

Community House

2212 S. Jackson St.

Early Design Guidance (EDG) Meeting – November 16, 2016

East Design Review Board – SDCI Project #: 3025429

Owner: Community House Mental Health Agency

Architect: Environmental Works Community Design Center



Existing Site

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Program Objectives

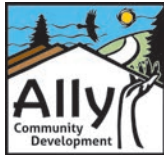
The primary development objective for this project is to expand the services provided by Community House Mental Health Agency at this site. The new facility will provide services including day treatment offices, serving kitchen, medical consultation rooms, and dining and multi-use space. The project will also provide expanded administrative office and meeting space for the entire Community House Mental Health Agency network. The current 6,544 square feet of day services and administrative offices provided on-site will be expanded to 12,012 square feet on the 1st and 2nd floors. The project will provide, on the 3rd-6th floors, (52) affordable units for Community House clients and (1) resident manager apartment. The 24,000 s.f. +/- of apartments will be a mix of type "A" studio and studio units.

Site & Building Objectives

- Enhance and constructively contribute to the neighborhood with a high-quality facility that provides valuable mental health services to residents
- 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
- Meet Evergreen Sustainable Development Standards (ESDS) of Washington State Dept. of Commerce

Structure Size

- Basement Parking Garage – 6,470 s.f. +/- : parking, storage, mechanical and electrical rooms
- 1st Floor – 5,340 s.f. +/- (+ 1,351 s.f. deck) : vestibule, housing lobby, multi-use space, serving kitchen, dining area, day treatment offices/interview rooms, medical check-in rooms, and common resident deck
- 2nd floor – 5,400 s.f. +/- (+665 s.f. deck) : administrative office, meeting space, and staff deck
- 3rd floor – 5,860 s.f. +/- : (12) studio apartment units and (1) resident manager’s apartment
- 4th floor – 5,950 s.f. +/- : (12) studio apartment units and (2) type "A" studio apartments
- 5th floor – 5,950 s.f. +/- : (12) studio apartment units and (2) type "A" studio apartments
- 6th floor - 5,400 s.f. +/- (+ 532 s.f. deck) : (12) studio apartments, shared laundry, and resident deck with garden space
- 33,900 s.f. +/- total above grade + 6,470 s.f. +/- basement
- Maximum building height will be 65' (6-stories) +4' w/ 13' Street Level
- 14 below-grade parking spaces will be provided for staff
- Covered and secure bike parking will be provided



SITE & LAND USE CODE ANALYSIS

Address: 2212 S. Jackson Street, Seattle, WA 98144

Zone: NC3/65; 23rd & Union/Jackson Residential Urban Village

Principle: SMC 23.47A.004 Table A

Proposed Use: E.1 Institution - Permitted; 1st Floor Day Center - Institution (Community Center)
J.1 Residential - Permitted; 3rd-6th Floors Residential
C.8 Offices - Permitted; 2nd Floor Offices

Pedestrian Street: S. Jackson St.

Frequent Transit Service: Yes

Lot Area: 8,569 S.F.

Floor Area Ratio (FAR): SMC 23.47A.013 Table A - 4.75 max. FAR for mix of uses; 8,569 x 4.75 = 40,702 S.F. total FAR permitted for mixed-use project, FAR for a single use shall not exceed 4.25
SMC 23A7A.013.D.1 - All underground stories are not counted toward maximum FAR

Height Limit: SMC 23.47A.012 - 65 ft. per NC3/65 Zoning

Street Level Requirements: Street Frontage = 100' (20' Wide Driveway Entrance Exempt)
SMC 23.47A.008.A.2.c Blank Façades - Blank segments of façade may not exceed 40% of façade width; 40% of 80' = 32'
SMC 23.47A.008.B.2.a Transparency - 60% of street façade between 2' & 8' above sidewalk shall be transparent, driveway at street level can be subtracted from transparency calculation; 60% of 80' = 48'
SMC 23.47A.008.B.3 Non-residential uses shall extend an average depth of at least 30' and a minimum depth of 15' from the street level street facing façade
SMC 23.47A.008.B.4 Non-residential uses at street level shall have a floor-to-floor height of at least 13'

Street Level Use: SMC 23.47A.005.C.1.a Max. 20% (16') of street frontage to be residential use
SMC 23.47A.008.C.1 min. 80% of street level use must come from list of uses in 23.47A.005.D.1;
Remaining 20% may contain other permitted uses and/or pedestrian entrances

Proposed:
Community Center, 60% of street front (SMC 23.47A.005.D.1)
Residential, 20% of street front
Driveway, 20% of street front

Amenity Area: SMC 23.47A.024 - 5% of total gross residential floor area; Common Amenity Area - 250 S.F. minimum, 10' minimum width; Amenity area shall not be enclosed

Landscaping: SMC 23.47A.016A.2 - Required Green factor score of 0.30 or greater
SMC 23.47A.016.B.A - Street trees are required

Vehicle Parking: SMC 23.47A.032.A.2.b Access can only be provided from pedestrian street and is limited to one two-way curb cut
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.K Table A (within 1320 ft of street with frequent transit service)

Bicycle Parking: SMC 23.54.015 Table D -	Office	Long Term	Short Term
	Institution	1 per 4,000 s.f. - 2	1 per 40,000 s.f. - 1
	Multi Family	1 per 4,000 s.f. - 2	1 per 40,000 s.f. - 1
		1 per 4 units - 14	None

Solid Waste: SMC 23.54.040 Table A
mixed use development to follow Table A for residential + 50% of non-residential requirement;
449.5 S.F. req.: 387 S.F. for 53 residential units (375 S.F. + 4 S.F. for each additional unit above 50)
62.5 S.F. (50% of required non-residential area: 5,000-15,000 S.F. = 125 S.F.)

1. Please describe the existing site, including location, existing uses and/or structure, topographical or other physical characteristics.

The existing property is an 85'-6"x100' mid-block infill lot on S. Jackson Street between 23rd Ave S. and 22nd Ave S. It is bounded on the west side by a 1-story commercial building, on the east by a 1-story commercial building, and on the North by a 1-story residence and a vacant lot. The property slopes from the Northeast to the Southwest with approximately 10' of grade change.

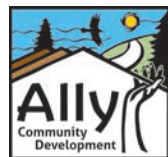
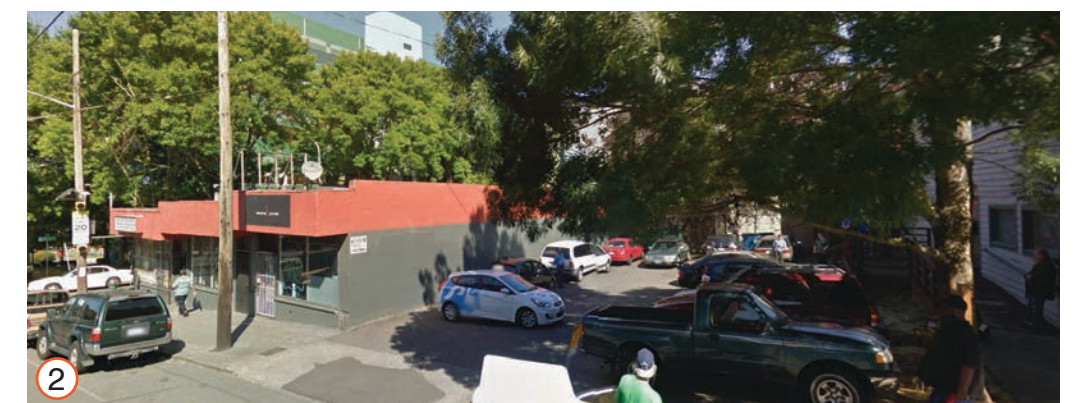
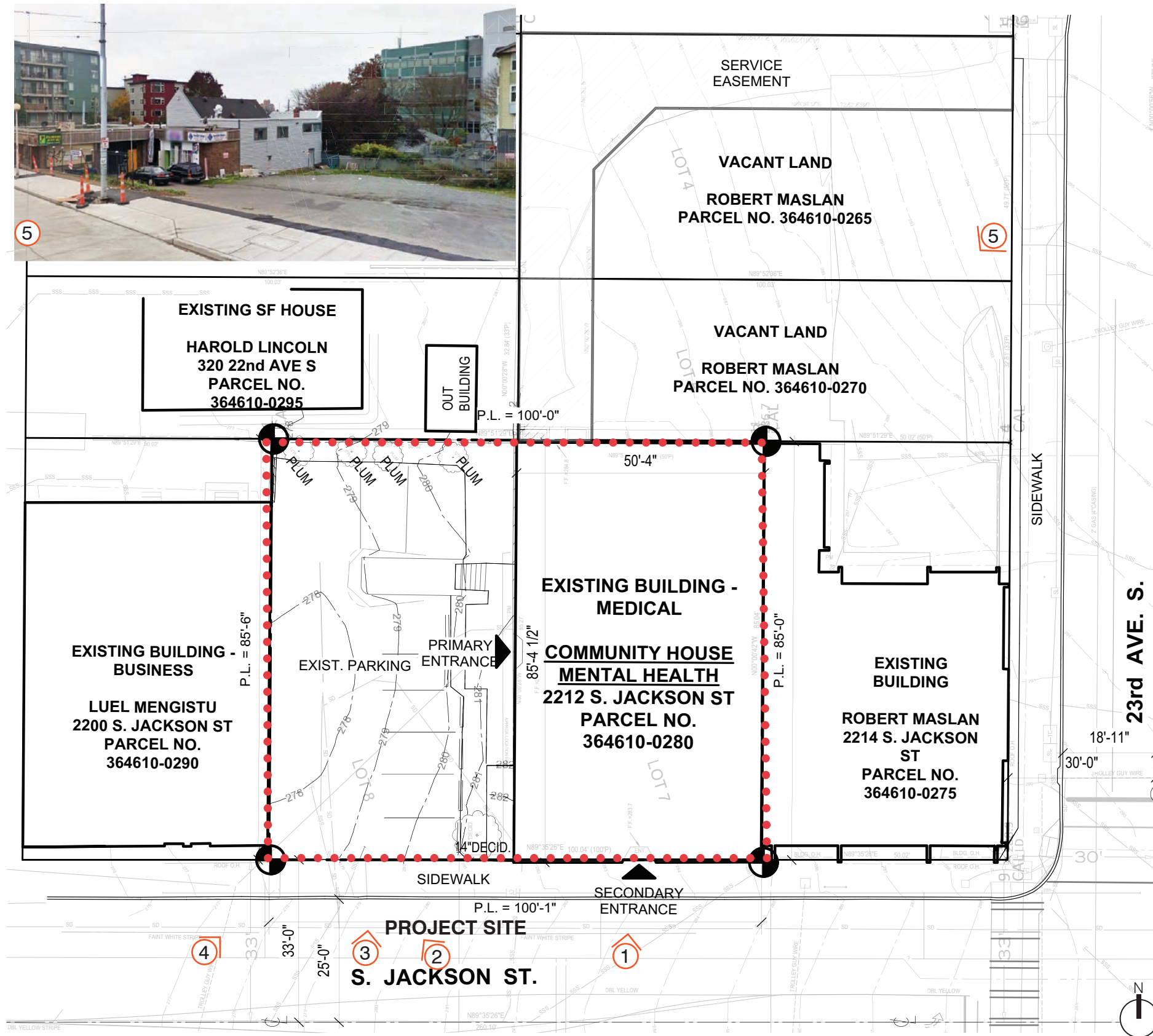
Community House offices and treatment center are located on the existing lot in a building that was originally constructed in 1941. The 2-story wood-framed building has day treatment center and office space on the ground floor and offices on the 2nd floor. There is a partial basement containing storage and mechanical space. The building provides 6,544 square feet of day treatment space and administrative office space for Community House Mental Health Agency, whose mission is to help people with severe and persistent mental illness increase their social, vocational, and life skills, with recovery as the program's overall goal.

The existing structure is built right up to the South property line facing S. Jackson St. The main entrance is accessed from the parking area along the West side of the building. A secondary entry is located along S. Jackson street at the center of the façade. The S. Jackson Street right-of-way has a narrow sidewalk with 1 street tree at the center of the property. There are no street trees at the adjacent properties to the East and West. The existing building covers approximately half of the site, with the rear (Northwest) corner containing a shallow landscaped area with (4) small plum trees. None of the trees have been identified as exceptional trees. The parking area is approximately 49'-6" deep and provides (9) parking spaces.

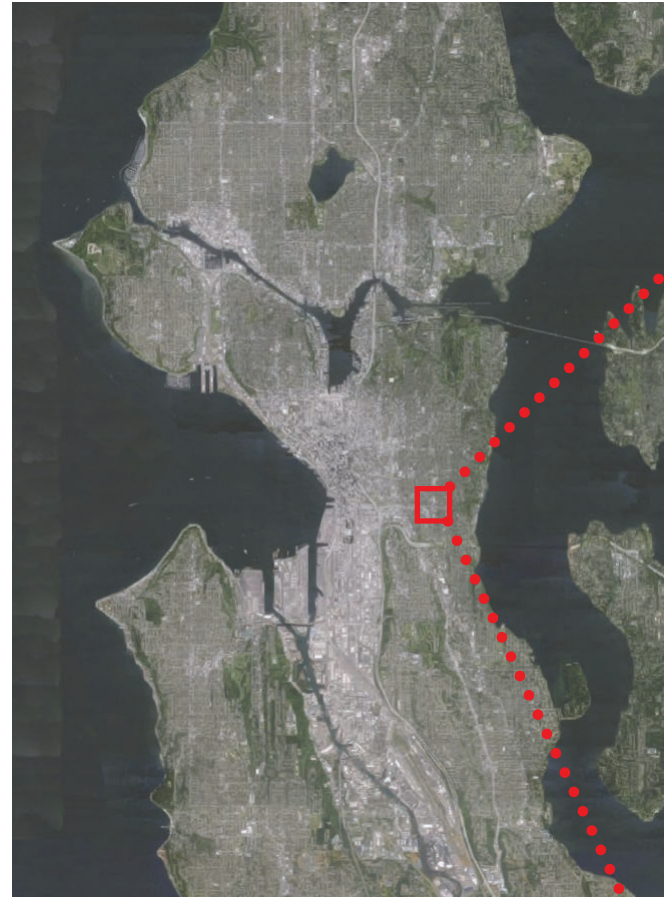
Nearby buildings on the block include a 6-story building with (5) floors of residential over retail at 303 23rd ave S. and a 5-story building with (4) floors of residential over retail at 308 22nd ave S. Across the street along S. Jackson St. include two additional examples of multi-story residential buildings with (5) floors of residential over retail.



EXISTING SITE PLAN & PHOTOS



PROJECT LOCATION



20th Ave. S.

21st Ave. S.

22nd Ave. S.

23rd Ave. S.

24th Ave. S.

25th Ave. S.

26th Ave. S.

27th Ave. S.

Martin Luther King Jr Way

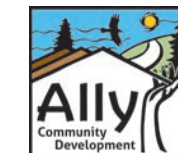
E. Fir St.

E. Yesler Way

S. Main St.

S. Jackson St.

S. King St.



VICINITY MAP & SURROUNDING USES



Legend

- ① Franz Family Bakery - Commercial
- ② Washington Middle School - Institutional
- ③ Mixed Use/ Multifamily Housing
- ④ Mixed Use/ Multifamily Housing
- ⑤ Promenade 23 - Retail
- ⑥ Starbucks
- ⑦ Single Story - Retail
- ⑧ Community House Mental Health Agency
- ⑨ Single Story - Retail
- ⑩ Dr. Blanche Lavizzo Park
- ⑪ Seattle Vocational Institute - Institutional
- ⑫ Single Family House
- ⑬ Mixed Use/ Multifamily Housing
- ⑭ Mixed Use/ Multifamily Housing
- ⑮ Promenade 23 - Retail
- ⑯ Monica's Village - Multifamily Housing
- ⑰ Randolph Carter Center - Social Services
- ⑱ Multifamily Housing



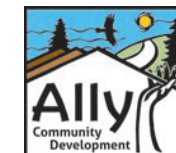
ZONING ANALYSIS & MAP

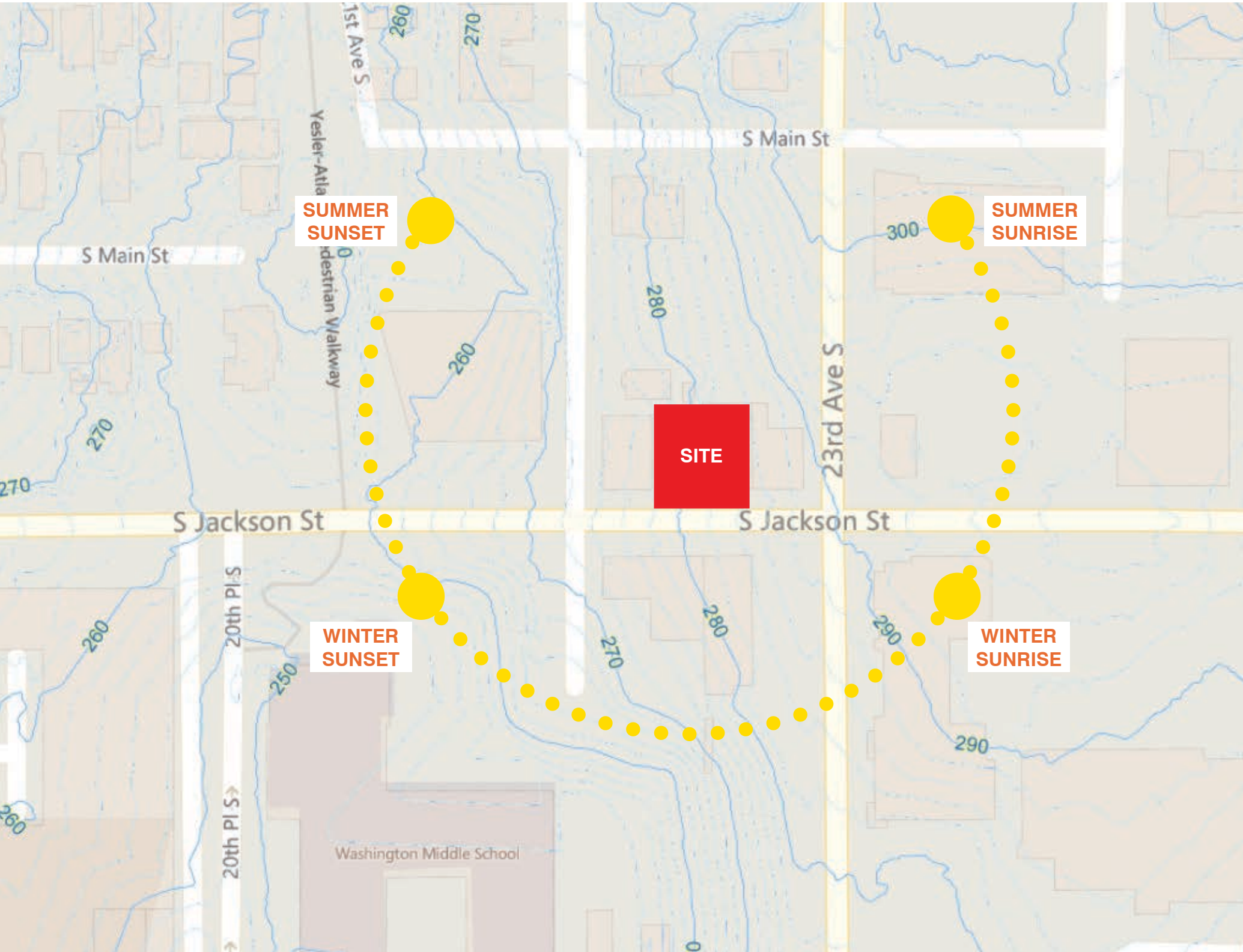
2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.

The property is zoned NC3/65 with a 65 foot height limit. The NC3/65 zone extends one block to the North and South and continues East/West along S. Jackson St. and is interrupted for one block to the West by a commercially zoned property (Franz Family Bakery) and Dr. Blanche Lavizzo park. Two blocks to the West there is Pratt Park and three blocks to the South there is Judkins Park & Playfield. The NC zones are surrounded by LR1, LR2 and LR3 zones, which provides for a variety of housing types in existing multifamily neighborhoods. The LR1 and LR2 zoning extends to E. Yesler Way at the North and continues South between 23rd and Martin Luther King Jr Way South. To the East of Martin Luther King Jr. Way S. and North of E. Yesler Way there are areas of SF 5000 zoning. The site is located near the center of the 23rd & Union/Jackson Residential Village. There are no neighborhood specific guidelines applicable to this site.

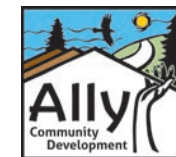


23rd & Union/Jackson Residential Village





3D AERIAL PHOTOGRAPH



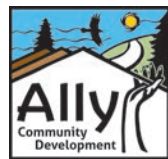


PROJECT SITE

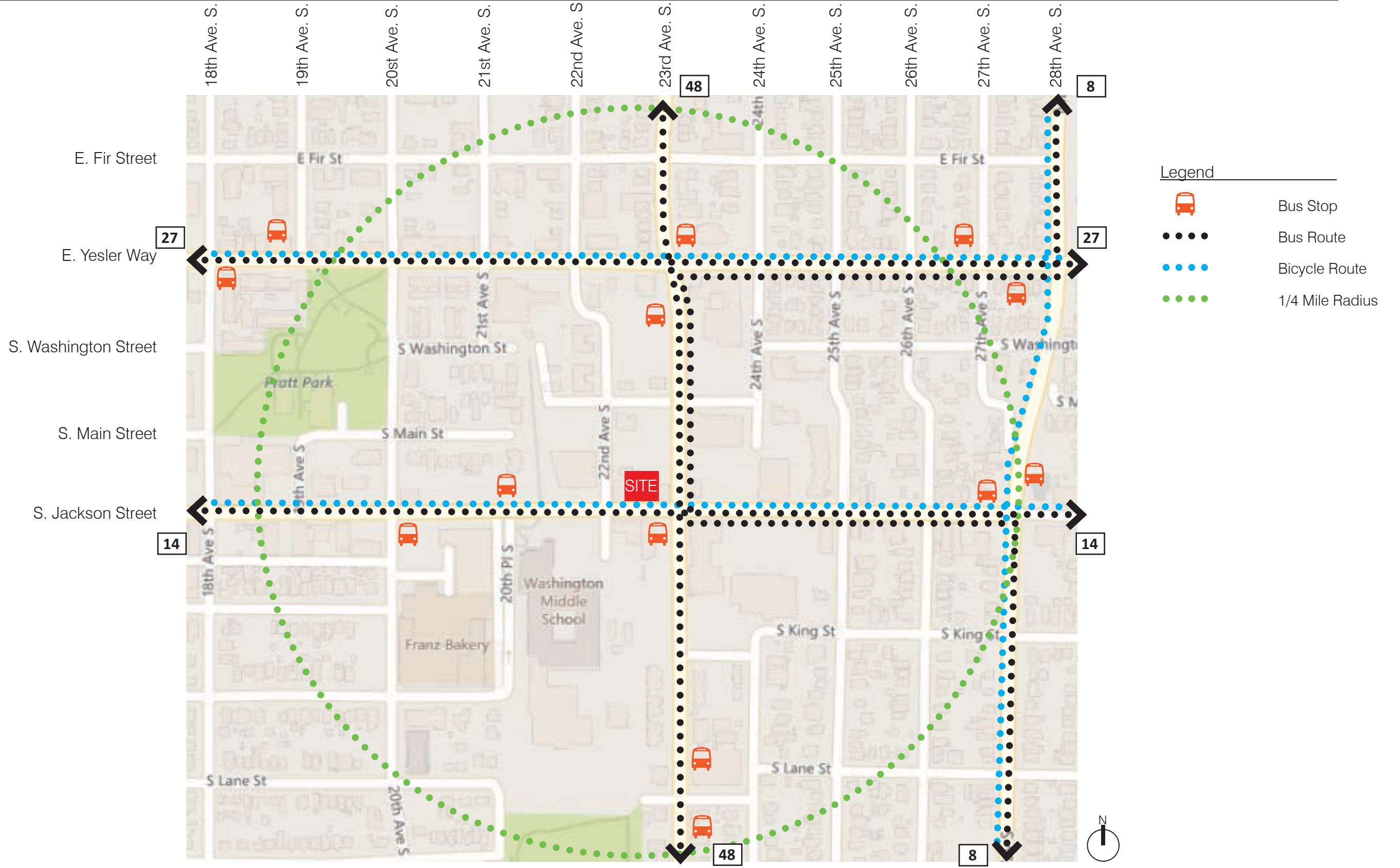
S. Jackson Street looking North







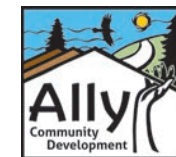
S. Jackson Street looking South



TRANSPORTATION ANALYSIS



- Legend
-  Bus Stop
 -  Bus Route
 -  Bicycle Route
 -  1/4 Mile Radius



Neighborhood Context

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

The surrounding neighborhood offers a variety of building types of various ages and architectural styles. The two multifamily properties to the Northeast and Northwest were redeveloped in 2000 and 2001, respectively, as mixed-use buildings with ground floor commercial space, 4 floors of housing above, and underground parking. The Main Street Place Apartment design incorporates a series of bay windows across the front and sides to provide modulation to the façade, while the ground floor commercial space is articulated with a series of expressed columns. The 23rd & Main project is divided into (3) 4-story volumes above a continuous ground floor retail podium, with a rhythm of blank facade and floor-to-ceiling glazing beneath a continuous awning at the sidewalk. The Community House property is housed in one existing 2-story structure with continuous windows along S. Jackson street beneath a decorative cornice.

Properties to the East, consist of 1 story retail on the adjacent lot and Promenade 23, a 1-story strip shopping complex on the North and South sides of Jackson. Across S. Jackson St. are a pair of 6-story apartment buildings with full glazed street level retail and a landscaped courtyard between them.

The buildings along both sides of S. Jackson St. for the block between 23rd Ave S. and 22nd Ave S. are built right up to the property line providing a continuous street wall with large glazed openings at the businesses and shop fronts at the street.

The side and rear facades of the adjacent buildings on the block are painted concrete and brick. Across 22nd Avenue and larger nearby buildings have wood and metal siding facing the site.

The Seattle Vocational Institute, Douglass-Truth Library and Wood Technology Center are major public institutions within 2 blocks of the property. Washington Middle School is cater-corner to the site. There are active pedestrian focused commercial businesses, which include several restaurants, a coffee shop, retail businesses and professional services. The intersection of 23rd Avenue S. and S. Jackson Street is a relatively level street with active pedestrian activity, bicycle lanes, easy access to transit and vehicular connections to surrounding neighborhoods.

There is an eclectic collection of architectural styles due to the range of years development has taken place in the area. Exterior cladding materials include a mixture of brick, stucco, wood siding, aluminum storefront, metal siding and painted CMU. Architectural details include bay windows of a variety of shapes, steel balconies, wood balconies, entry canopies and ornamental cornices. One unifying feature to all these buildings are the large panels of storefront glazing at the street level encouraging transparency and pedestrian activity around the block.



APPLICABLE DEVELOPMENT STANDARDS

CS2 Urban Pattern and Form

- A2 Location in the City & Neighborhood – Architectural Presence
- B1 Adjacent Sites, Streets, & Open Spaces – Site Characteristics
- B2 Adjacent Sites, Streets, & Open Spaces – Connection to the Street
- C2 Relationship to the Block – Mid-Block Sites
- D1 Height, Bulk & Scale – Existing Development & Zoning
- D3 Height, Bulk & Scale – Zone Transitions
- D4 Height, Bulk & Scale – Massing Choices
- D5 Height, Bulk & Scale – Respect for Adjacent Sites

CS3 Architectural Context and Character

- A1 Emphasizing Positive Neighborhood Attributes – Fitting Old & New Together
- A2 Emphasizing Positive Neighborhood Attributes – Contemporary Design
- A4 Emphasizing Positive Neighborhood Attributes – Evolving Neighborhoods

PL1 Connectivity

- B3 Walkways & Connections – Pedestrian Amenities

PL2 Walkability

- A1 Accessibility – Access for All
- B1 Safety & Security – Eyes on the Street
- B2 Safety & Security – Lighting for Safety
- B3 Safety & Security – Street-Level Transparency
- C1 Weather Protection – Locations & Coverage
- C2 Weather Protection – Design Integration
- D1 Wayfinding – Design as Wayfinding

PL3 Street-Level Interaction

- A1 – Design Objectives; a. Office/Commercial lobbies and c. Common entries to multi-story residential buildings
- A2 Entries – Ensemble of Elements

PL4 Active Transportation

- B2 Planning Ahead for Bicyclists – Bike Facilities
- C3 Planning Ahead for Transit – Transit Connections

DC1 Project Uses and Activities

- A1 Arrangement of Interior Uses – Visibility
- A4 Arrangement of Interior Uses – Views and Connections
- C1 Parking and Service Uses – Below-Grade Parking

DC2 Architectural Concept

- A1 Massing – Site Characteristics and Uses
- B1 Architectural & Façade Composition – Façade Composition
- C1 Secondary Architectural Features – Visual Depth & Interest
- C3 Secondary Architectural Features – Fit with Neighboring Buildings
- D1 Scale & Texture – Human Scale
- D2 Scale & Texture – Texture

DC4 Exterior Elements & Finishes

- A1 Building Materials – Exterior finish Materials
- A2 Building Materials – Climate Appropriateness
- B1 Signage – Scale and character
- C1 Lighting – Functions
- C2 Lighting – Avoiding Glare

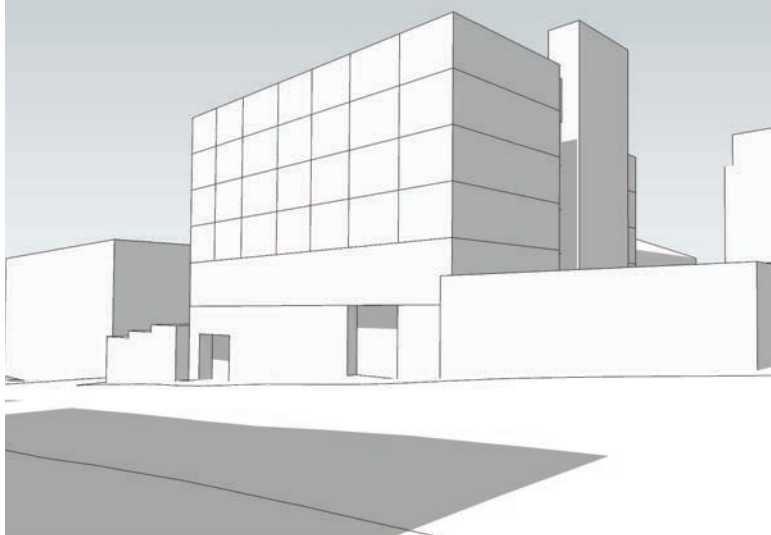
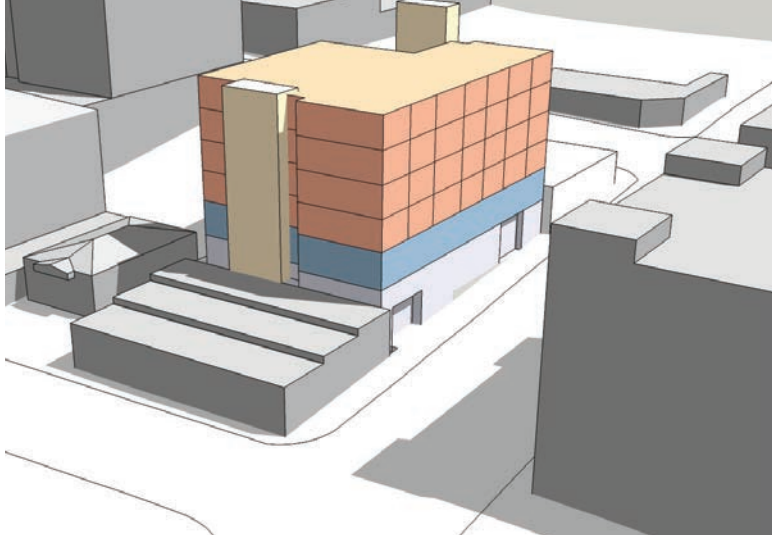
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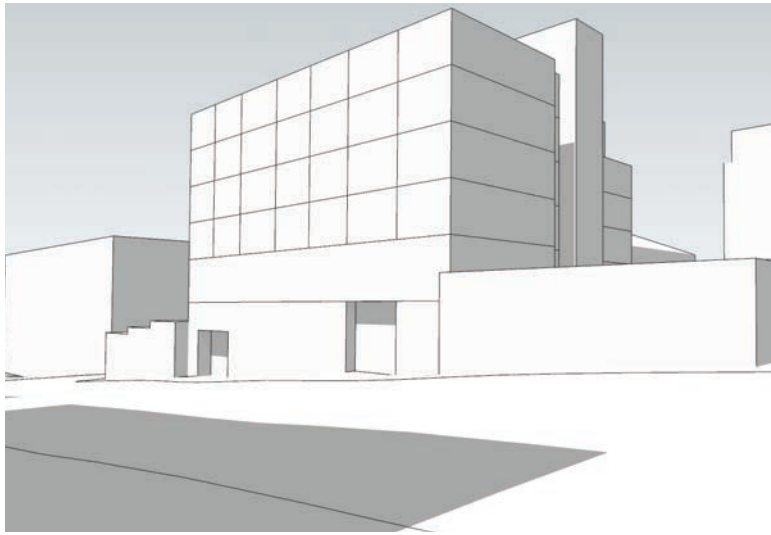
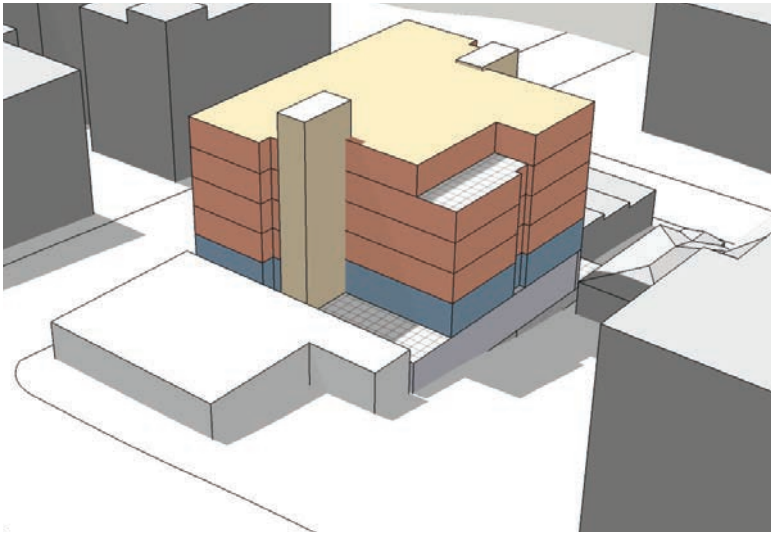
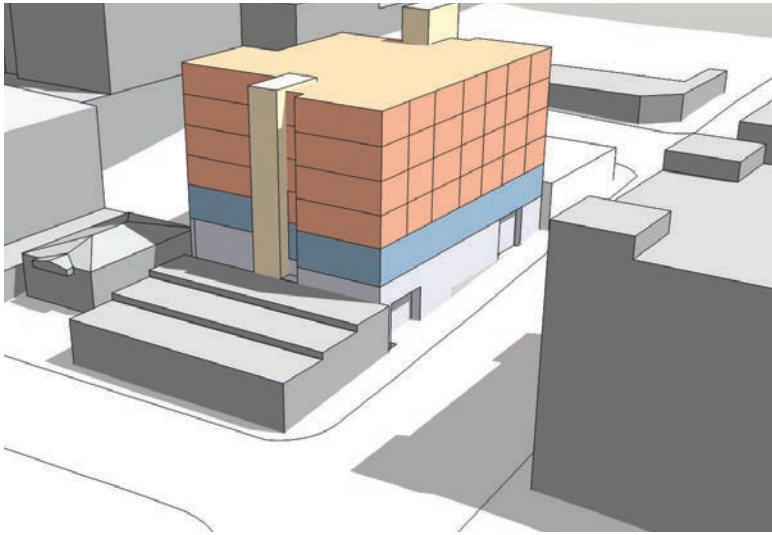
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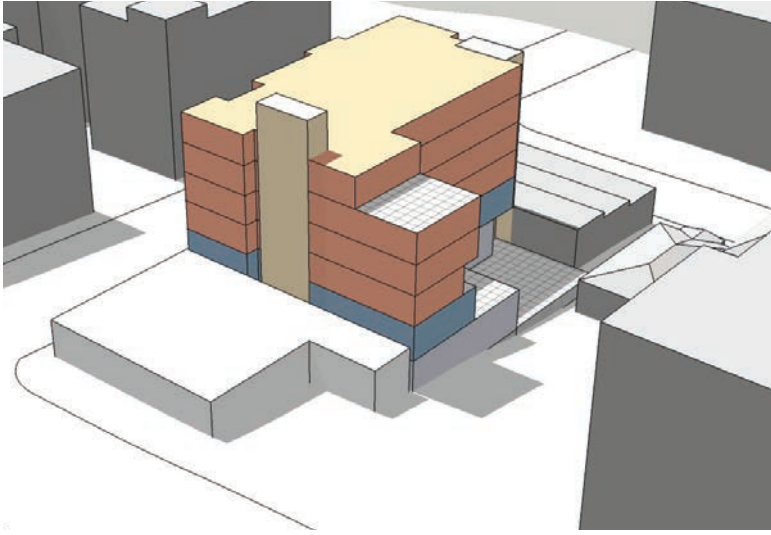
OPTION 1 - BAR CIRCULATION
(CODE COMPLIANT)



OPTION 2 - T-CIRCULATION
(CODE COMPLIANT)



OPTION 3 - ARTICULATED L
(PREFERRED)



OPTION 1: BAR CIRCULATION (CODE COMPLIANT)

Option 1 is a 6-story scheme with community services on the 1st floor, administrative offices on the 2nd floor, and housing units on the 3rd-6th floors. The 1st floor will include one entry vestibule for the housing and the community center and a 3'-6" setback past the property line to allow space for a 5' planting strip for street trees and 6' sidewalk. 1st floor program space will include reception/waiting room, multi-use space, serving kitchen, dining area, day treatment offices/interview rooms, medical check-in rooms, and a terrace. The 2nd floor program space includes a combination of open and closed office space, administrative support space, and a roof terrace. The 1st and 2nd floors will include 12,700 s.f. of day center/administrative offices and 1,140 s.f. of roof terrace; these floors will be built out to the property lines on the South and East sides, and partially on the North and West sides. Trash will be accessed from street level and bike storage will be accessed from the lower level garage by the ramp from S. Jackson St. The 3rd floor will include twelve studio units and one resident manager's unit and will be built out to the street-front on the South. The 4th-5th floors will include 14 studio units and will be similarly arranged to the 3rd floor. The 6th floor will include 12 studio units, a shared laundry, and a common-use roof deck with planters. 14 parking garage spaces are provided, no parking is required for the project.

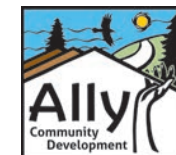
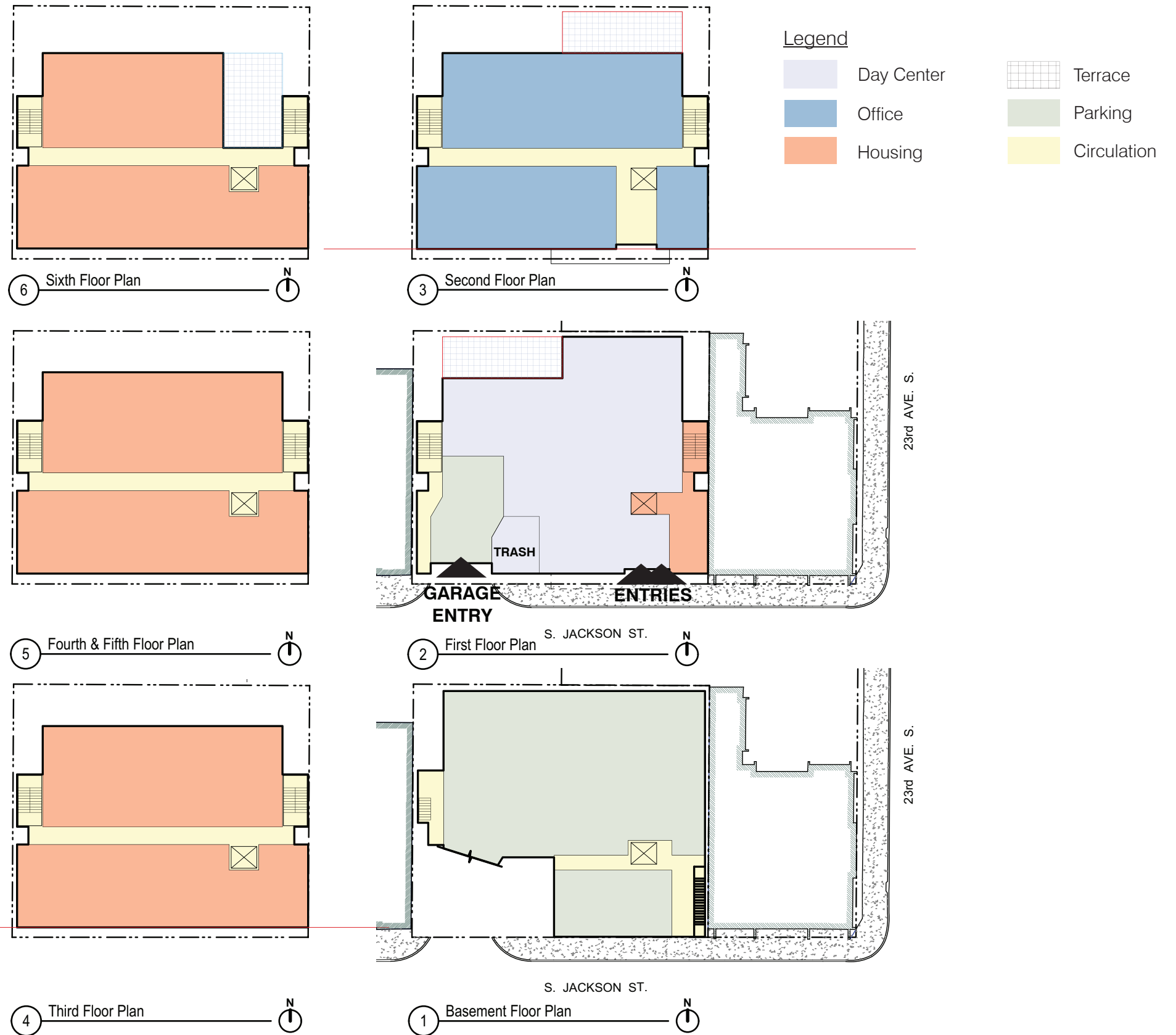
- 6,474 s.f. Basement parking and Mechanical
 - 6,356 s.f. Day Center + 570 s.f. common deck
 - 6,356 s.f. Administrative Office + 570 S.F. terrace
 - 24,622 s.f. Housing + 640 s.f. roof deck w/ garden
- TOTAL: 37,334 s.f. + 1,780 s.f. deck

Advantages:

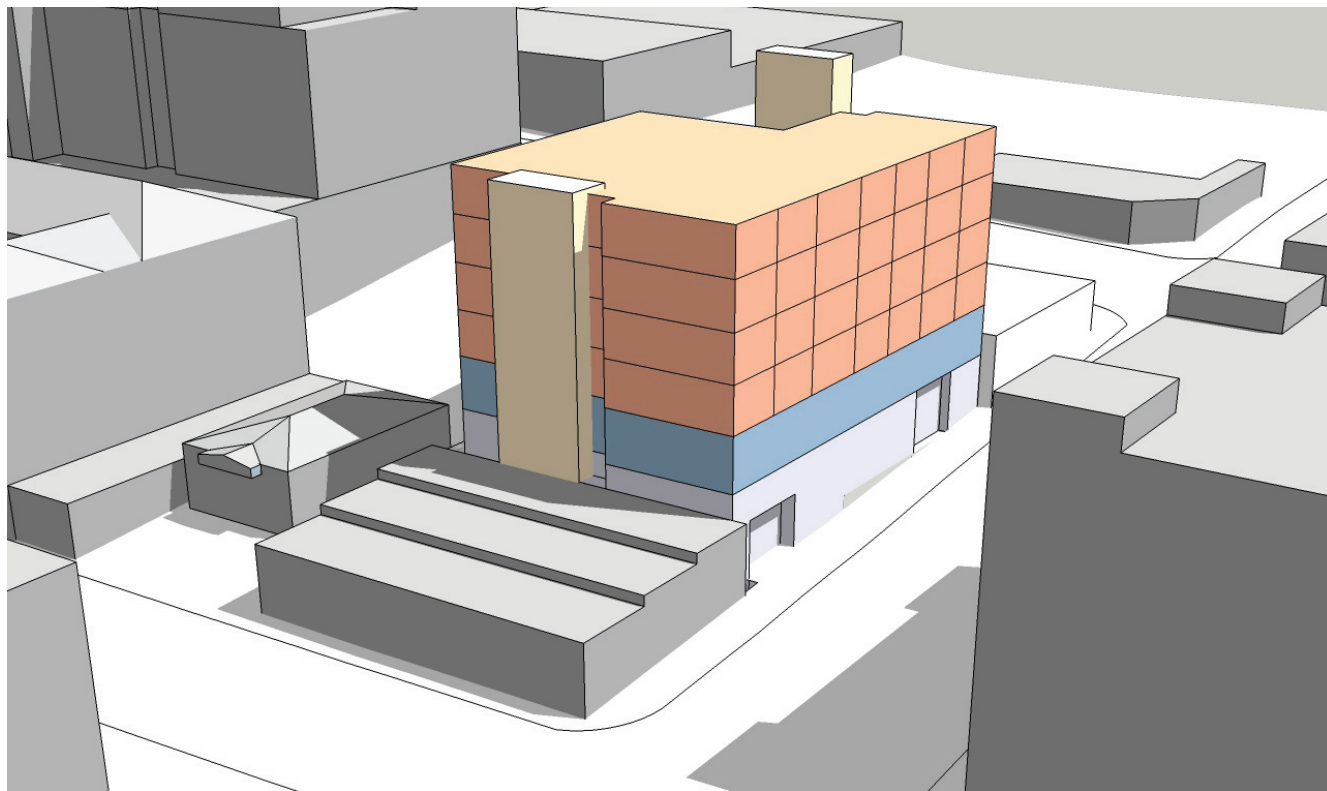
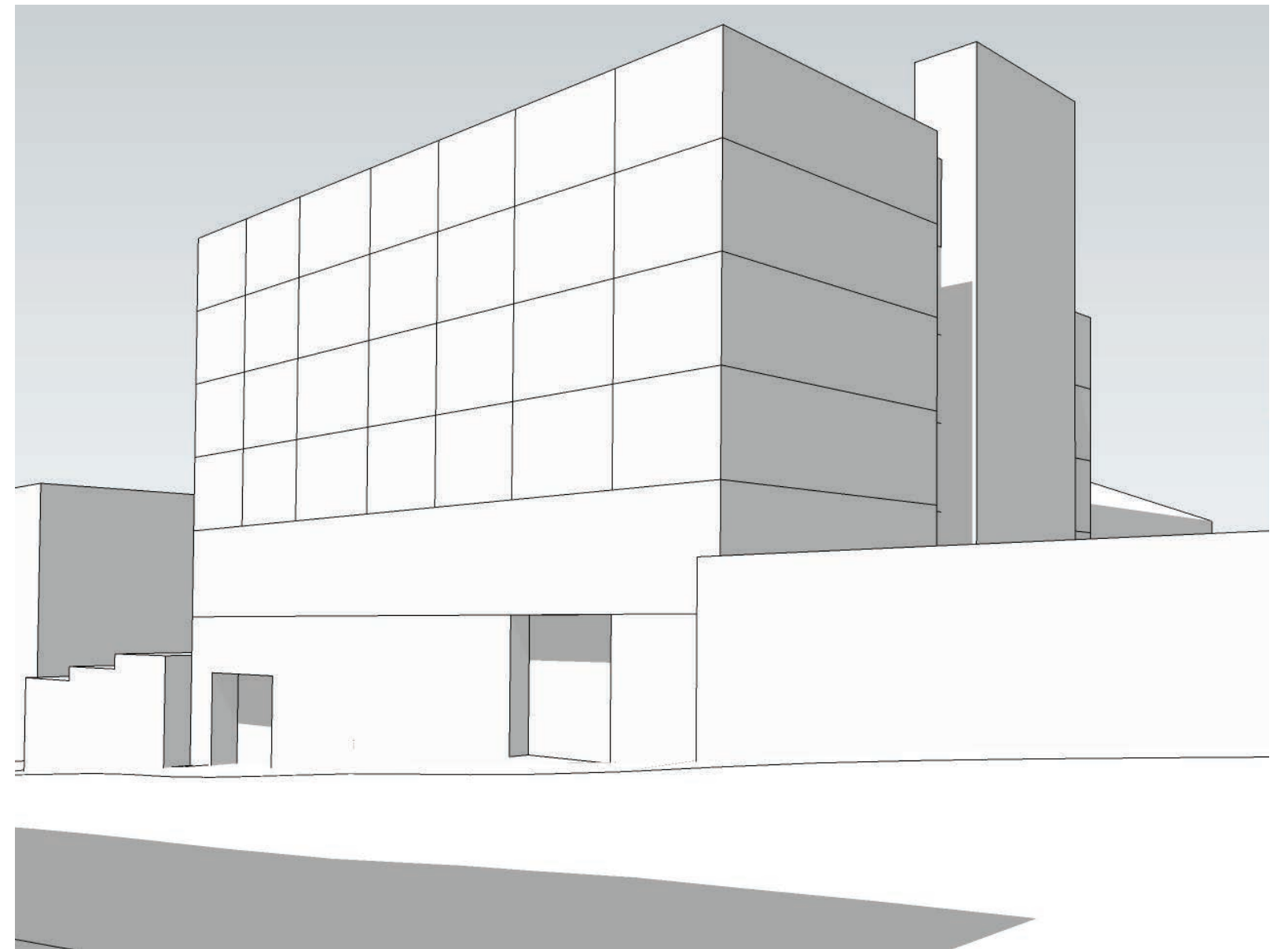
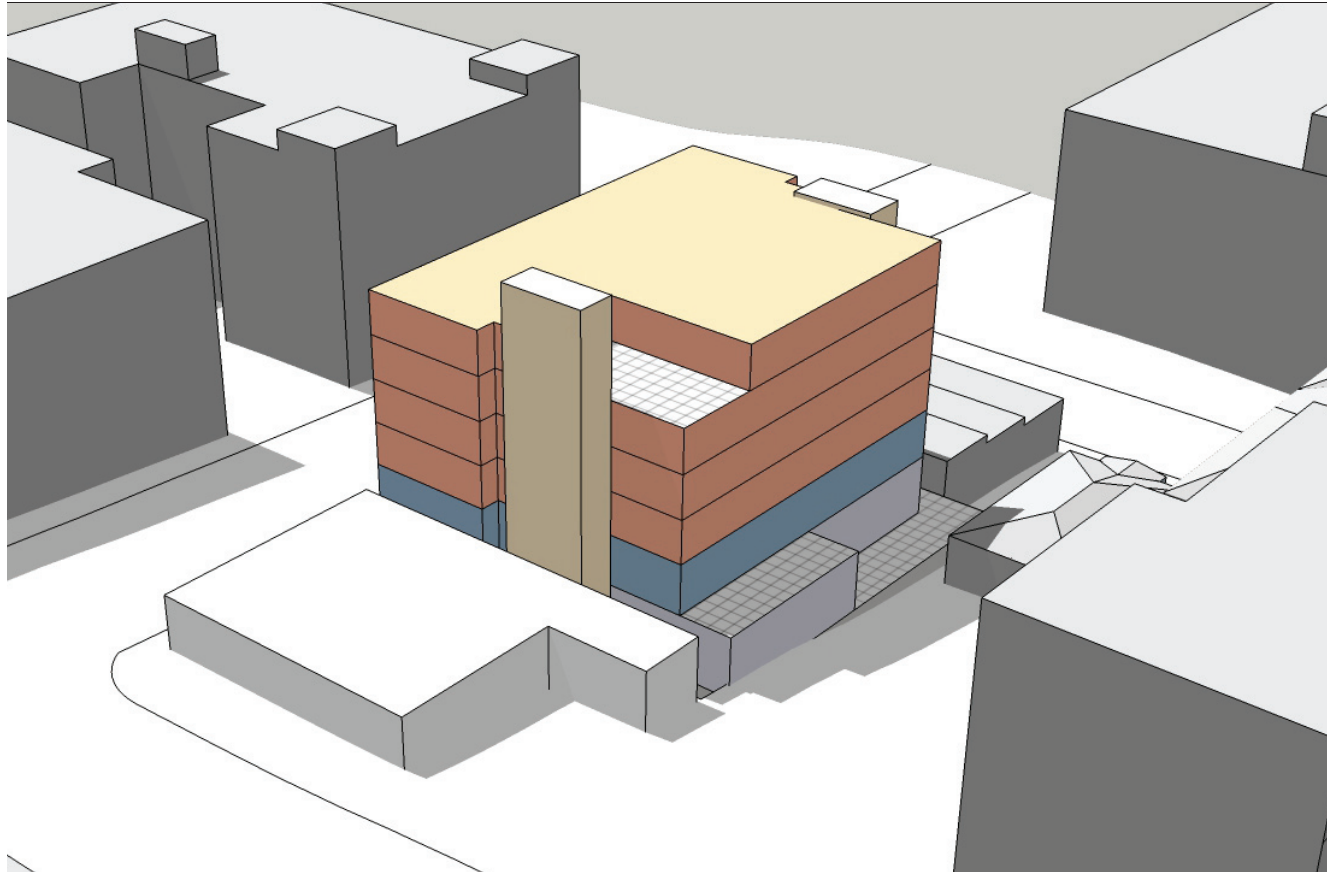
- Separate entries for residential and community center/office space.

Disadvantages:

- Separate entries take up limited street frontage.
- Large bulk shadows properties to North and West



OPTION 1: BAR CIRCULATION (CODE COMPLIANT)



OPTION 2: T-CIRCULATION (CODE COMPLIANT)

Option 2 is a 6-story scheme with community services on the 1st floor, administrative offices on the 2nd floor, and housing units on the 3rd-6th floors. The 1st floor will include one entry vestibule for the housing and the day center and will require a 3'-6" setback past the property line to allow space for a 5' planting strip for street trees and 6' sidewalk. 1st floor program space will include reception/waiting room, multi-use space, serving kitchen, dining area, day treatment offices/interview rooms, medical check-in rooms, and a roof terrace. The 2nd floor program space includes a combination of open and closed office space, administrative support space, and a roof terrace. The 1st and 2nd floors will include 13,100 s.f. of day center/administrative offices and 1,160 s.f. of roof terrace; these floors will be built out to the property lines on the South and East sides, and partially on the North and West sides. Trash will be accessed from street level and bike storage will be accessed from the lower level garage by the ramp from S. Jackson St. The 3rd floor will include twelve studio units and one resident manager's unit and will be built out to the street-front on the South. The 4th-5th floors will include 14 studio units and will be similarly arranged to the 3rd floor. The 6th floor will include 12 studio units, a shared laundry, and a common-use roof deck with planters over studio units below. 14 parking garage spaces are provided, no parking is required for the project.

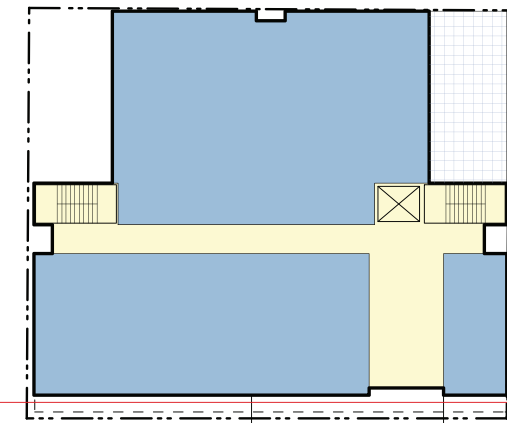
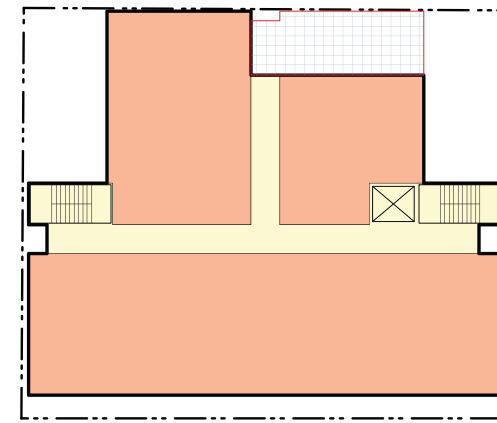
- 6,474 s.f. Basement parking and Mechanical
- 6,630 s.f. Day Center + 580 s.f. common deck
- 6,653 s.f. Administrative Office + 580 s.f. deck
- 26,144 s.f. Housing + 470 s.f. roof deck w/ garden
- TOTAL: 39,427 s.f. + 1,630 s.f. deck

Advantages:

- Separate entries for residential and community center/office space.

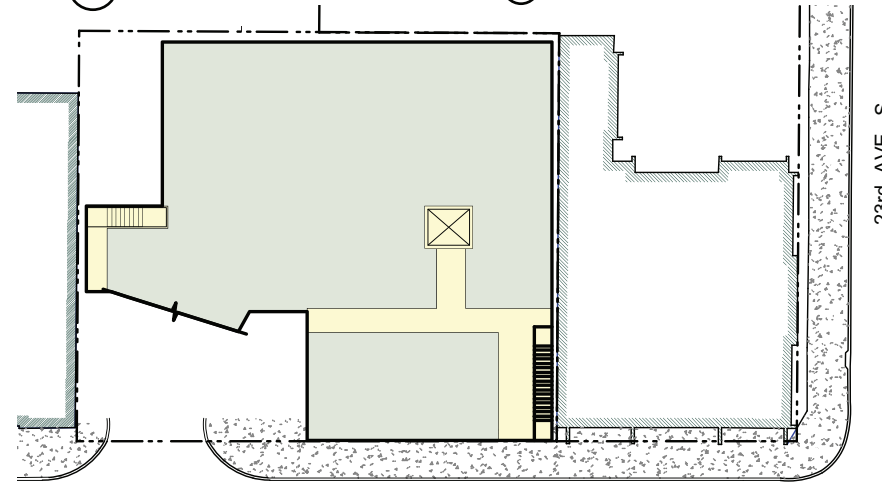
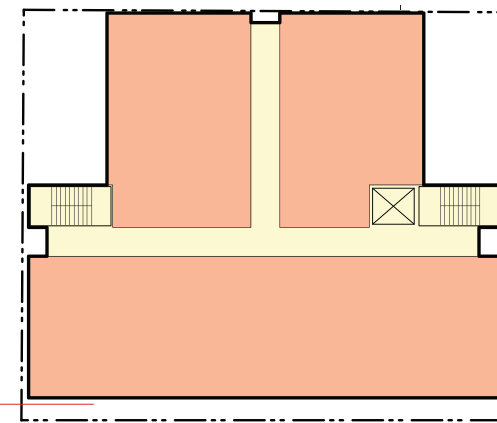
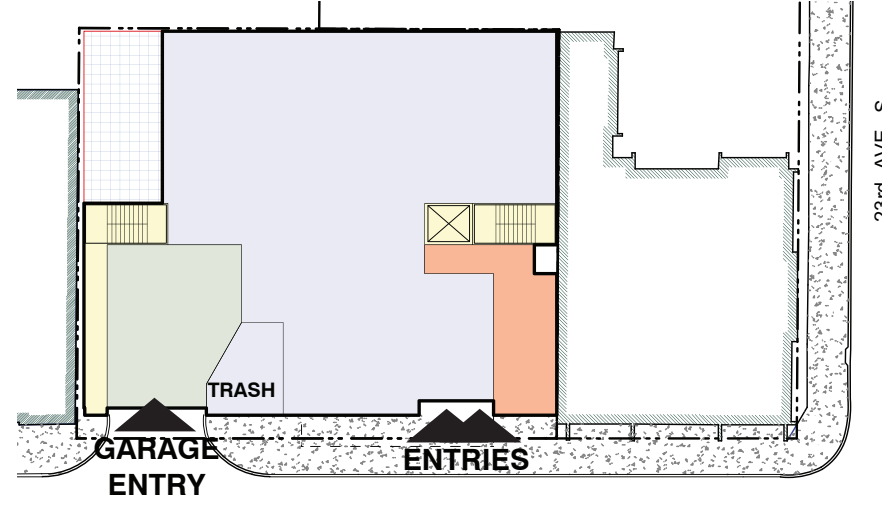
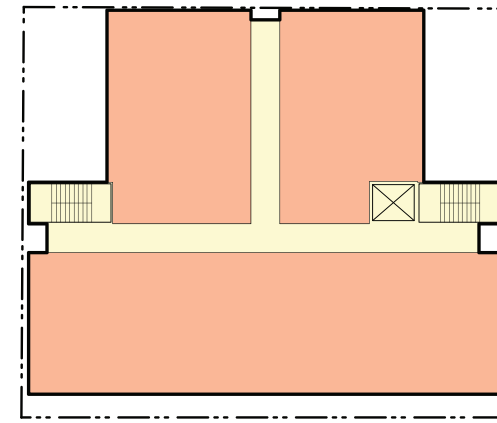
Disadvantages:

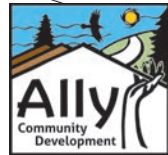
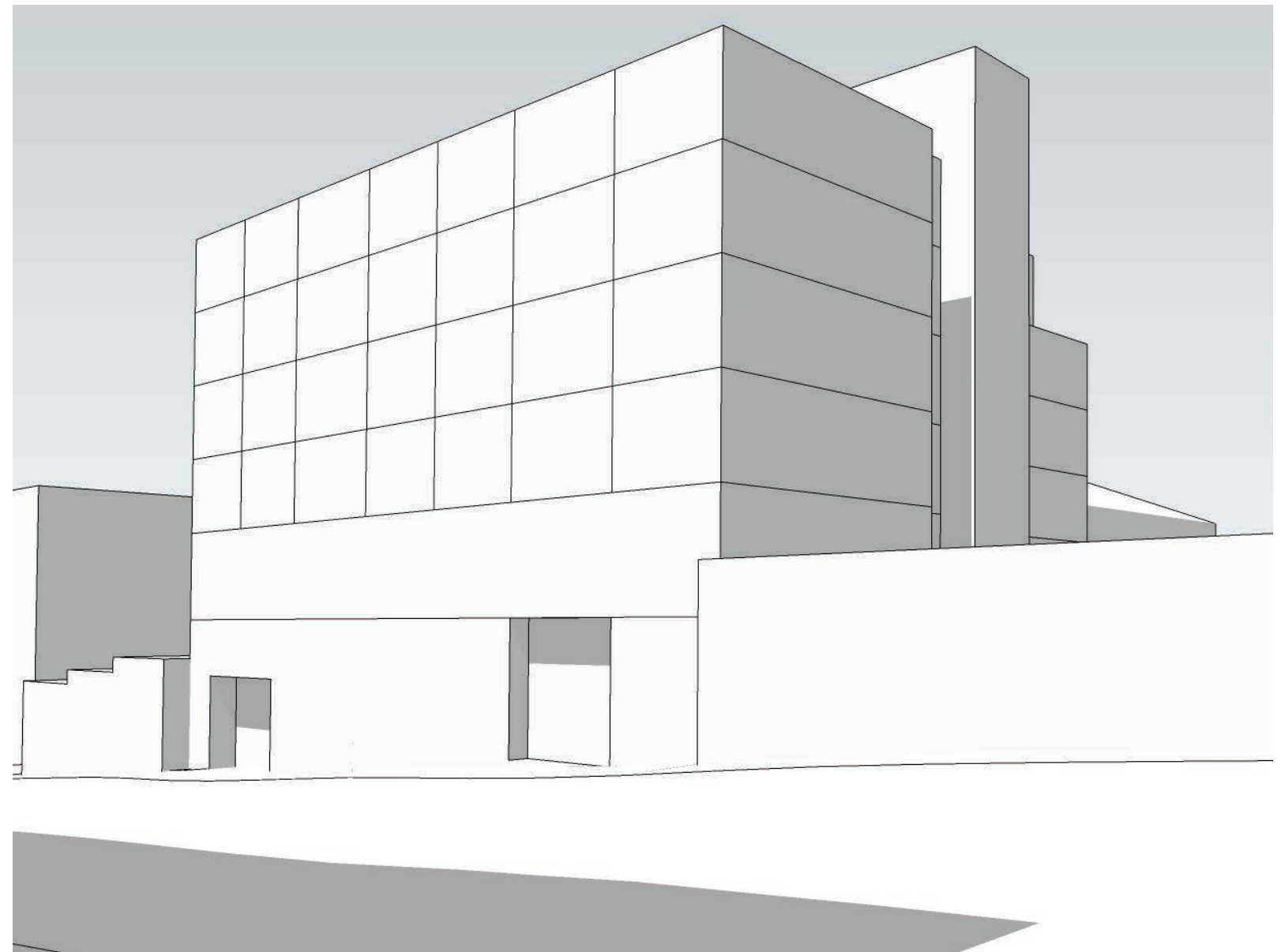
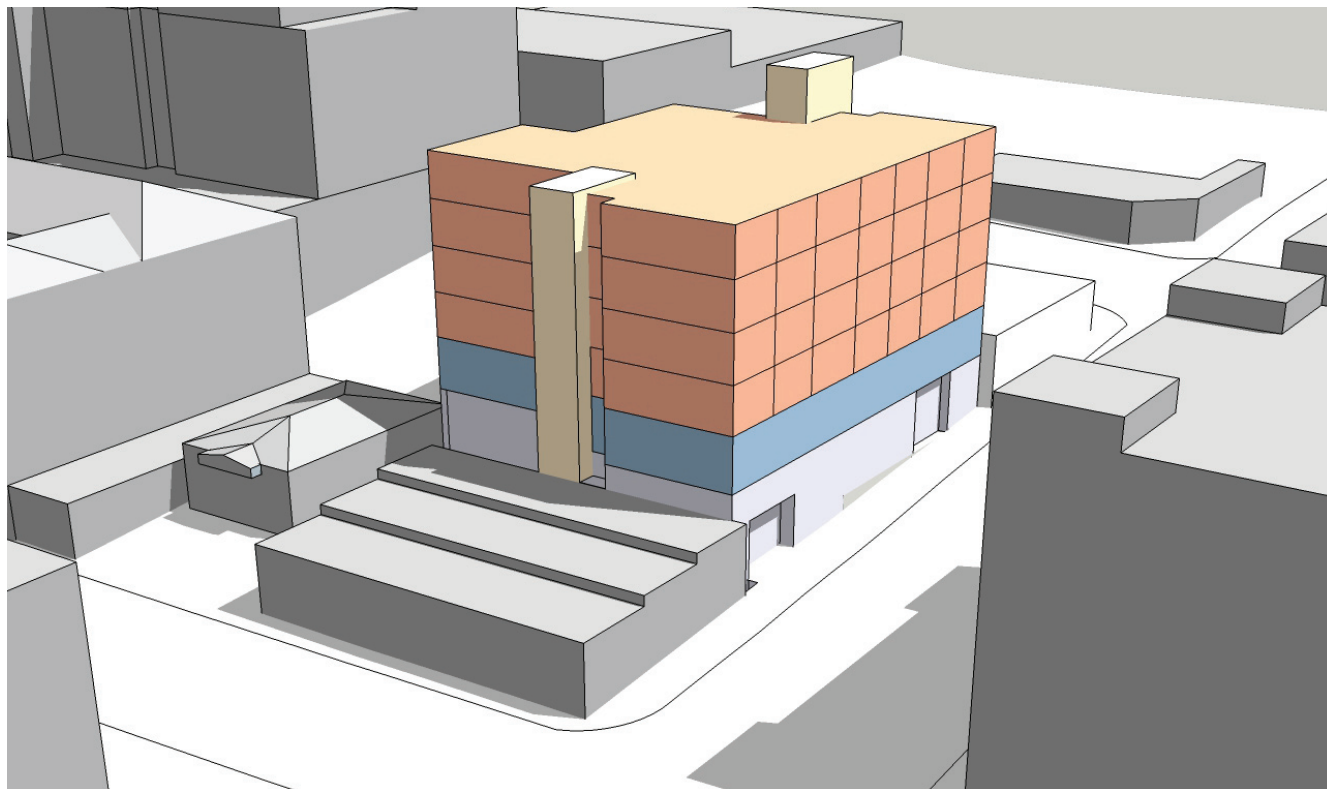
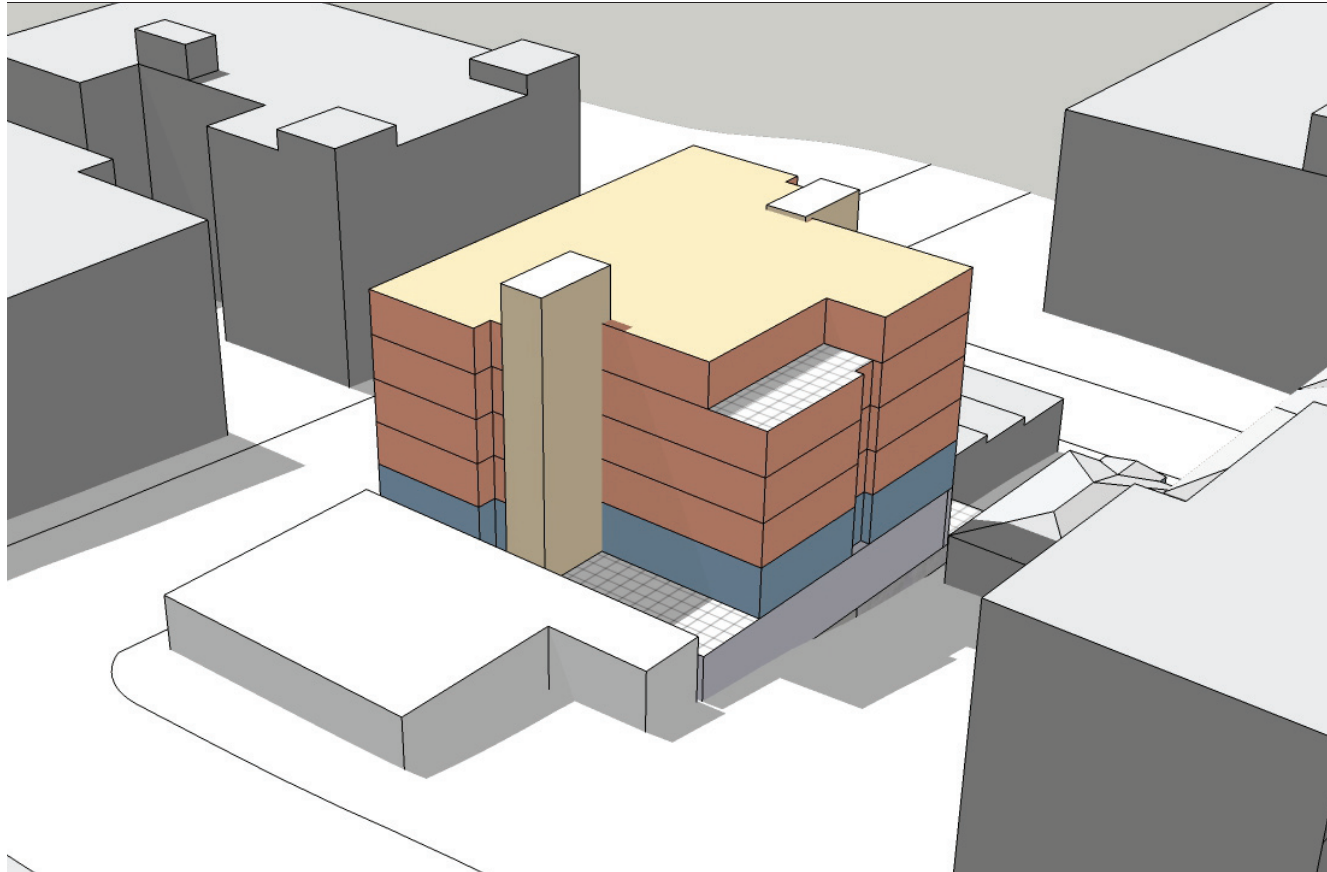
- Separate entries take up limited street frontage.
- Large bulk shadows properties to North and West



Legend

- Day Center
- Office
- Housing
- Terrace
- Parking
- Circulation





OPTION 3: ARTICULATED L (PREFERRED)

Option 3 is a 6-story scheme with community services on the 1st floor, administrative offices on the 2nd floor, and housing units on the 3rd-6th floors. The 1st floor will include one entry vestibule for the housing and the community center. 1st floor program space will include reception/waiting room, multi-use space, serving kitchen, dining area, day treatment offices/interview rooms, medical check-in rooms, and a roof terrace. The 2nd floor program space includes a combination of open and closed office space, administrative support space, and a roof terrace. The 1st and 2nd floors will include 11,300 s.f. of center/administrative offices and 2,020 s.f. of roof terrace; these floors will be built out to the property lines on the South and East sides, and partially on the North and West sides. Trash will be accessed from street level and bike storage will be accessed from the lower level garage by the ramp from S. Jackson St. The 3rd floor will include twelve studio units and one resident manager's unit and will be built out to the street-front on the South, modulated with a 3' bay window projecting beyond the property line. The 4th-5th floors will include 14 studio units and will be similarly arranged to the 3rd floor. The 6th floor will include 12 studio units, a shared laundry, and a common-use roof deck with planters over studio units below. 14 parking garage spaces are provided, no parking is required for the project.

- 6,474 s.f. Basement parking and Mechanical
 - 5,443 s.f. Community Center + 1,350 s.f. common deck
 - 5,866 s.f. Administrative Office + 670 s.f. staff deck
 - 23,259 s.f. Housing + 540 s.f. roof deck w/ garden
- TOTAL: 34,568 s.f. + 2,560 s.f. Terrace

Advantages:

- Space efficient shared entry vestibule
- Reduced building mass and impact on North & West properties
- Building mass is pushed to South property line minimizing impact on properties to the North and Northwest

Departures

- Transparency requirement reduction at solid waste collection; Proposing a mural that would count towards a minimal percentage of street level transparency requirement



OPTION 3: ARTICULATED L (PREFERRED)



STREET LEVEL RENDERING

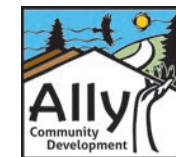




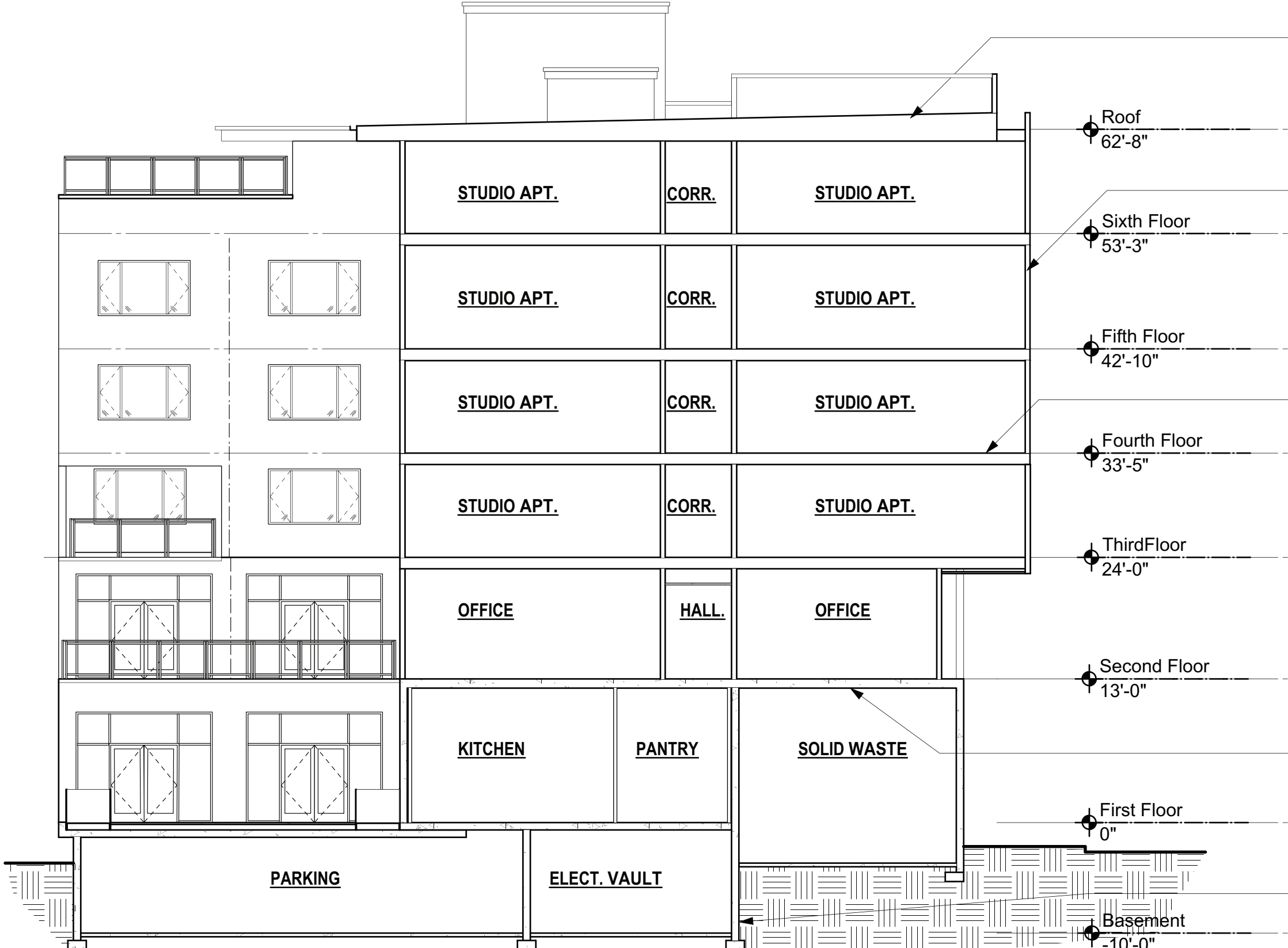
BUILDING ELEVATION



SOUTH ELEVATION



BUILDING SECTION



TYPICAL ROOF ASSEMBLY
 MEMBRANE ROOFING
 OVER R25 RIGID INSULATION
 1/4" FT. TAPERED TOP CHORD TJI ROOF JOISTS @ 24" O.C.
 R13 BATT INSULATION TIGHT TO THE UNDERSIDE OF SHTG.
 (2) LAYERS 5/8" GWB

TYPICAL WALL ASSEMBLY
 5/8" FIBER CEMENT SIDING
 ON S.S. RAINSCREEN CLIPS
 OVER WEATHER BARRER
 1/2" PLYWOOD SHEATHING
 2x6 SUD WALLS W/ R21 BATT INSUL.
 SHEET VAPORT RETARDER
 (1) LAYER 5/8" GWB

TYPICAL FLOOR ASSEMBLY
 1" GYPCRETE OVER 1/4" SOUND MAT
 3/4" PLYWOOD SUBFLOOR
 11-7/8" TJI'S @ 16" O.C. W/
 3-1/2" ACOUST. BATT INSULATION
 OVER 1/2" RC CHANNELS &
 (2) LAYERS 5/8" GWB

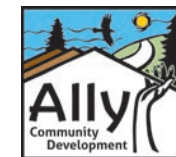
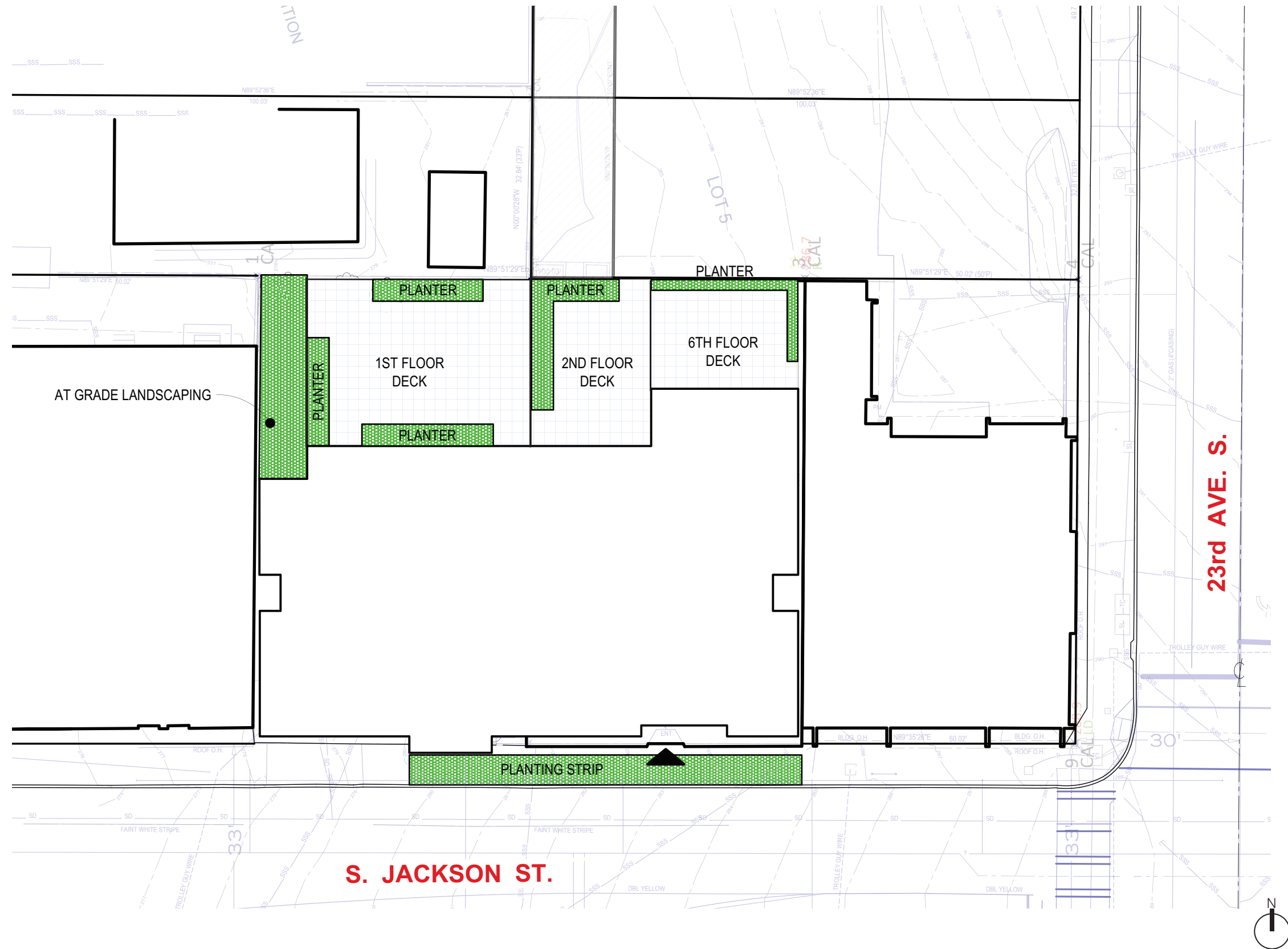
3-HOUR FLOOR ASSEMBLY
 10" P.T. CONCRETE SLAB
 OVER VINYL COATED BATT
 INSULATION

SUBGRADE BASEMENT WALL
 8" CONCRETE WALL W/
 BENTONITE WATERPROOFING
 BEHIND DRAINAGE MAT &
 PROTECTION BOARD

BUILDING SECTION LOOKING EAST

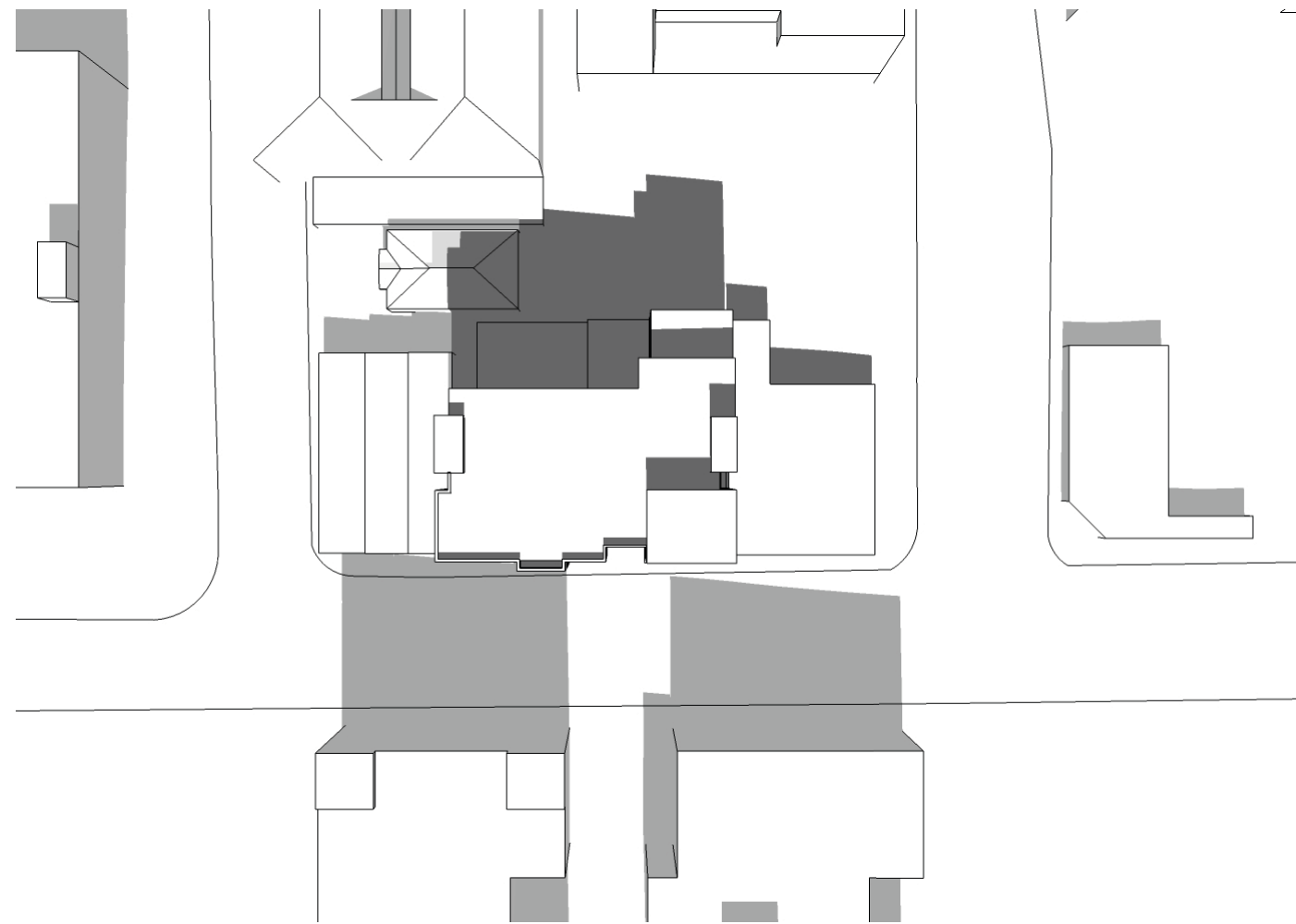


LANDSCAPE CONCEPT PLAN

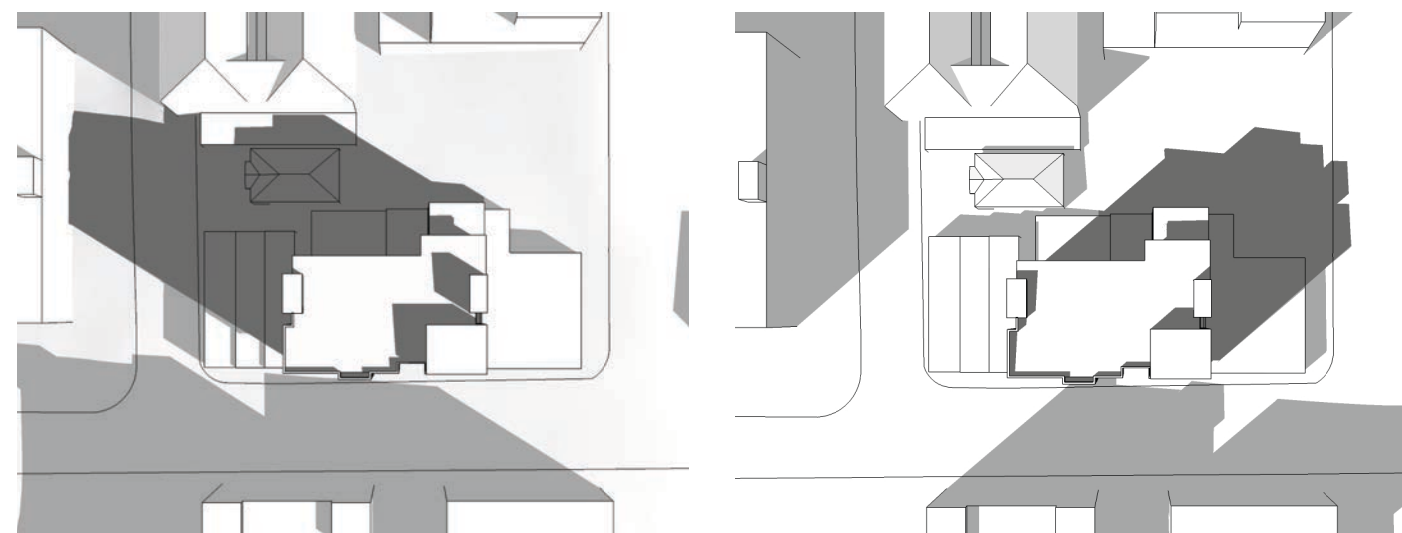


SUN/SHADOW GRAPHICAL ANALYSIS

MARCH/SEPTEMBER 21ST - EQUINOX



NOON



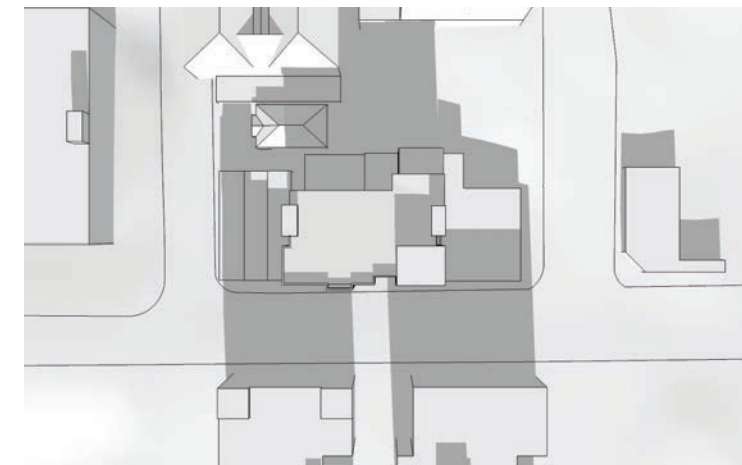
9AM

3PM

DECEMBER 21ST



9AM

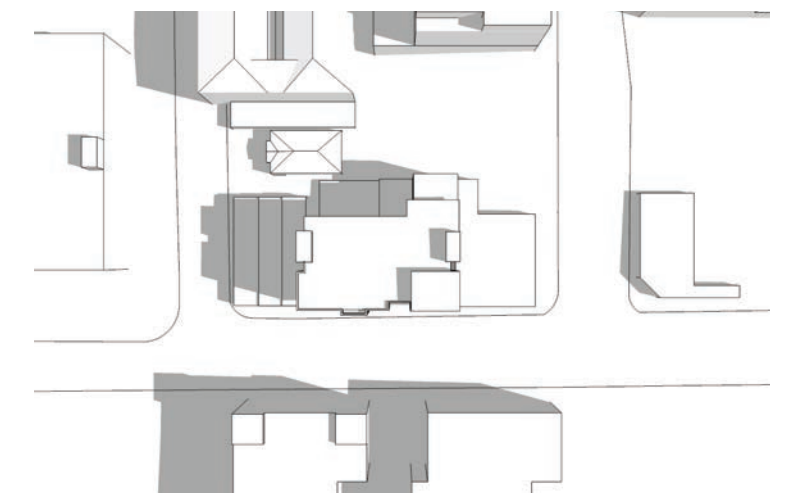


NOON

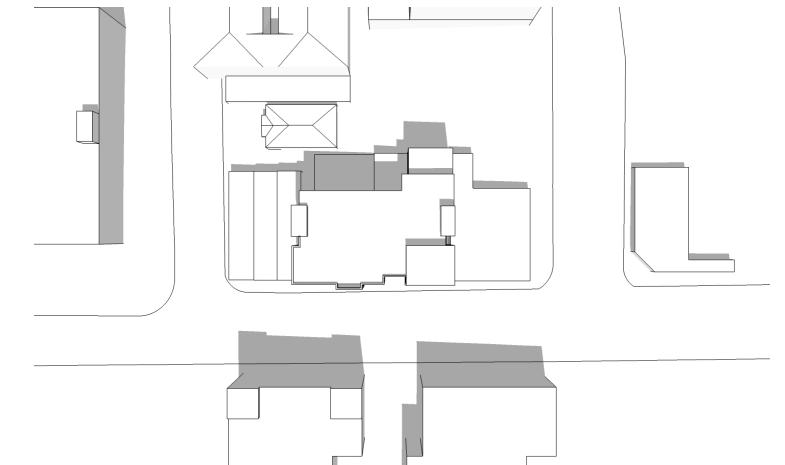


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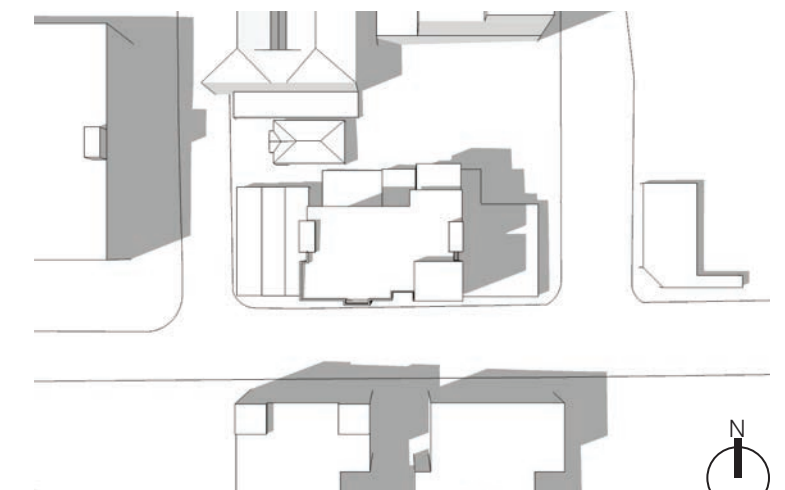
JUNE 21ST



9AM



NOON



3PM



DEPARTURE SUMMARY TABLE

Potential Requests for Development Departures

SMC 23.47A.008.2 Street Level Development Standards – Transparency.

Street level development standards require that 60 percent of a structure’s street-facing facade be transparent between 2’ and 8’ above grade. The building fronts S. Jackson St. and does not have an alley or access to additional streets. There is a driveway to access underground parking that we are exempt from counting in our transparency calculation and a solid waste room from S. Jackson street that creates a portion of blank facade. The slope of the site causes glazed portions of the street elevation to fall outside of the 2’ - 8’ range causing the elevation to be less than 60% transparent. Designating a portion of wall for an artist to create a piece of artwork - instead of providing additional transparency viewing into a solid waste room to meet transparency requirements - will provide a placemaking opportunity while reducing an area of blank facade.

Guideline Compliance Through Departure:

- CS3 – B1 – Placemaking
- PL1 – A2 – Adding to Public Life
- DC2 – B2e – Blank Walls

