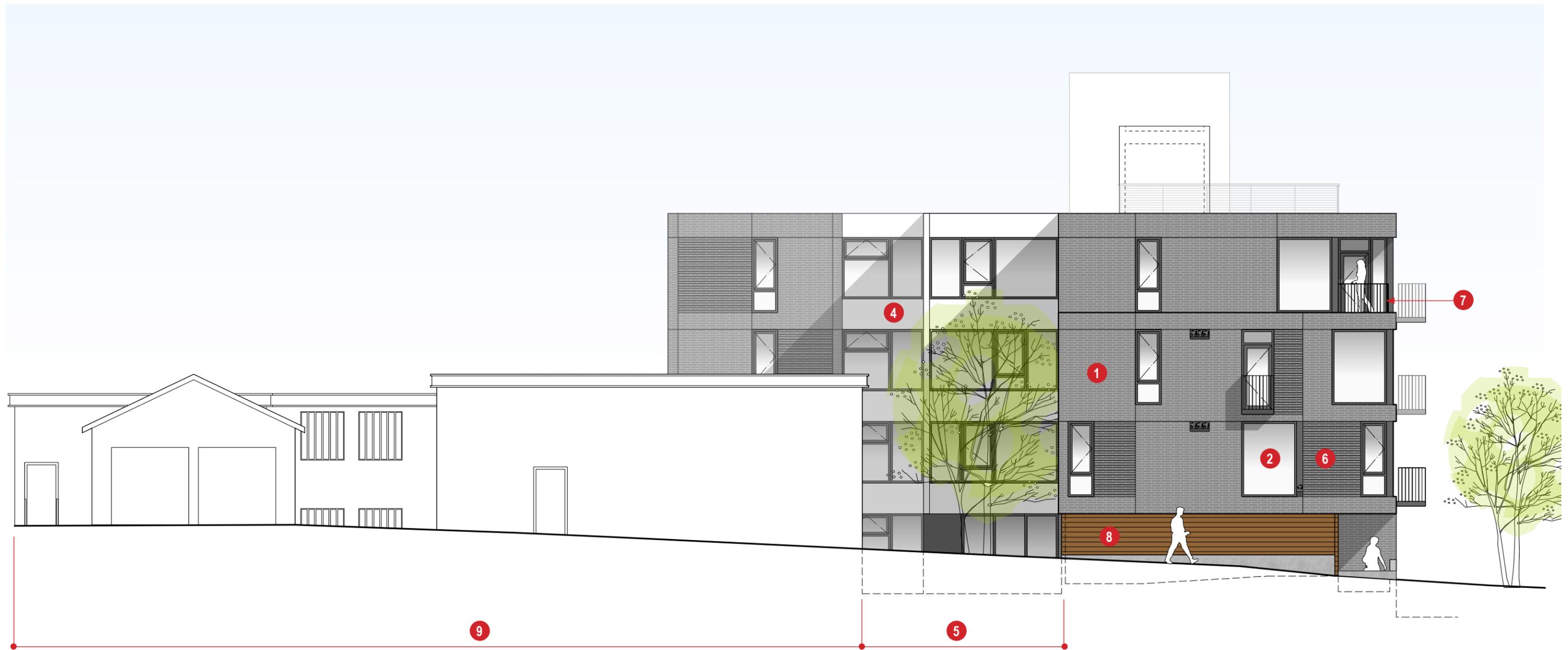


NORTH (COURTYARD) ELEVATION

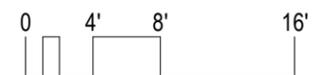


- 1 Norman Brick, 1/3 Running Bond
- 2 Vinyl Window, Black Finish
- 3 Wood Rainscreen Siding
- 4 Fiber Cement Panel Rainscreen
- 5 Courtyard
- 6 Recessed Brick Coursing
- 7 Painted Steel Balcony + Guard
- 8 Wood Trash Enclosure

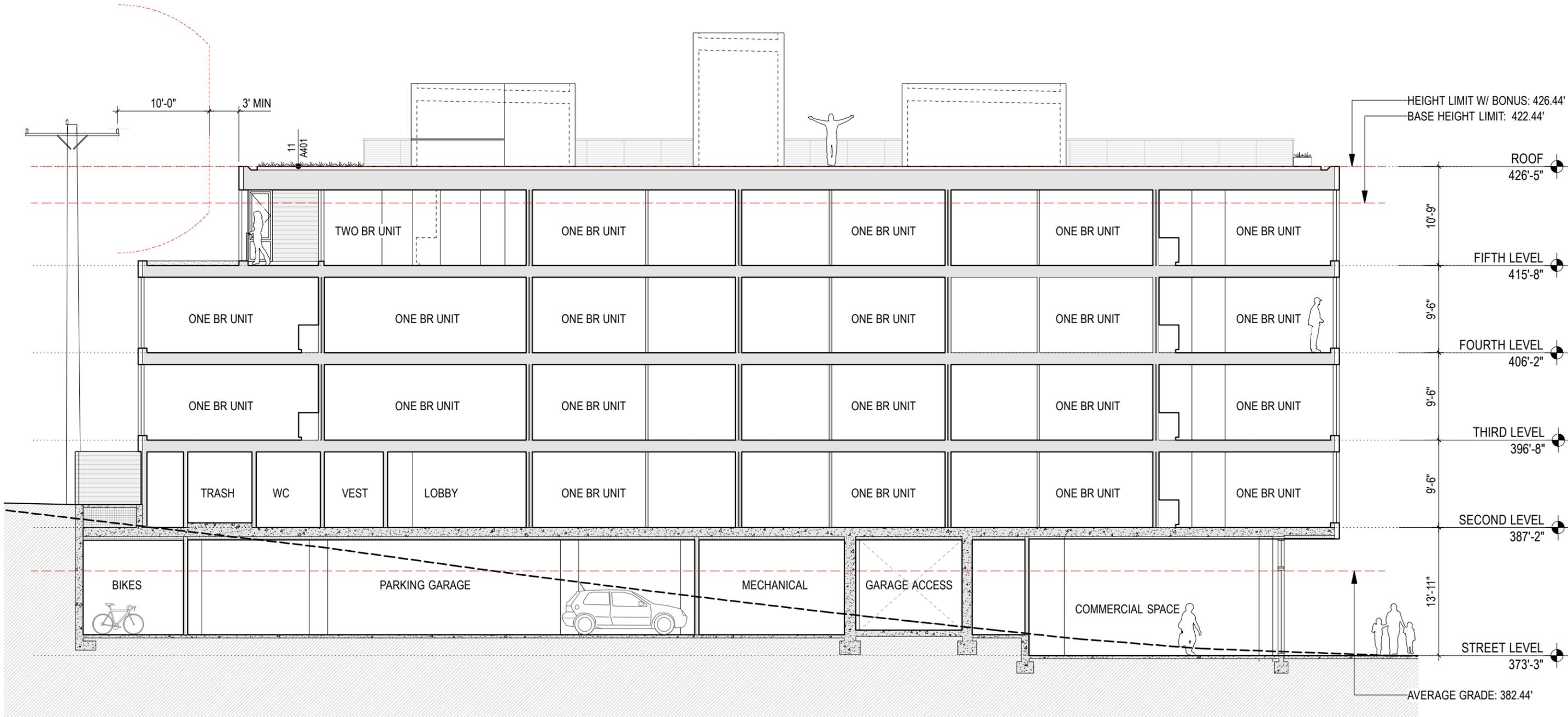




- 1 Norman Brick, 1/3 Running Bond
- 2 Vinyl Window, Black Finish
- 3 Wood Rainscreen Siding
- 4 Fiber Cement Panel Rainscreen
- 5 Courtyard, Beyond
- 6 Recessed Brick Coursing
- 7 Painted Steel Guard
- 8 Wood Trash Enclosure
- 9 Mercer Professional Building



BUILDING SECTION



WINTER SOLSTICE

EQUINOX

SUMMER SOLTICE

SHADOW STUDIES



8 AM (SOLAR TIME)



SOLAR NOON



3PM (SOLAR TIME)

STREET LEVEL



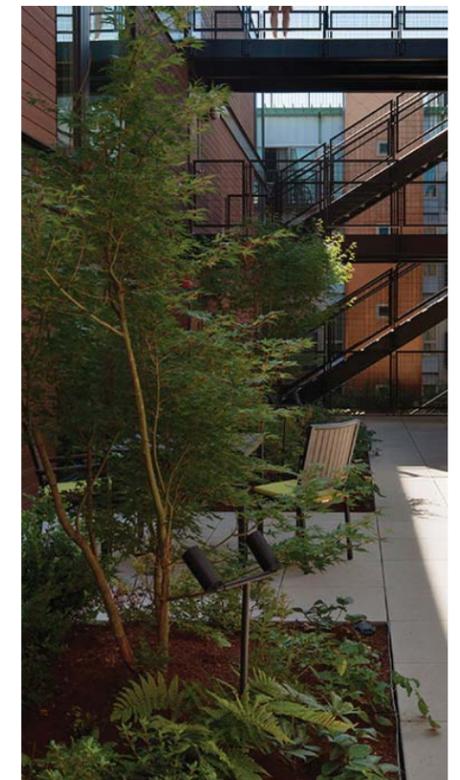
widen sidewalks for spillover



outdoor dining



generous planting strip



courtyard

PLANT SCHEDULE - STREET LEVEL

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	CONDITION
TREES			
(STREET TREE SELECTIONS APPROVED BY SDOT URBAN FORESTER BILL AMES)			
	CARPINUS BETULUS 'FASTIGIATA'/PYRAMIDAL EUROPEAN HORNBEAM	2-1/2" CAL.	B & B
	QUERCUS COCCINEA/SCARLET OAK	2-1/2" CAL.	B & B
	ACER PALMATUM/JAPANESE MAPLE	12-14' HT.	B & B
	ZELKOVA SERRATA 'GREENVASE'/GREENVASE ZELKOVA	2-1/2" CAL.	B & B
SHRUBS			
(LANDSCAPE APPROVED BY SDOT LANDSCAPE ARCHITECT SHANE DEWALD VIA)			
	BUXUS MICROPHYLLA 'WINTER GEM'/JAPANESE BOXWOOD *	1 GAL.	CONT.
	NANDINA DOMESTICA/'MOON BAY'/HEAVENLY BAMBOO *	1 GAL.	CONT.
	ILEX CRENATA 'CONVEXA' /JAPANESE HOLLY *	1 GAL.	CONT.
	VIBURNUM DAVIDII / DAVID'S VIBURNUM *	5 GAL.	CONT.
	POLYSTICHUM MUNITUM / SWORD FERN *	1 GAL.	CONT.
	VIBURNUM BODNANTENSE 'DAWN'/DAWN VIBURNUM	5 GAL.	CONT.
	RHODODENDRON 'HINO CRIMSON'	1 GAL.	CONT.
GROUNDCOVERS			
	PACHYSANDRA TERMINALIS / JAPANESE SPURGE *	4" POT	
	LIRIOPE SPICATA / CREEPING LILYTURF*	1 GAL.	CONT.
	FRAGARIA CHILOENSIS / BEACH STRAWBERRY*	4" POT	

TREES



Carpinus betulus 'Fastigiata'
Pyramidal European Hornbeam



Quercus coccinea
Scarlet Oak



Acer palmatum
Japanese Maple



Zelkova serrata 'Greenvase'
Greenvase Zelkova

SHRUBS



Buxus microphylla 'Winter Gem'
Winter Gem Japanese Boxwood



Nandina domestica 'Moon Bay'
Heavenly Bamboo



Ilex crenata 'Convexa'
Compact Japanese Holly



Viburnum davidii
David's Viburnum

GROUNDCOVERS



Polystichum munitum
Western Sword Fern



Viburnum bodnantense 'Dawn'
Dawn Viburnum



Rhododendron 'Hino Crimson'
'Hino Crimson' Azalea



Pachysandra terminalis
Japanese Spurge

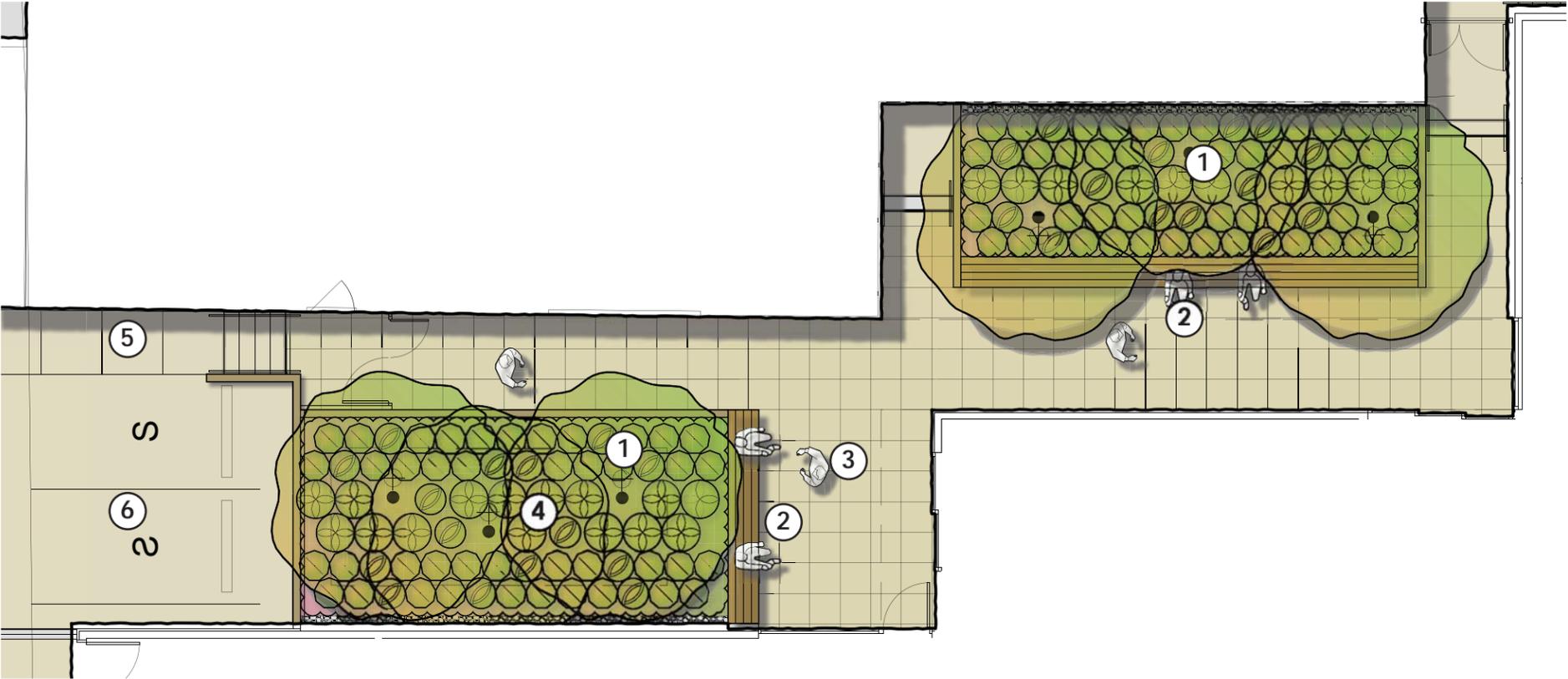


Liriope spicata
Creeping Lilyturf



Fragaria chiloensis
Beach Strawberry

COURTYARD DETAIL



Residential Courtyard

- 1 Japanese Maples*
- 2 Bench Seating
- 3 Gathering Area
- 4 Mounded Planting Area
- 5 Walk to Office, Courtyard
- 6 Parking

Replacement Trees:
 *(6) Japanese Maples, mature canopy = 177 sf each, total = 1062 sf, replacement for Exceptional Tree, Western Red Cedar, 30 foot diameter canopy, = 777 sf, per MUP submittal 11/13/2015



1 Japanese maples



2 resysta/zometek bench seating



3 gathering area



4 mounded planting area

ROOF LEVEL DETAIL



5th floor Roof
Upper Roof



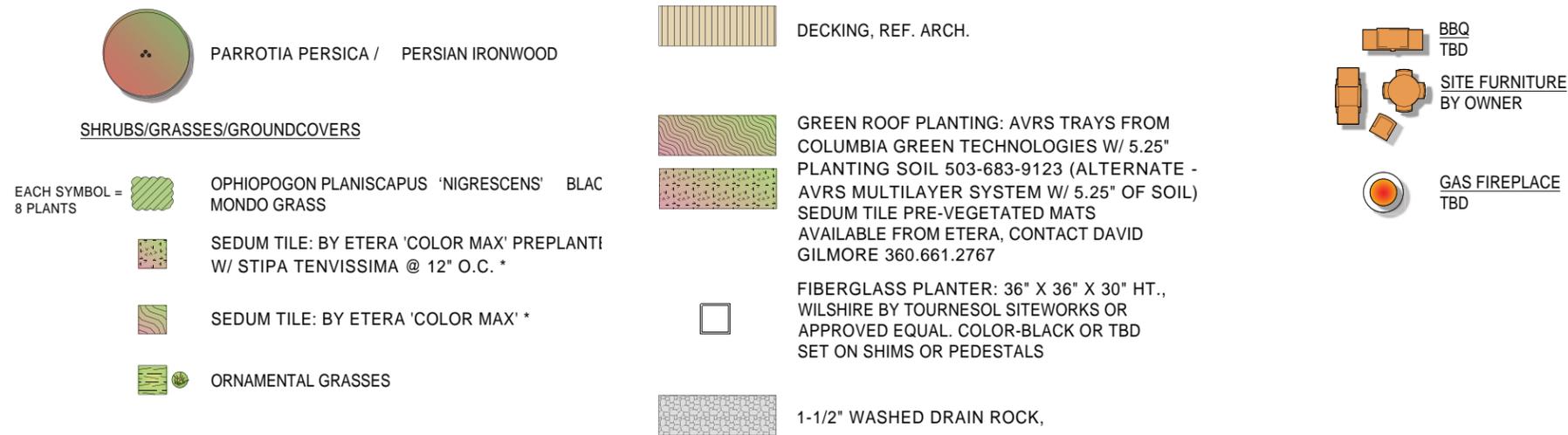
fun pots



pots with grasses



fire and view



0 16 32 ^
N

EXCEPTIONAL TREE

SMC 23.11.080.A2 Tree Protection

Standard:

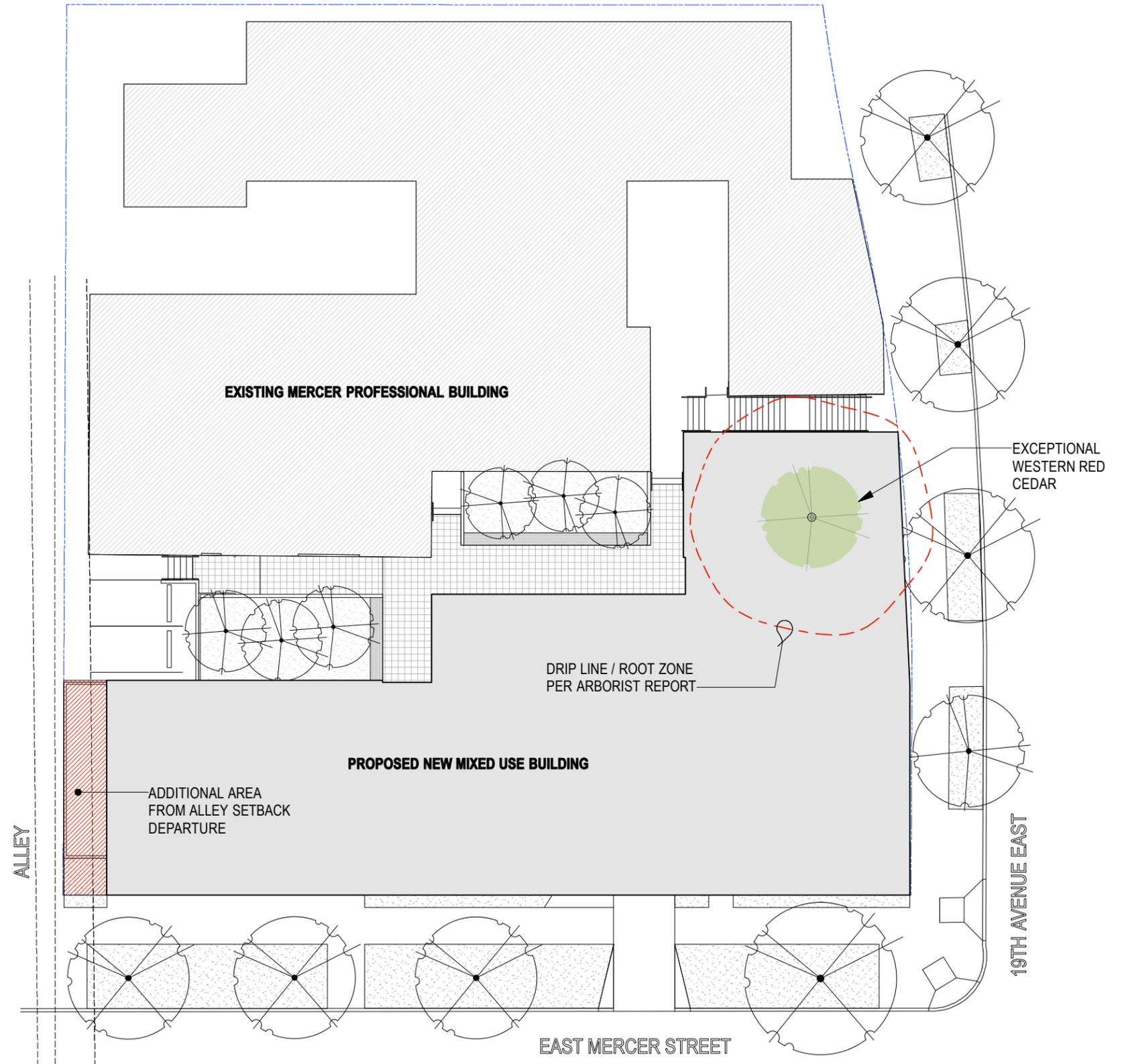
The Director may permit an exceptional tree to be removed only if the applicant demonstrates that protecting the tree by avoiding development in the tree protection area could not be achieved through the development standard adjustments permitted in Section 23.41.018 or the departures permitted in Section 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:

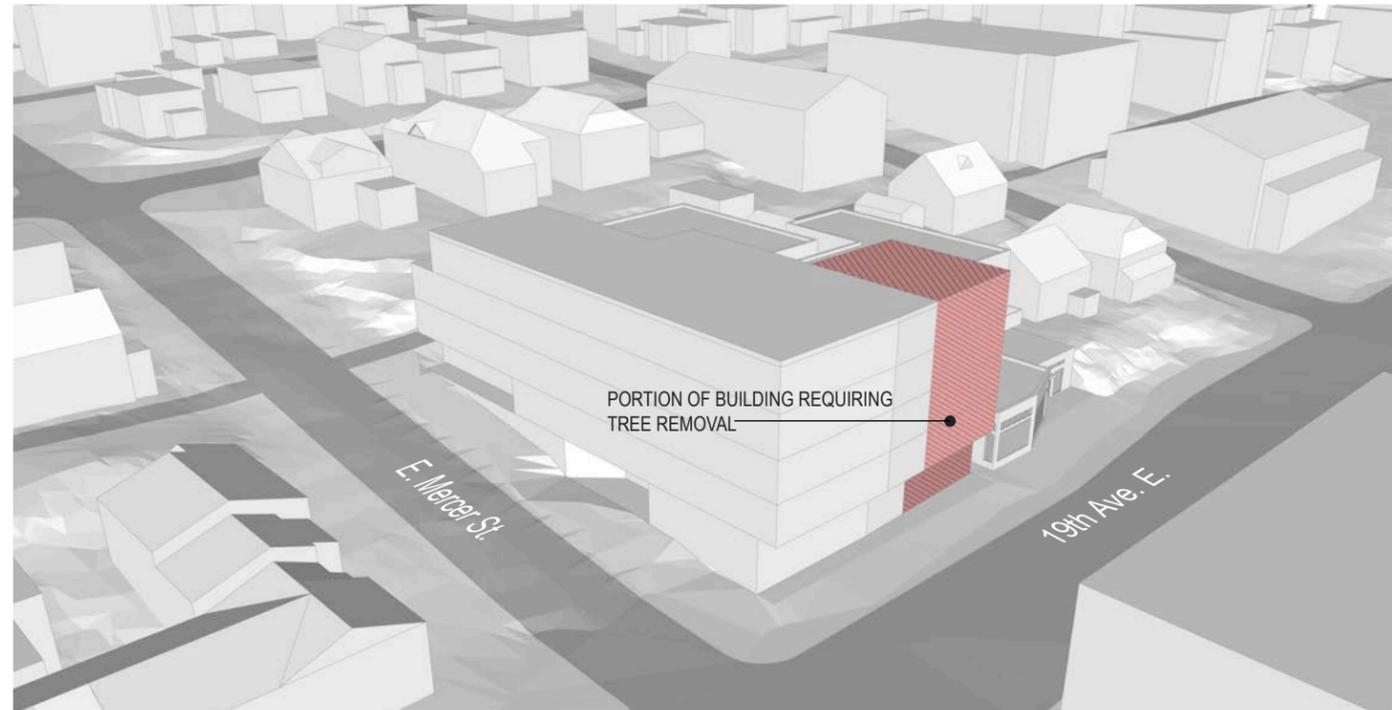
Allow removal of exceptional tree.

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 5 and reduce the commercial square footage by a third. 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. The six Japanese Maples proposed in the new courtyard will provide the required replacement canopy. In addition, generous planting and four large trees will be added to the Mercer Street R.O.W., which is presently devoid of street trees.



PROPOSED ALTERNATIVE: ALLOW FOR REMOVAL OF TREE



Commercial		Residential	
Rentable Area	Average Unit Size	Unit Count	Rentable Area
2,234-NRSF	625-NRSF/Unit	32	20,002-NRSF

COMPLIANT ALTERNATIVE: AVOID TREE PROTECTION THROUGH DEPARTURES



Commercial		Residential	
Rentable Area	Average Unit Size	Unit Count	Rentable Area
1,496-NRSF	629-NRSF/Unit	27	16,982-NRSF



DEPARTURE REQUESTS

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

Standard:

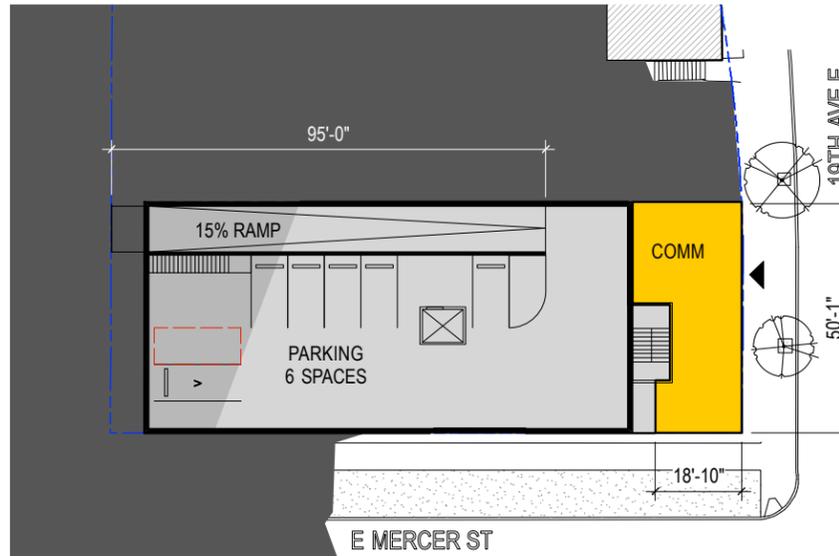
Access to parking shall be from the alley if the lot abuts an alley improved to the standards of Section 23.53.030C.

Proposed:

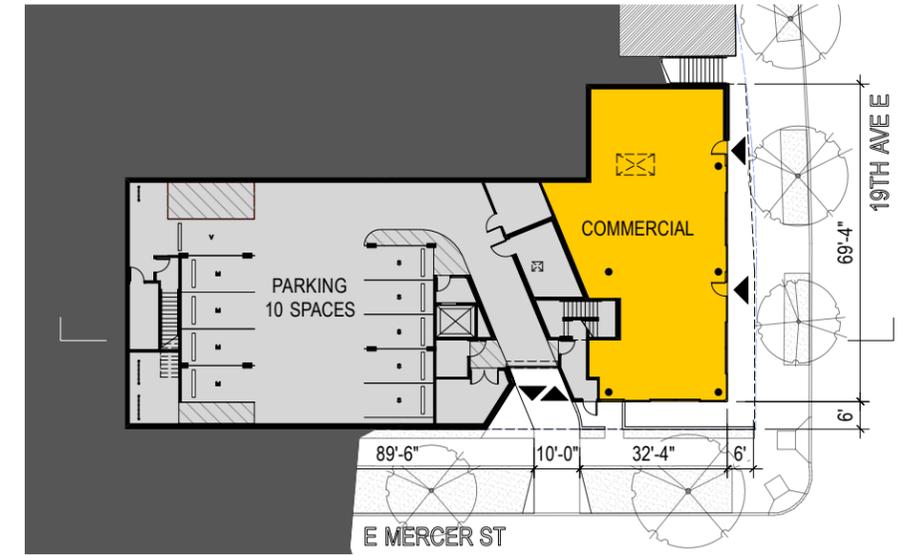
Allow access to the underground parking garage to be from E Mercer Street rather than the alley.

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 ten 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 PL3 (Street-Level Interaction) and DC1-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 PL2 (walkability). Eliminating the parking garage fails to meet the development objective and is counter to DC1-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:

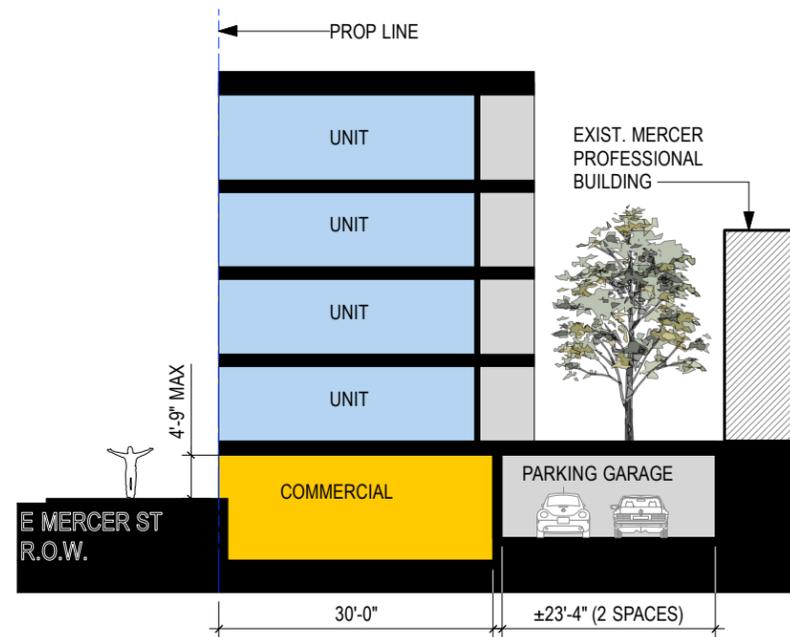
Within a structure, street-level parking shall be separated from street-level, street facing facades by another permitted use.

Proposed:

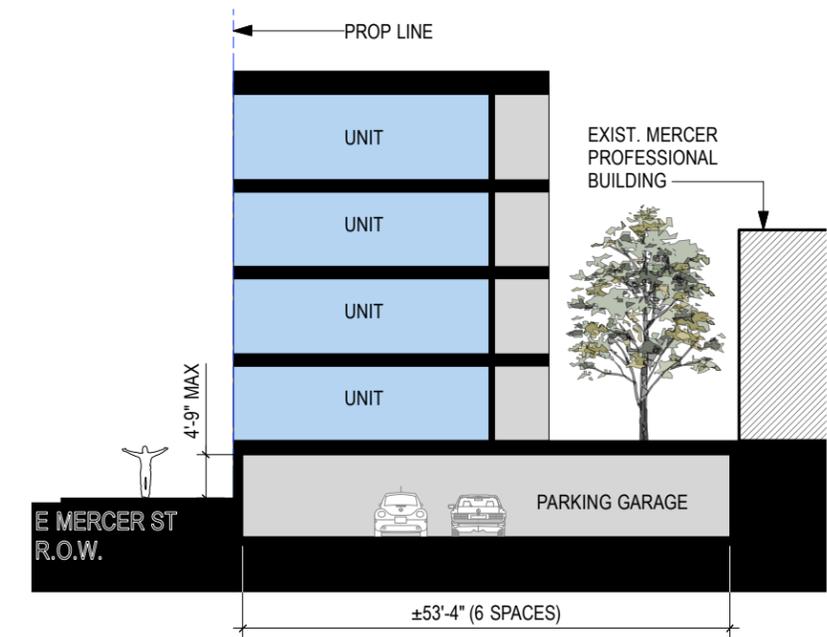
Allow the parking garage to extend fully to E Mercer Street.

Rationale:

Because the parking garage is below the second floor, it is primarily underground relative to East Mercer Street, which rises approximately 17' from the 19th Avenue Intersection to the Alley west of the subject property. Furthermore, the depth of buildable area parallel 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. The design proposes an integrated brick screen wall, which will provide a secondary architectural feature and texture pursuant to DC2-C and DC2-D.



COMPLIANT ALTERNATIVE: PARKING GARAGE SEPARATED FROM STREET



PROPOSED ALTERNATIVE: PARKING GARAGE EXTENDING TO STREET



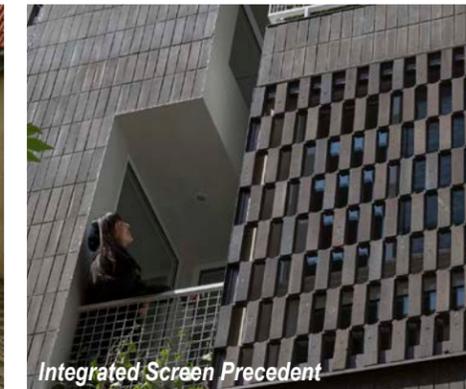
Proposed Detail



Local Precedent



Integrated Screen Precedent



Integrated Screen Precedent



Integrated Screen Precedent

DEPARTURE REQUESTS

Departure Request #3: SMC 23.54.030 G1 Sight Triangle

Standard:

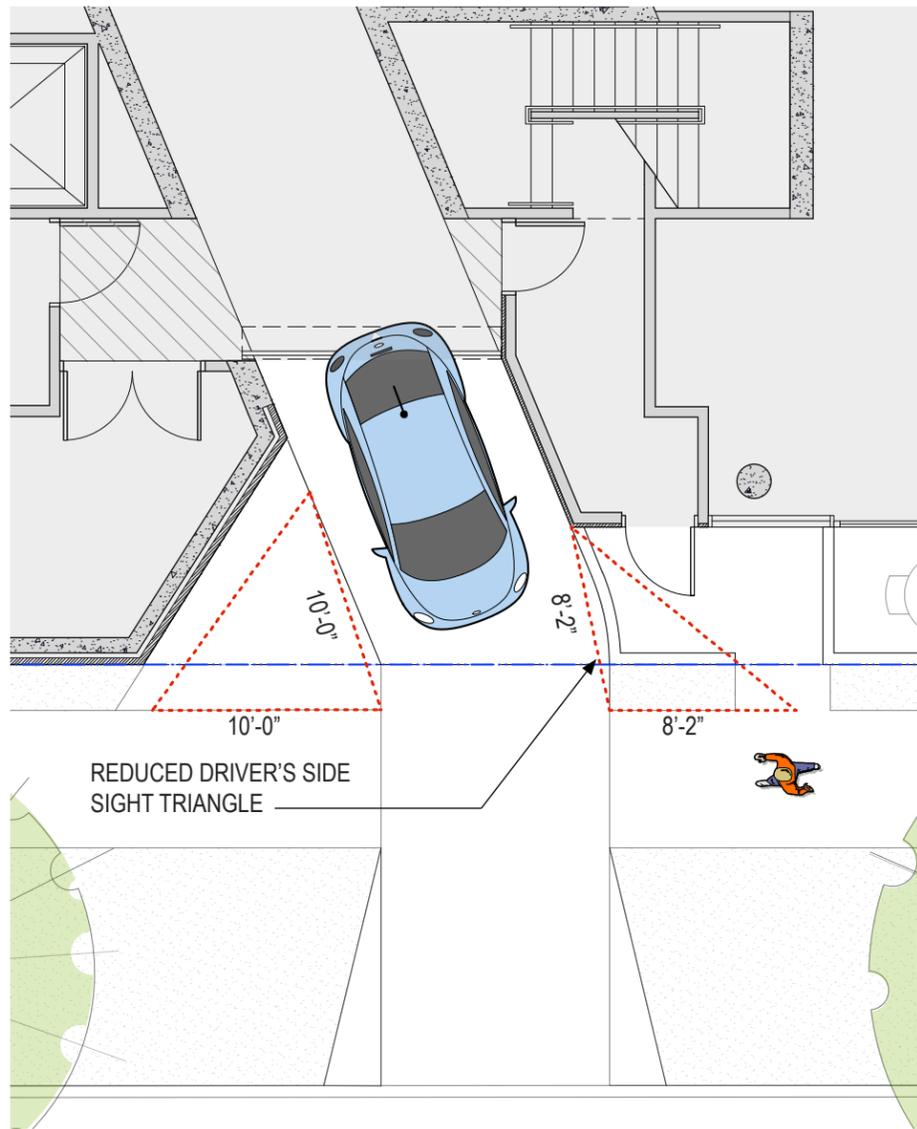
For two way driveways less than 22 feet wide, a sight triangle on both sides of the driveway shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway with a sidewalk.

Proposed:

Allow for a reduction in driver's side sight triangle from 10' to roughly 8' and supplement with visual warning device and/or mirrors.

Rationale:

The proposed garage entry is set back from the street and angled relative to the surrounding building façade in a manner that preserves the passenger side sight triangle and most of the driver's side sight triangle, but subdues the presence of the parking garage entry pursuant to Design Guideline DC1-C-2. The modest reduction in driver's side sight triangle allows the width of the garage entry to be minimized.



Departure Request #4: SMC 23.46A.005 C1 Residential Uses Street Level

Standard:

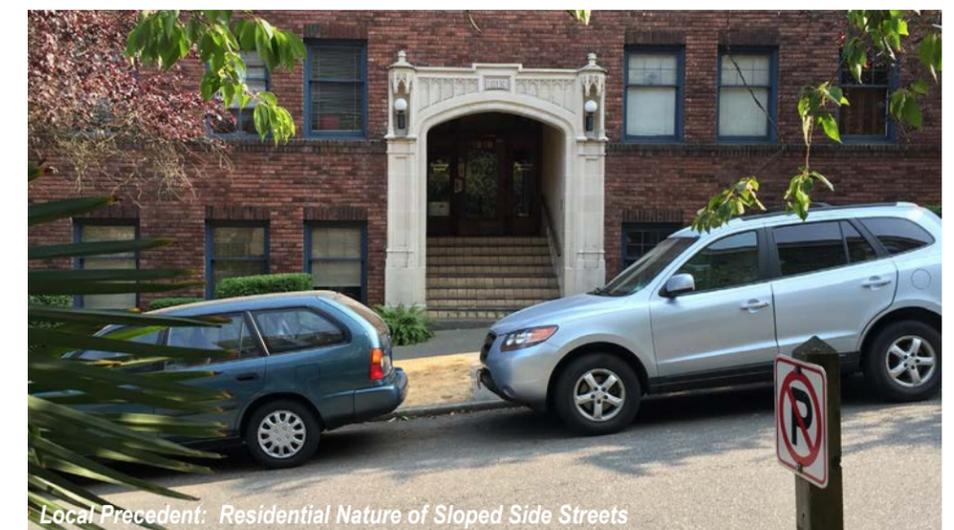
Within an NC1 zone residential uses may occupy, in the aggregate, no more than 20 percent of the street-level-street-facing façade.

Proposed:

Allow 78% of Mercer Street façade to be residential accessory uses, including lobby, bike storage, parking garage.

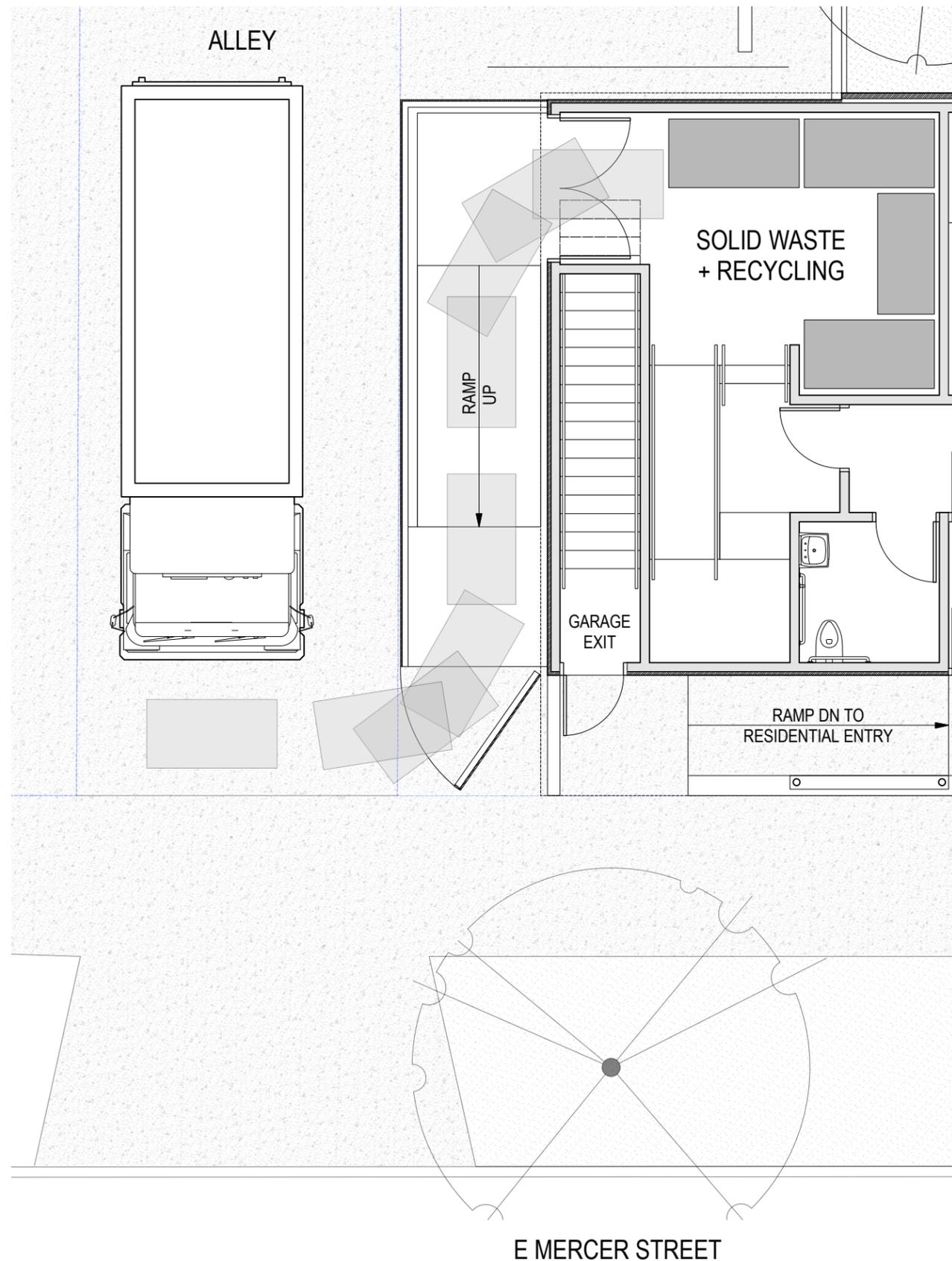
Rationale:

The slope of E Mercer poses a challenge to locating continuous and accessible commercial spaces along that edge. Nearby parallel streets are similarly sloped between 18th and 19th Avenue, and consequently there is an absence of commercial uses beyond the intersection with 19th. The proposed design wraps the commercial frontage around locates the parking garage and residential lobby at split-levels along the western three quarters of Mercer. This provides for a quieter street edge consistent with the more tranquil and residential nature of E Mercer and other neighboring sloped streets. By reinforcing this pattern, the proposed design is consistent with Design Guideline CS2-A-1.

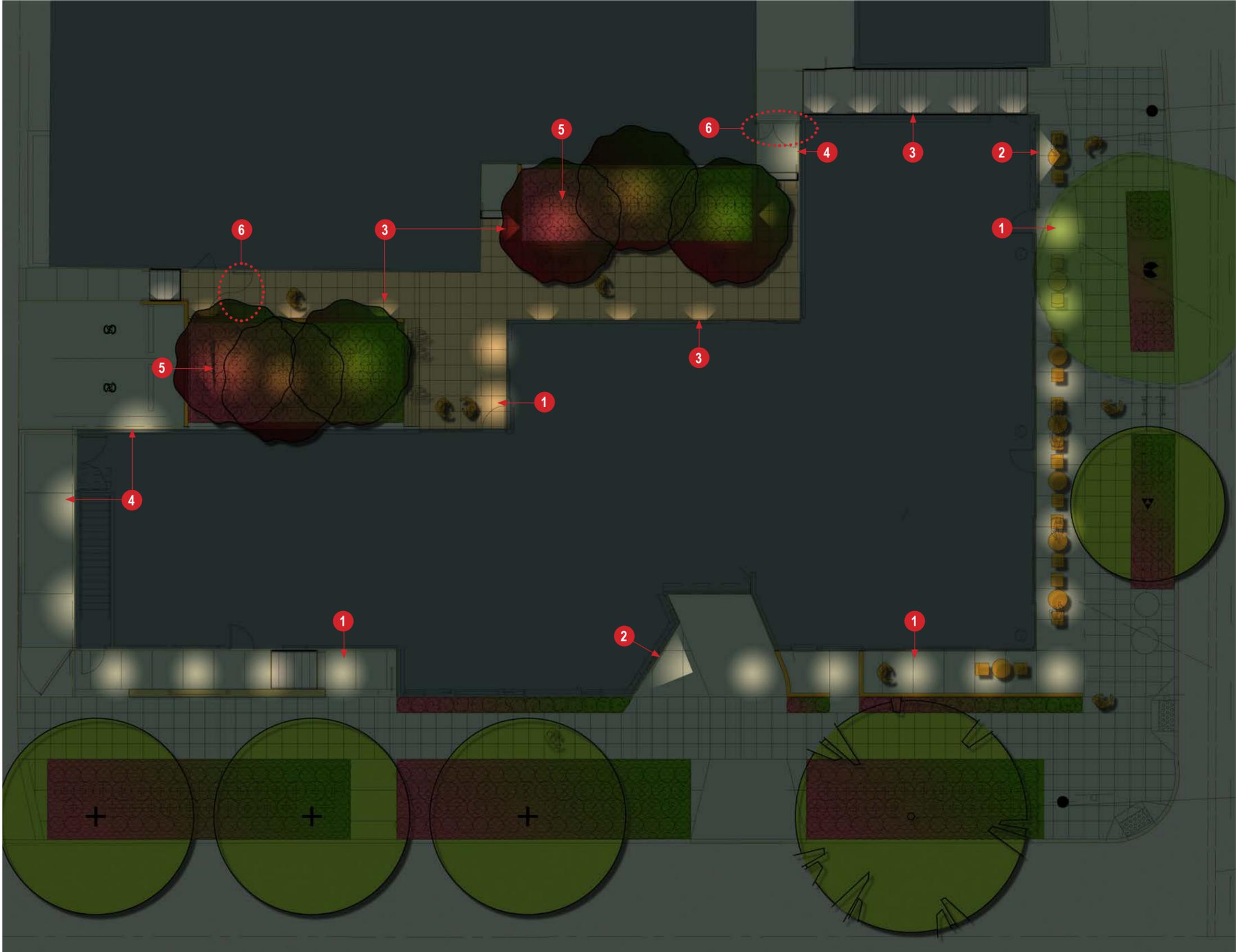


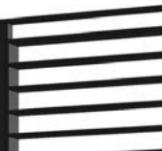
SOLID WASTE

Solid waste and recycling storage is to be located behind the residential lobby on the 2nd floor, off the alley, in the SW corner of the building. It will serve both residential and commercial spaces. The floor elevation of this room is lower than the adjacent alley, so a ramp will be required to negotiate the change in grades. Access to the ramp and trash area will occur at the intersection of the alley and East Mercer Street to take advantage of the lower grade at that corner of the property. This allows for the ramp slope to be minimized to roughly 5%, while maintaining accessibility to the alley for collection by waste contractors. A large, secured, swing gate will close off the ramp when not in use and will appear seamless with adjacent cladding. When opened the gate will partition the trash collection zone from the residential entry porch. SPU has approved this strategy. The proposed material palette is consistent with what was presented in the EDG packet. The primary cladding material is brick with carved out areas for commercial frontage and residential lobbies rendered in wood storefront and siding. Residential windows are arranged in dynamic, but systematic manner that creates an even perforation to the brick box. An added level of detail is provided through recessed brick coursings that negotiate offsets between windows and vertical expansion joints. Secondary materials are kept to a minimum and occur in isolated locations to preserve the overall simplicity and singular expression of the building.



CONCEPTUAL LIGHTING + SECURITY



- 1 Recessed Downlight 
- 2 Recessed Wall Washer 
- 3 Recessed Step Light 
- 4 Wall Mounted Sconce 
- 5 Landscape Lighting 



6 Secured Entry Gates - held open during business hours

EXAMPLES OF PAST WORK



Anhalt Historic + Modern • Seattle, WA



Agnes Lofts • Seattle, WA



Etruria Street Apartments • Seattle, WA



SCCA Patient House • Seattle, WA



Belroy Court • Seattle, WA



Jewish Family Service Office Building • Seattle, WA