



PLYMOUTH HOUSING
12TH & SPRUCE SUPPORTIVE HOUSING

169 12TH AVE
SEATTLE, WA 98122
SDCI PROJECT # 3032409-LU
DESIGN RECOMMENDATION
MEETING DATE: 04/01/2020

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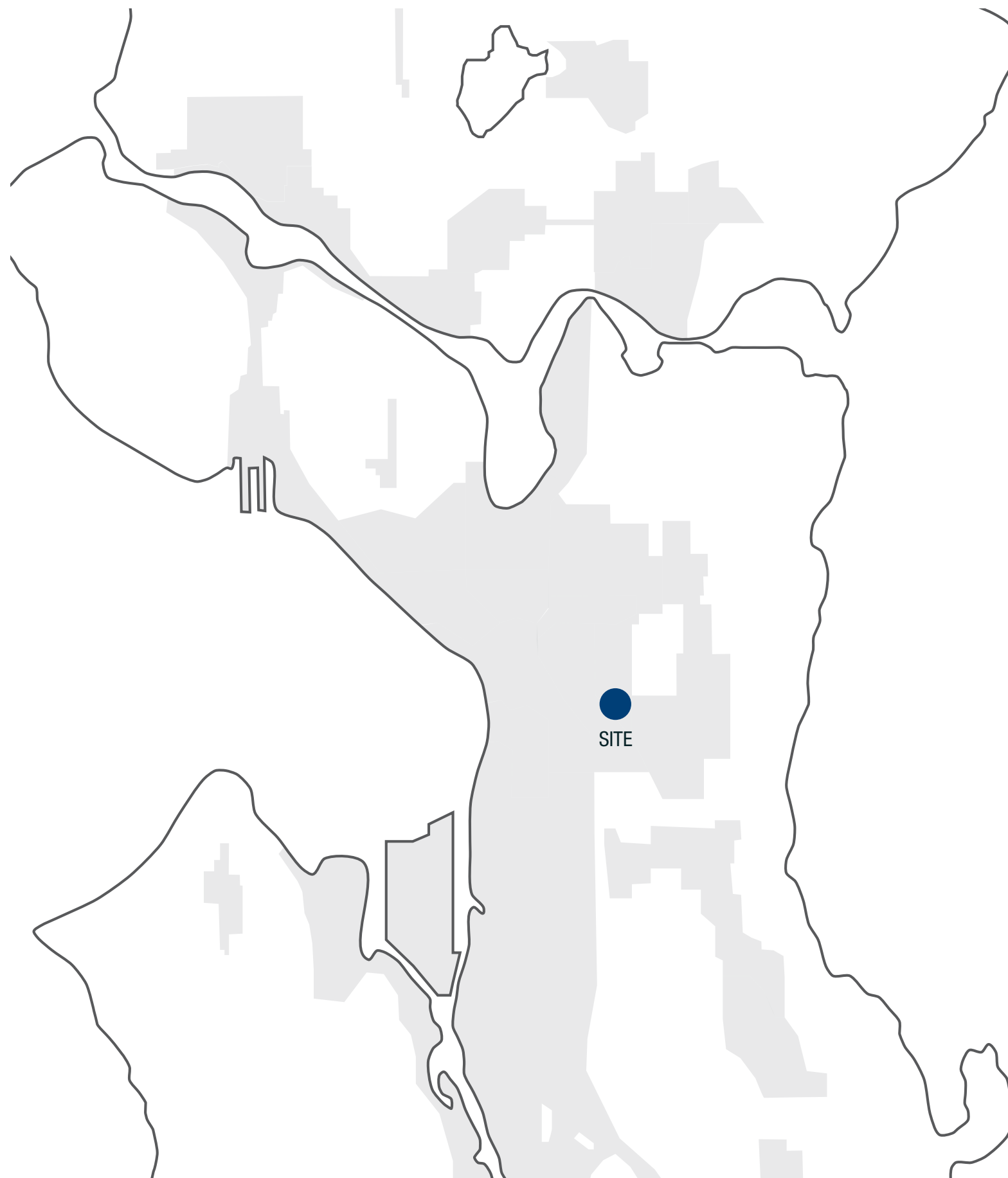


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2.0 PROJECT OVERVIEW

PLYMOUTH HOUSING

Plymouth Housing was founded in 1980 to address the problem of homelessness in downtown Seattle and surrounding neighborhoods and continues to work to address the deep need for low barrier housing in King County. Plymouth’s unique focus on pairing high-quality housing with supportive social services has impacted thousands of lives, enabling residents to achieve stability in housing and avoid a return to homelessness. Plymouth operates more than 1,100 apartments in Seattle, with the newest building at 501 Rainier Avenue set to open in 2020.

At 12th and Spruce, Plymouth will be providing 100 homes to individual adults who have experienced homelessness. This project is funded by the City of Seattle Office of Housing and other public funders to address the need for permanent supportive housing, and Plymouth aims to spend those dollars responsibly, developing a design that is up to code and responds to the comments of community members while targeting efficiency and affordability.

SMR ARCHITECTS

For forty years, SMR Architects has been crafting inspired structures where people want to live, learn, work and play. With a focus on the people who ultimately use a building, our structures provide a place for life to happen, they interact with and enrich the neighborhoods in which they’re a part. Our team’s collaborative approach, experience and sustainable philosophy helps us serve both our clients and the community, always putting people first.

ST. FRANCIS HOUSE

St. Francis House is established in the spirit of St. Francis of Assisi to be a presence in Seattle to serve those in need and to inspire simplicity and charity in its volunteers and those they serve. Since 1967, the volunteers, staff and donors of St. Francis House have served Seattle’s homeless, low-income, and needy by following the example of St. Francis as expressed in his prayer. From a modest beginning at an old storefront on Yesler Way, to our current location on 12th Avenue, St. Francis House has continually expanded services.



12TH AVE ARTS | CAPITOL HILL



PAT WILLIAMS APARTMENTS | SOUTH LAKE UNION



SYLVIA ODOM'S PLACE | BELLTOWN



PLAZA ROBERTO MAESTAS | BEACON HILL

PROJECT PROGRAM

12th and Spruce Supportive Housing will redevelop St. Francis House's space on 12th Avenue and will be Plymouth Housing's first project in Central District. The project is a win-win for both organizations, With over 52,000 square feet of residential area and almost 7000 square feet of ground level commercial space for St Francis House. St. Francis house's new space will provide a sheltered courtyard for customer queueing, a new café space where customers can spend time, and expanding "shopping" areas. It will also provide 10 parking stalls for volunteers. In addition to 100 units of permanent supportive housing, Plymouth's space will provide indoor and outdoor community space for residents, offices for supportive services, and three live-in staff units. This location also provides crucial access to medical and mental health resources and allows Plymouth staff to travel easily between buildings.

PROJECT CONTEXT

The existing site currently is owned and occupied by St. Francis House and an existing surface parking lot for their volunteers. The proposed building will house both a new space for St Francis House and 103 units plus amenity space to serve Plymouth Housing residents. The site is centrally located along 12th Avenue in the Central District, giving the residents opportunities as it is close to transit options, health care and neighborhood amenities. This project will meet the greater community's goals by increasing housing affordability as well as strengthen and enhance the existing character. The streetscape quality will be improved with the project using transparency, improved landscaping, overhead weather protection and eyes on the street.



2.0 PROJECT OVERVIEW



September 23rd, 2019 - Byrd Barr Place, 722 18th Avenue

Tim Parham, Katie Randall, Liz Rapuzzi, and Phong Le of Plymouth Housing presented a PowerPoint presentation about the project to the Land Use Review Committee (LURC) and Central District residents.

The response was resoundingly positive to the project. Residents acknowledged the need for housing in the community and were appreciative of the efforts made by both the owners and the architects to present the project.

Residents discussed boards (above) with the architect, and their preferences on the boards are incorporated into this design packet. Images were carefully chosen to reflect neighborhood design guidelines so that the project could continue to follow them.



October 28th, 2019 - Byrd Barr Place 722, 18th Avenue

The LURC was supportive of methods used to integrate the building into the pedestrian experience and the rest of the block and supported

- the current proportion of two stories with five above
- creating a cohesive block with neighboring buildings
- exploring building impact to 12th Avenue

The LURC was supportive of art integrated into the building and of nods to local culture in design and supported

- using King County Metro gates at 4th and Jackson as an example for the gate along 12th Ave at St Francis House entrance if allowed by the project budget
- working with Path with Art to fulfill cultural requirements of Design Review
- working with neighbors currently in pre-construction to develop consistent design details celebrating local culture

The LURC understands the constraints on exterior common area given Plymouth’s program and need to prioritize durability and safety of tenants, and supported

- Plymouth exploring sliding doors between common room and courtyard.
- making parking area flexible gathering space; Plymouth responded that they had explored the idea of utilizing the parking for common area but discovered it was not feasible

March 23rd, 2020 - Zoom Meeting

The LURC was supportive of the overall exterior design and pedestrian experience

- Supportive of canopies below transom to offer the most protection from rain and to allow the most sunlight into the building and courtyard
- Supportive of St. Francis House entrance within deeper courtyard to allow queuing space off the street
- Supportive of canopies located at entrances and acknowledged that canopies meet code requirement for 60% coverage, and suggested extending the length of the southern portion of canopy if budget and Plymouth program allow

The LURC is supportive of massing and materials/color choices

- Supportive of color choices and building proportions
- Supportive of allowing building height along 12th Ave to match that of neighboring buildings

The LURC understands the constraints on exterior common area given Plymouth’s program and need to prioritize durability and safety of tenants

- Supported size of both amenity space and parking stalls, recognizing need to balance required parking stalls and required amenity space in limited space
- Supported double doors that connect interior and exterior amenity space

3.0 PROPOSAL INFORMATION



AERIAL PHOTO OF 9-BLOCK AREA

BUILDING FOOTPRINT

9,544 SF at Level 1
8,180 SF at Level 2

RESIDENTIAL UNITS

103 Studios/SEDUs

TOTAL RESIDENTIAL SQUARE FEET

52, 393 SF

TOTAL COMMERCIAL SQUARE FEET

7,360 SF

TOTAL BUILDING AREA

59,753 SF

BUILDING HEIGHT

68' - 6 1/2"

FAR

3.92

SITE AREA

14,071 SF; approximately 0.32 acres

VEHICLE PARKING

10 nonresidential parking stalls (none required)

BIKE PARKING

Residential: 92 long term, 6 short term
Nonresidential: 4 short term, long term to be provided with TI permit

TOTAL AREA TOWARDS AMENITY

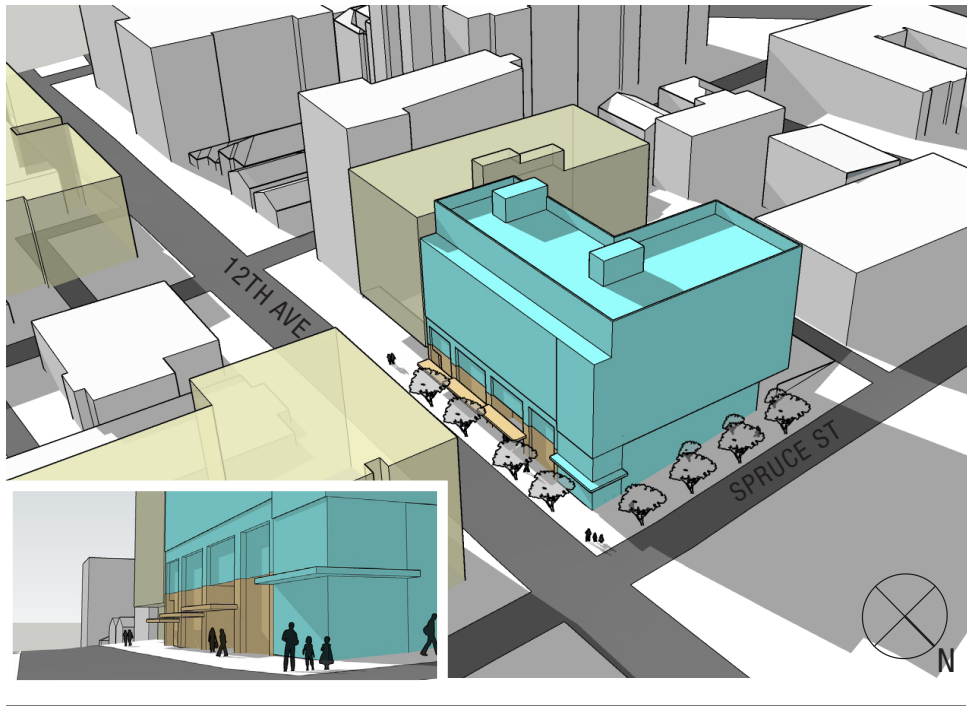
1,856 SF

REQUESTED DEPARTURES

1. 23.47A.008.A.3: Facade is more than 10' from lot line at front courtyard entry
2. 23.47A.008.C.4.a: Non-continuous canopy along 12th Avenue;
3. 23.47A.014: Front (east-facing) setback from 12th Avenue lot line less than required 8 feet average.
4. 23.47A.024: Amenity area is less than minimum 5% of gross square footage required
5. 23.54.030: Parking stalls ratio requires ten spaces to be divided into at least 75% large spaces and 25% small spaces, while the project contains 70% large spaces and 30% small spaces.

3.0 PROPOSAL INFORMATION

DESIGN ALTERNATIVE 1 - CODE COMPLIANT



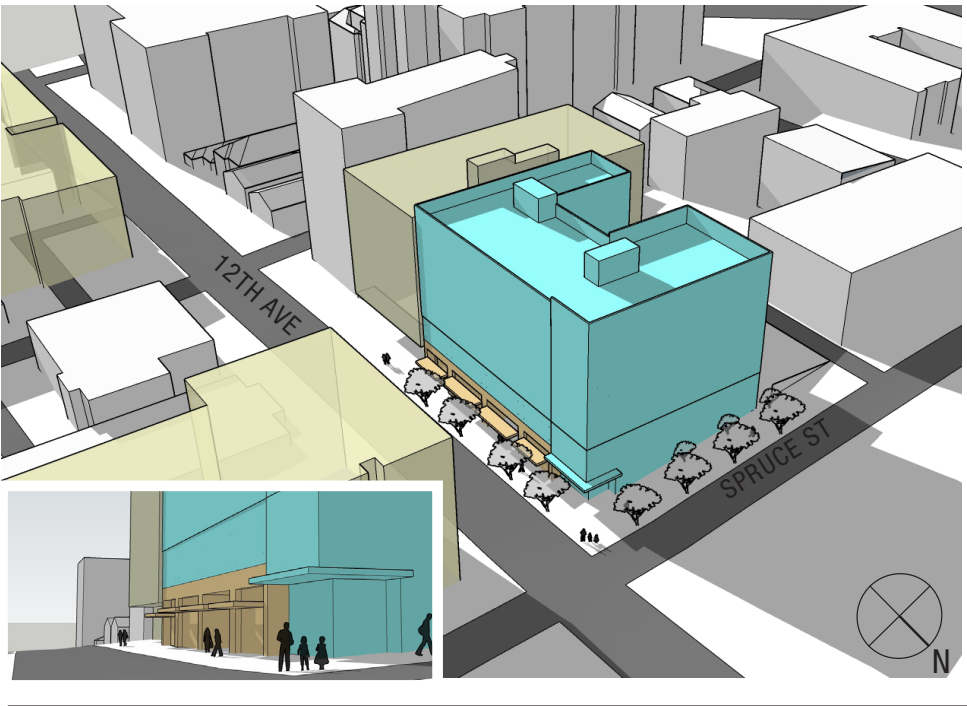
BUILDING OVERVIEW

Building Area	58,444 SF
Building Height	66'-10" FT
FAR	3.96
Units	98
Parking	10
Departure	NONE

DESIGN GUIDELINES

	OPPORTUNITY	CONSTRAINT
CS1-1 Topography	X	
CS2-C-1 Corner Site	X	
CS3-1 Neighborhood Context	X	
PL2-1 Human Scale		X
PL1-1 Accessible Open Space	X	
DC-A-2 Reducing Perceived Mass	X	
DC2-1 Bldg Layout and Massing		X
DC3-1 Residential Open Space	X	

DESIGN ALTERNATIVE 2



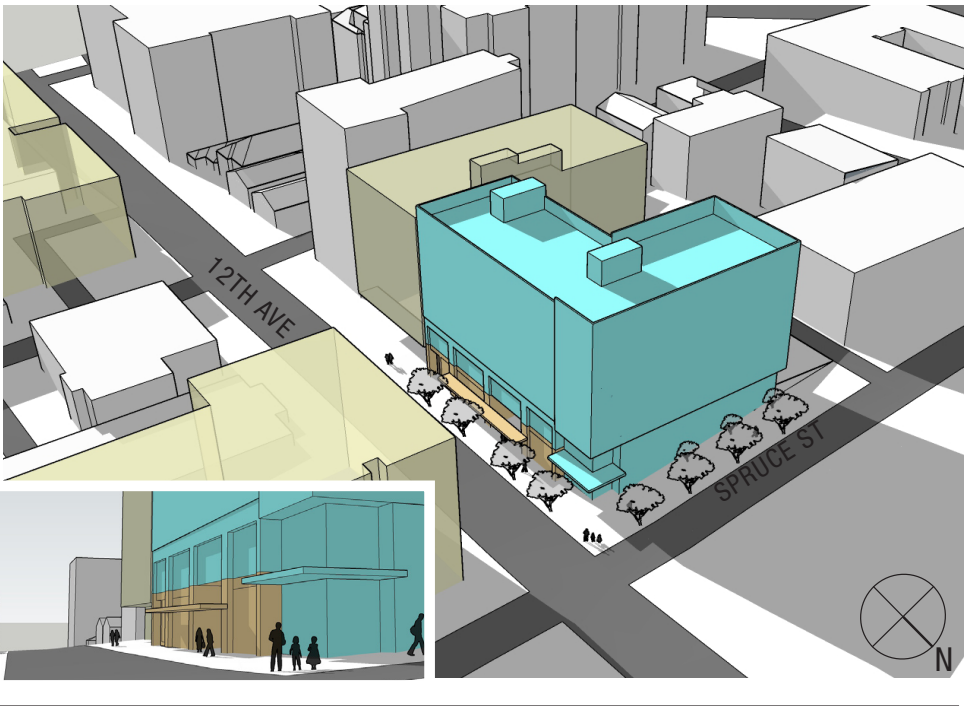
BUILDING OVERVIEW

Building Area	62,535 SF
Building Height	66'-10" FT
FAR	4.10
Units	103
Parking	10
Departure	YES

DESIGN GUIDELINES

	OPPORTUNITY	CONSTRAINT
CS1-1 Topography	X	
CS2-C-1 Corner Site	X	
CS3-1 Neighborhood Context	X	
PL2-1 Human Scale		X
PL1-1 Accessible Open Space	X	
DC-A-2 Reducing Perceived Mass		X
DC2-1 Bldg Layout and Massing		X
DC3-1 Residential Open Space		X

DESIGN ALTERNATIVE 3 - PREFERRED



BUILDING OVERVIEW

Building Area	60, 641 SF
Building Height	66'-10" FT
FAR	3.96
Units	103
Parking	10
Departure	YES

DESIGN GUIDELINES

	OPPORTUNITY	CONSTRAINT
CS1-1 Topography	X	
CS2-C-1 Corner Site	X	
CS3-1 Neighborhood Context	X	
PL2-1 Human Scale	X	
PL1-1 Accessible Open Space	X	
DC-A-2 Reducing Perceived Mass	X	
DC2-1 Bldg Layout and Massing	X	
DC3-1 Residential Open Space	X	

SITE LOCATION



1 12TH AVE LOOKING WEST

SITE LOCATION
(ACROSS THE STREET)



2 12TH AVE LOOKING EAST

4.0 CONTEXT ANALYSIS

SITE LOCATION

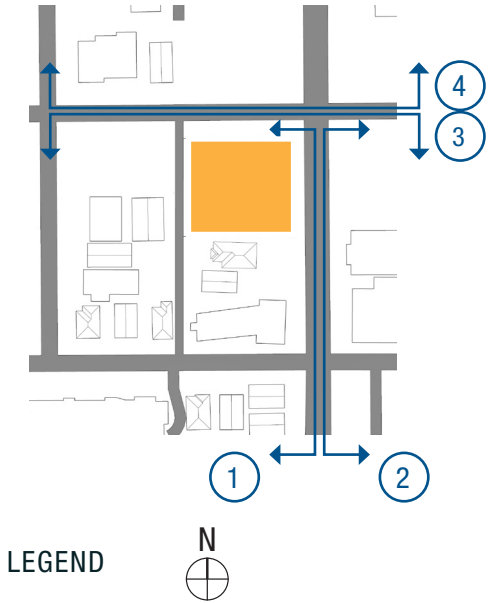


3 SPRUCE ST LOOKING SOUTH

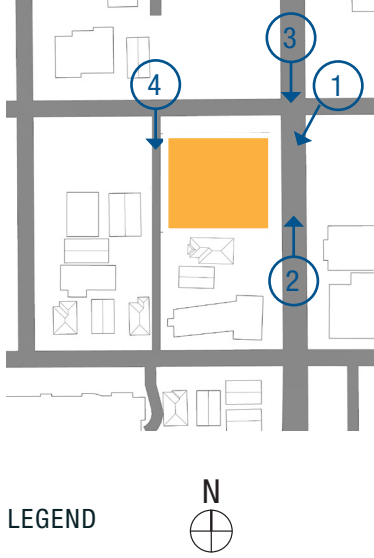
SITE LOCATION
(ACROSS THE STREET)



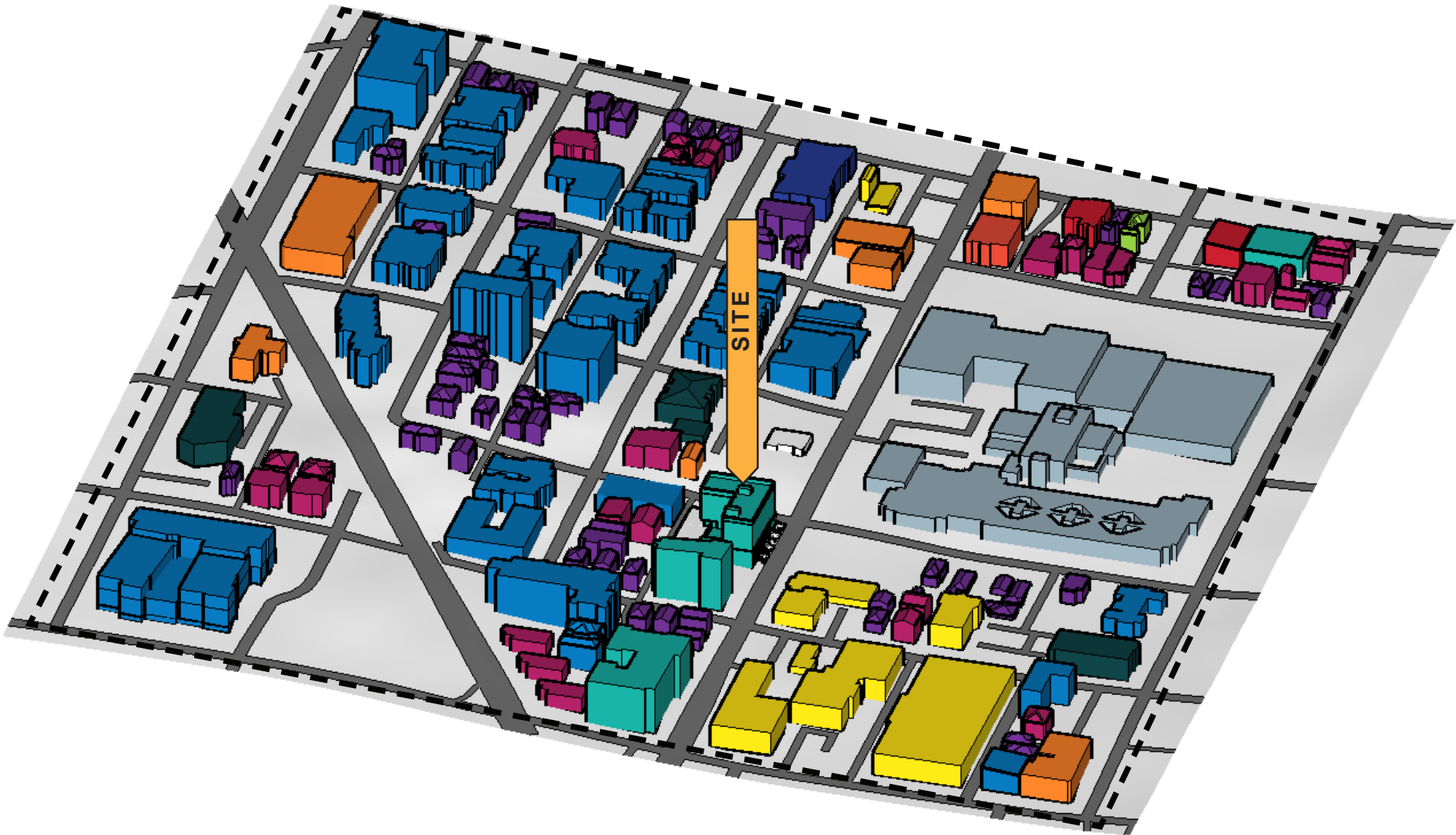
4 SPRUCE ST LOOKING NORTH



4.0 CONTEXT ANALYSIS



4.0 CONTEXT ANALYSIS



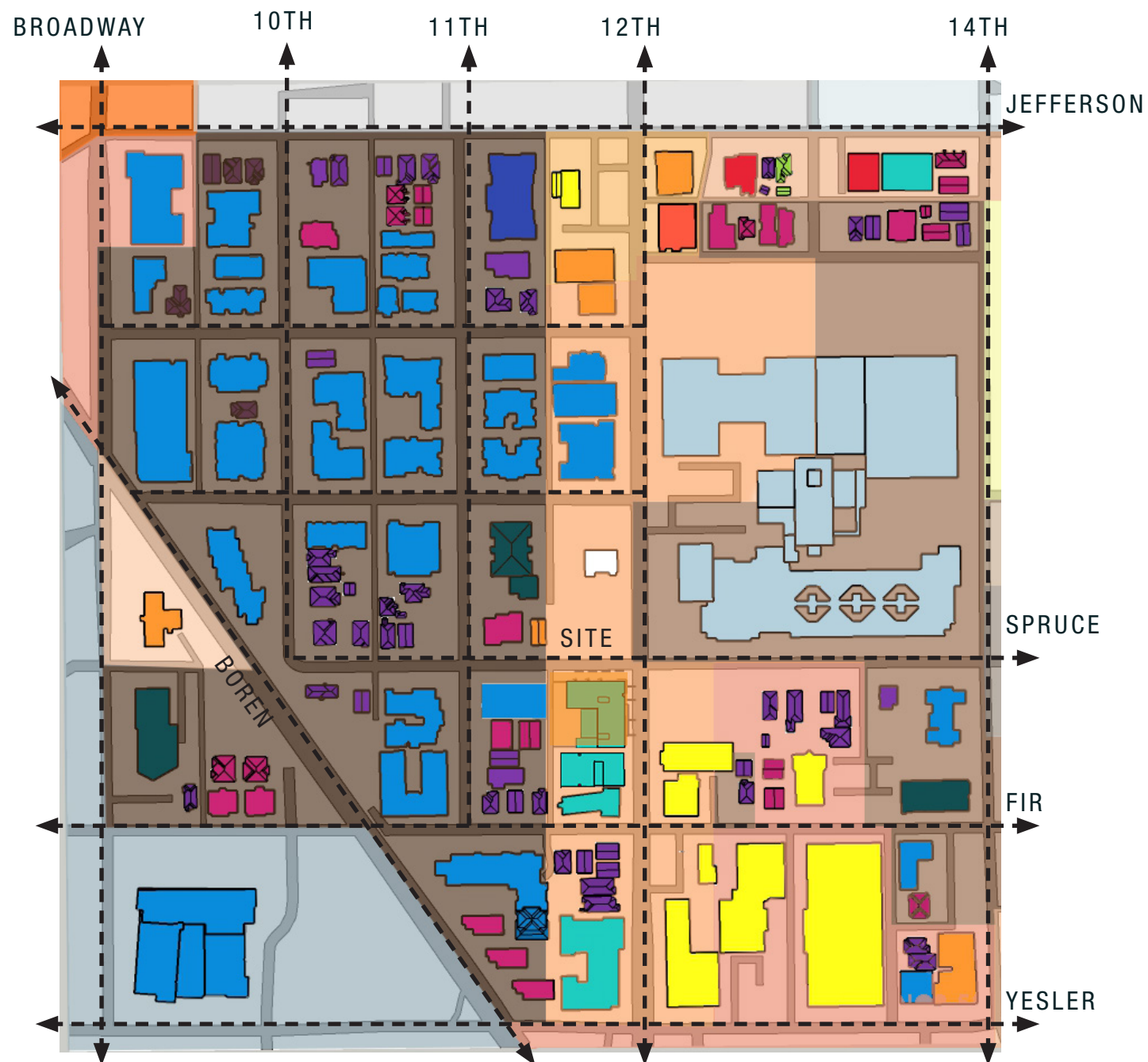
Located in a NC3P-75 (M) zone, the site is surrounded by existing and proposed multi-family/mixed use buildings that reflect the height and scale. The proposed building massing is similar to the surrounding context to continue the development of the street scape along 12th Avenue.

N
⊗
DIAGRAM: 9-BLOCK USE PERSPECTIVE

LEGEND: STRUCTURE USE

- | | |
|-----------------------|-----------------------------|
| ● MIXED USE APARTMENT | ● COMMUNITY CENTER / CHURCH |
| ● APARTMENT | ● ARTS/ CULTURAL SPACES |
| ● CONDOMINIUM | ● BAR / RESTAURANT |
| ● TOWNHOME / DUPLEX | ● GROCERY |
| ● SINGLE-FAMILY HOUSE | ● OFFICE |
| ● HOTEL | ● RETAIL/WHOLESALE |
| ● INSTITUTION | ● PARKING |

5.0 EXISTING SITE CONDITIONS



LEGEND: ZONING

- | | | |
|-------------|------------|------------|
| NC3-95 (M) | NC2-75 (M) | MI0-65-LR3 |
| NC3P-75 (M) | MR (M) | MCP-YT |
| NC3-75 (M) | LR3 (M) | RSL (M) |
| NC3P-55 (M) | LR2 (M) | SF 5000 |
| NC2-55 (M) | MI0-105-MR | |



LEGEND: STRUCTURE USE

- | | |
|---------------------|---------------------------|
| MIXED USE APARTMENT | COMMUNITY CENTER / CHURCH |
| APARTMENT | ARTS/ CULTURAL SPACES |
| CONDOMINIUM | BAR / RESTAURANT |
| TOWNHOME / DUPLEX | GROCERY |
| SINGLE-FAMILY HOUSE | OFFICE |
| HOTEL | RETAIL/WHOLESALE |
| INSTITUTION | PARKING |

6.0 ZONING DATA

ADDRESS: 169 12th Ave., Seattle, WA 98133
LEGAL DESCRIPTION: Lots 5 and 6 in Block 13 of Eastern Addition to the Town (now City) of Seattle, as per Plat recorded in Volume 1 of Plats, Page 43, Records of King County: except portion taken by the City of Seattle for 12th Avenue, under Ordinance No. 17972; situate in the City of Seattle, County of King, State of Washington.
PARCEL NO.: 2197600610, 2197600615
LOT SIZE: 14,071SF; Approx. 0.32 Acres
ZONING: Neighborhood Commercial 3 Pedestrian - NC3P-75 (M)
OVERLAY: First Hill/Capitol Hill Urban Center

Section 23.47A.004 Permitted and Prohibited Uses: Table A:C. 10. A Retail Sales and Services, General = Permitted J. Residential Uses = Permitted

Section 23.47A.005 Street-Level Uses: C.1)a. In NC zones, residential uses may occupy no more than 20 percent of the street-level, street-facing facade in a pedestrian-designated zone, facing a designated principal pedestrian street. D.1. In Pedestrian Zones, uses required along 80% of the street-level, street-facing facade: m. general sales and services. D.2. The following streets are principal pedestrian streets located within a pedestrian-designated zone: 12th Avenue

Section 23.47A.008 Street-Level Development Standards: A. 2) c. Total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street. 3) Street-level, street-facing facades shall be located within 10 feet of the lot line; **courtyard set back 17’-8” from lot line - DEPARTURE REQUESTED**

B. 2) a. Sixty percent of the street-facing façade between 2 feet and 8 feet above the sidewalk shall be transparent. b. no permanent signage, window tinting or treatments, shelving, or other items completely block views into and out of the structure between 4 feet and 7 feet above grade. B.3) a. Non-residential uses greater than 600 SF shall extend an average depth of at least 30 FT and a min. depth of at least 15 FT from street-level, street-facing facade.

4) non-residential uses at street-level have a floor-to-floor height of min.13 feet. C.1) in pedestrian designated zones, a minimum of 80 percent of a structure’s street-level street-facing façade facing a principal pedestrian street is occupied by uses in the subsection 23.47A.005.D.1, m, general sales and services. C.4a. Continuous overhead weather protection is provided (as canopies) along 60 percent of the street frontage of a structure on a principal pedestrian street (12th Ave); **canopies cover more than 60% of street frontage but are discontinuous - DEPARTURE REQUESTED**

- b. the covered area has a minimum width of 6 feet.
- c. the overhead weather protection is provided over the sidewalk. d. lower edge of the overhead weather protection is 10 feet, within required limits of between 8 and 12 feet if projection is a max. of 6 feet;
- d. lower edge of the overhead weather protection is 10 feet, within required limits of between 8 and 12 feet if projection is a max. of 6 feet;
- e. adequate lighting for pedestrians is provided; lighting is located on the façade of the building and under canopies.

Section 23.47A.010 - Maximum Size of Non-Residential Use A. Size limits, where specified in Table A of Section 23.47A.004 [C. General Sales and Services Permitted], apply to the total size of a business establishment (complies; no limit specified).

23.47A.012 Structure Height: A. The height limit for structures in NC Zones or C Zones is as designated on the official Land Use Map, Chapter 23.32 NC3P - 75(M): 75 feet. C. 4, rooftop features do not exceed 25% of roof area; C.4.f., stair and elevator penthouses extend above applicable height limit but lower than 16 feet (elevator penthouse roof height: 77’-10” feet from grade plane) C.6.a., solar collectors will be placed more than minimum 10 feet from the lot line.

23.47A.013 Floor Area Ratio (FAR) Limits:
Table A – max. floor area ratio limit in NC Zones with height limit of 75 feet is 5.5. Stories which are underground, stories extending less than 4 feet above existing or finished grade, and bicycle parking within a structure containing small efficiency dwelling units are not counted towards the FAR.
Table C - min. floor area ratio limit in Pedestrian Zone in Urban Center with height limit as 75 ft = 2. FAR = 3.92

23.47A.014 Setbacks and Separations:

PROPERTY LINE	TYPE	LEVEL	CODE REQUIREMENT	PROPOSED SETBACK	DEPARTURE REQUESTED
NORTH LINE	SIDE SETBACK FROM EAST SPRUCE STREET	L1-7	NONE	9 1/8"	NO
		ROOF/ PARAPET	NONE	9 1/8"	NO
EAST LINE	FRONT SETBACK FROM 12TH AVE.	L1-7	UP TO 65'; NONE	8"	NO
		ROOF/ PARAPET	ABOVE 65': 8' AVG. SETBACK	8"	YES
WEST LINE	REAR SETBACK FROM ALLEY	L1	UP TO 13': NONE (UNDERGROUND)	30'-0 5/8"	NO
		L2-7 (NORTH WING)	13'-65': 10' SETBACK	19'- 6 3/8"	NO
		L2-7 (SOUTH WING)	13'-65': 10' SETBACK	67' - 11 3/8"	NO
		ROOF/ PARAPET (NORTH WING)	1' SETBACK PER 10' OF HEIGHT	19'- 6 3/8"	NO
		ROOF/ PARAPET (SOUTH WING)	1' SETBACK PER 10' OF HEIGHT	67' - 11 3/8"	NO
SOUTH LINE	SIDE SETBACK FROM INTERIOR LOT LINE	L1-7 (NORTH WING)	NONE	70' - 6 5/8"	NO
	SIDE SETBACK FROM INTERIOR LOT LINE	L1-7 (SOUTH WING)	NONE	1' - 2 1/8"	NO

23.47.016 Landscaping and Screening Standards: A.2. Landscaping achieves a 0.314 green factor (0.3 required). B.1. New street trees to fulfill all requirements and be compatible with existing trees, will expand existing urban canopy, be appropriately spaced, protect utilities, and allow access to street, buildings, and lot. Table A – Landscaping Requirement for Surface Parking Areas – Project has 10 parking stalls; 20 stalls trigger landscaping requirements.

23.47A.017 Mandatory Housing Affordability in C and NC Zones: NC Zones with a mandatory housing affordability suffix are subject to the provisions of Chapters 23.58B and 23.58C; Project is exempt.

23.47A.022 Light and Glare Standards: A. Exterior lighting is shielded and directed away from adjacent uses.

23.47A.024 Amenity Area: A. 5% of total gross square floor area in residential use. Total gross floor area is 48,677 calculable GSF; 5% requirement is 2434 SF; **amenity area is 2,179.5 SF - DEPARTURE REQUESTED**

B. all residents have access to one common access area. 2. area not enclosed. 4. areas has a 10 feet min. horizontal dimension; it exceeds 250 SF in size.

23.53.030 Alley Improvements in All Zones: 2 foot min. req. buffer along the alley. Min. width of alley in NC-3 Zone is 20 feet. Alley is 16 feet.

23.54.015 Required Parking and Maximum Parking Limits: Table B – no min. req. of number of parking spaces in urban centers. Table D - Long term bicycle parking: 1 per SEDU in multifamily structures; after the first 50 spaces for the bicycles are provided, additional spaces are required at three-quarters the ratio. Table D.2 - Short-term bicycle parking: Multi-family structures 1 per 20 dwelling units.

23.53.030 Alley Improvements in All Zones: 2 foot min. req. buffer along the alley. Minimum width of alley in NC-3 Zone is 20 feet. Alley is 16 feet.

23.54.030 - Parking Space and Access Standards A.1. Min. Size of a Large Vehicle Space is 8.5’ x 19.’ 3. Min. Size of a Small Vehicle Space is 7.5’ x 15.’ 4. ADA van accessible parking spaces shall have an adjacent access aisle not less than 8’ in width. B.a. When ten or fewer parking spaces provided , a maximum of 25% of the parking spaces may be striped for small vehicles. A minimum of 75% of the spaces shall be striped for large vehicles. **70% of stalls striped for large vehicles and 30% striped for small vehicles - DEPARTURE REQUESTED**

E.3. Turning and maneuvering areas shall be located on private property , except that alleys may be credited as aisle space. Per 23.54.030 Exhibit C, one-way parking aisles for parking stalls angled 90 degrees from aisle must be 20’-0” for parking stalls sized at 15’-0” x 7’ - 6” and 24’ - 0” for parking stalls sized at 19’ - 0” x 8’ - 6”.

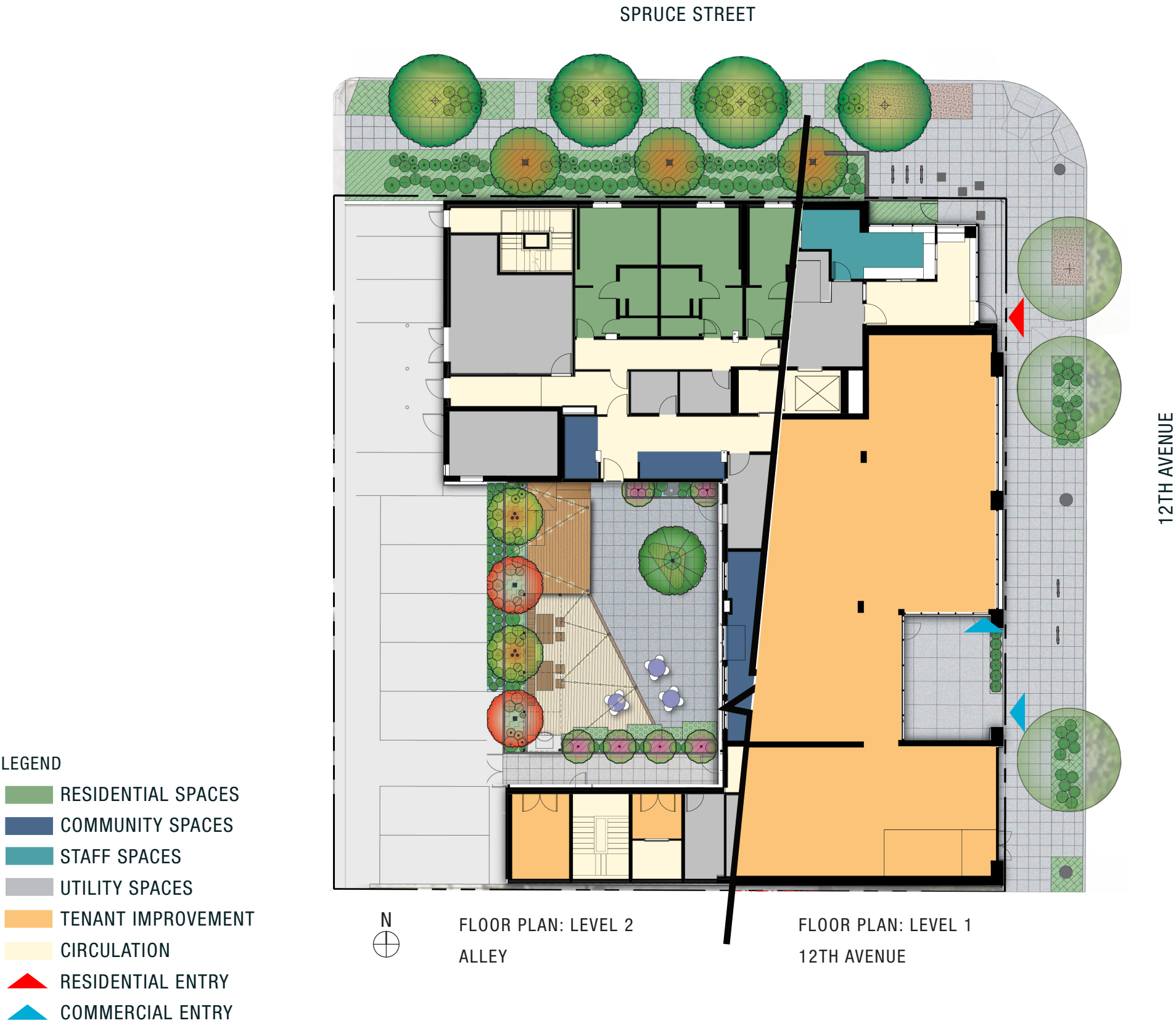
23.54.040 Solid Waste and Recyclable Materials Storage and Access: Table A – 587 sf total required storage for 103 residential units. B. The required non-residential storage, 63 sf, is in a separate location.

23.55.030 Signs in NC3, C1, C2, and SM Zones: A. No sign to have rotating or moving parts that revolve at a speed more than 7 revolutions per minute. B. Signs may be electric, externally illuminated, non-illuminated or may use video display methods when the sign meets the development standards in Section 23.55.030, Video Display Methods. E. On-Premises Signs: 1. The following signs are permitted: a: electric, illuminated, or non-illuminated signs bearing the name of the occupant of a dwelling unit, not exceeding 64 square inches in area; e. one under-marquee sign that does not exceed 10 sf in area. G. Signs Near Residential Zones: When located within 50 feet of an abutting lot in a residential zone, electrical and externally illuminaed signs shall be oriented so that no portion of the sign face is visible from an existing or permitted structure on the abutting lot.

Chapter 23.58C - Mandatory Housing Affordability for Residential Development 23.58C.025 - Applicability and General Requirements - C. Development is exempt from the requirements of this Chapter 23.58C if at least 40% of the residential units are occupied by households earning no greater than 60% of median income.

Chapter 23.86.006 - Structure Height Measurement; Calculation of Grade Plane 23.86.006.A. 1. Except as otherwise specified, the height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level. “Average Grade level” rfers to the average of the elevation of existing lot grades. Average grade level is calculated as follows: b) at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.

7.0 COMPOSITE SITE PLAN



SUMMARY

LEGAL DESCRIPTION
Lots 5 and 6 in Block 13 of Eastern Addition to the Town (now City) of Seattle, as per Plat recorded in Volume 1 of Plats, Page 43, Records of King County: except portion taken by the City of Seattle for 12th Avenue, under Ordinance No. 17972; situate in the City of Seattle, County of King, State of Washington.

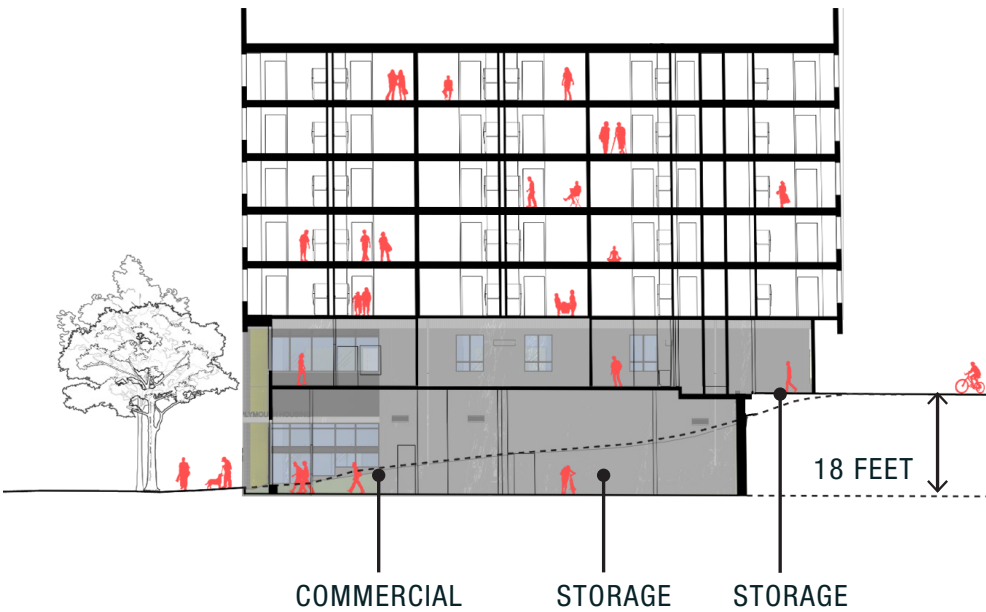
GROUND LEVEL ORGANIZATION
The main entrance to St. Francis House is centrally located on the main façade meeting the sidewalk. The large recessed courtyard and canopy clearly identifies the entrance and allows for customer respite off of the sidewalk. There will be open storefront all along 12th Avenue for pedestrian transparency into the St Francis House space, which will feature retail services. The residential entrance is located at the corner of 12th & Spruce, recessed, and identified with a canopy wrapping the corner. The lobby office will be staffed 24/7 with windows facing both 12th Avenue and Spruce Street providing continuous eyes on the street for both the residents and the neighborhood. The separation of the entrances along the façade allows for distinct identification.

ALLEY LEVEL ORGANIZATION
The second level of the building aligns with the grade of the alley. All of the building resident amenity and support spaces are located on this level. This allows for maximum commercial presence for St. Francis House along 12th Avenue, a pedestrian street, and gives the residents privacy from the street environment. Interior amenity and support spaces include: (2) common rooms, common kitchen, computer areas, and housing case manager and building manager offices. The outdoor amenity area is located adjacent to the large common room, allowing the spaces to blend. St. Francis House has an entrance along the alley for volunteers and donation drop off.

RESIDENTIAL FLOOR ORGANIZATION
The upper floors are efficiently organized with units facing all sides of the building engaging the views and creating interest on all façades.

CS: CONTEXT & SITE
CS1: NATURAL SYSTEMS AND SITE FEATURES
Central Area Neighborhood Supplemental Guidance
1: Local Topography

The site rises approximately 18 feet from 12th Avenue to the alley along the west property line. The building takes advantage of this elevation change by providing commercial uses almost exclusively on level 1 facing 12th Avenue and residential use on the upper levels with outdoor amenity space along the alley. The slope also allows mechanical, electrical and storage rooms to be located below grade, reducing the impacts of blank walls.



Central Area Neighborhood Supplemental Guidance
2. Connection to Nature

With the extensive frontage along both 12th Avenue and Spruce Street, additional street trees are planned to enhance the pedestrian experience as well as full planting beds. The right-of-way planting beds are wide and surround the sidewalk along Spruce Street creating a buffer between both the building and the street. Vertical green walls and smaller trees are planned in the alley to enhance both the alley and the outdoor amenity space.



CONNECTION TO NATURE

CS2: URBAN PATTERN AND FORM
Seattle Design Guideline
CS2-C-1: Relationship to the Block - Corner Site

Located at the intersection of 12th Avenue and Spruce Street, the site gives opportunities for both visual and physical connections to pedestrians. The building achieves this with a prominent recessed residential entrance at the corner providing extra space to the pedestrians and overhead weather protection with a corner wrapping canopy. Seating elements and short-term bike racks are also located here as amenities to the residents and neighborhood.



RECESSED RESIDENTIAL ENTRY

Seattle Design Guideline
CS2-D-5: Height, Bulk, and Scale – Respect for Adjacent Sites

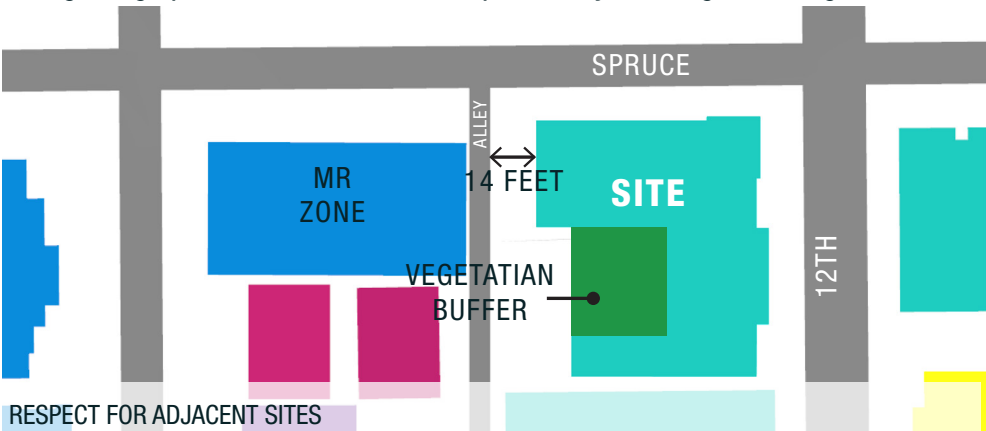
By focusing the massing along the streets in an “L” shape, the impact to the residential zone – MR across the alley is respected. The massing of the building at the northwest corner is setback approximately 12’ and overall, approximately 30’ to the building across the alley. The exterior amenity space is located along the alley providing massing relief and a vegetation as a buffer as well.



EXISTING DEVELOPMENT AND ZONING

Seattle Design Guideline
CS2-D-1: Height, Bulk, and Scale – Existing Development and Zoning

This southern area of the 12th Avenue corridor is rapidly changing with many new developments and many currently in the design process. Reviewing the existing and proposed developments, many are of similar height, bulk and scale to our proposed massing creating complimentary streetscapes. Due to the scale of the corner site, the building breaks down into two separate massing volumes, street facing and the rise along Spruce Street. Coordination with the property to the south during design phase has resulted in complimentary massing and design.



8.0 DESIGN GUIDELINES

CS3-1: Neighborhood Context
Seattle Design Guideline
CS3-A-2/3/4: Contemporary Design/Established Neighborhoods/Evolving Neighborhoods

Many of the new developments in the area have utilized articulation, patterns, and color pops to enliven the neighborhood. The proposed development has explored window articulation, intentional massing breaks and color pops to respond to the precedents. The commercial space will have an approximately 17’ high ceiling height which may allow for clearstory windows and greater transparency.



CONTEMPORARY DESIGN/ESTABLISHED NEIGHBORHOODS/EVOLVING



CONTEMPORARY DESIGN/ESTABLISHED NEIGHBORHOODS/EVOLVING

PL: PUBLIC LIFE
PL1: CONNECTIVITY
Central Area Neighborhood Supplemental Guidance
PL1-1: Accessible Open Space
PL1-2: Connection Back to the Community
Seattle Design Guidelines
PL1-A.1&2: Network of Open Spaces – Enhancing Open Space & Adding to Public Life

PL1-B.3: Walkways and Connections – Pedestrian Amenities
In addition to the residential recessed entry at the corner, a recessed entry courtyard for the commercial space is proposed mid-facade along 12th Avenue. This will provide additional outdoor space for the commercial space and opportunities for pedestrian connections. The screening/gate is anticipated to have an artist quality to respond to the culture of the neighborhood and provide visual openness. The storefront along 12th Avenue will provide transparency into the commercial spaces. The canopies along 12th Avenue further encourage pedestrian scale and entry signage/identifiers between the residential entry and the commercial space.



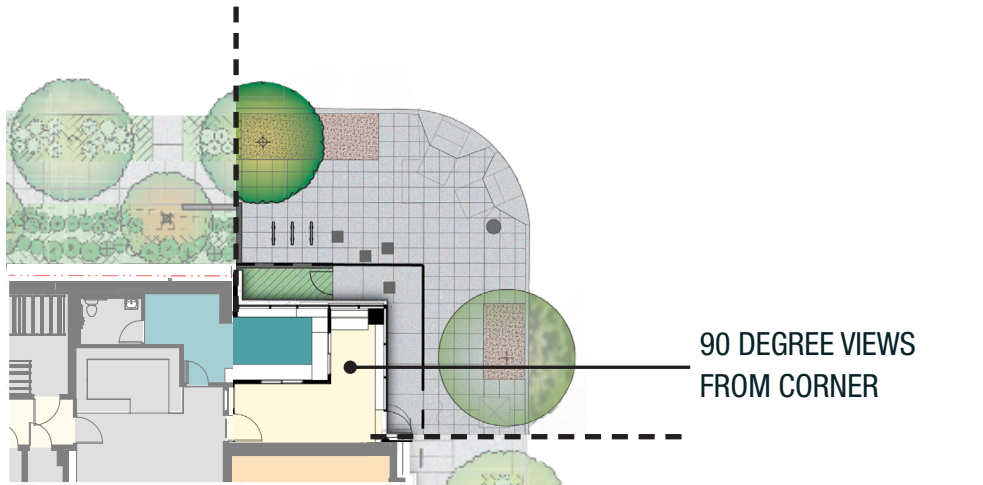
PEDESTRIAN AMENITIES

PL2: WALKABILITY
Seattle Design Guidelines
PL2-B: Safety and Security
PL2-C: Weather Protection

The location of the residential entry was intentional at the corner of 12th Avenue and Spruce Street. Plymouth Housing operates with a 24/7 staffed entry office that will provide eyes on the street not only for the residents of the proposed building, but also for the neighborhood. Lighting will be incorporated into the canopies as well as on the building to increase pedestrian safety along all three public sides of the property. Along 12th Avenue and wrapping around the corner of Spruce Street, maximum transparency will be provided into the commercial space as well as the residential entry. Recessed entries, commercial courtyard entries, and overhead weather protection are proposed along 12th Avenue to respond to the increasing pedestrian activity in this neighborhood. An artistic screen/gate is proposed at the commercial courtyard entry to create a “people-friendly” space.



SAFETY AND SECURITY



FLOOR PLAN: LEVEL 1

PL3: STREET-LEVEL INTERACTION
Central Area Neighborhood Supplemental Guidance
PL3-1: Frontages
PL3-2: Streetscape Treatment
Seattle Design Guidelines
PL3-A: Entries
PL3-C: Retail Edges

Intentional with our proposed design for the commercial space/entry and residential entry along 12th Avenue, the pedestrian experience will be greatly improved and aligning with the developments to the south. The recessed commercial courtyard will provide a sheltered spot to stop and gather. Landscaping will be used to soften the edges of the commercial space and the street.



COMMERCIAL DEVELOPMENT ON STREET LEVEL



LANDSCAPING SOFTENING CONNECTION TO STREET

DC: DESIGN CONCEPT
DC2: ARCHITECTURAL CONCEPT
Central Area Neighborhood Supplemental Guidance
DC2-1: Building Layout and Massing
Seattle Design Guidelines
DC2-A: Massing
DC2-B: Architectural and Façade Composition

The massing is similar to that of surrounding existing and proposed buildings, and aligns with the zoning designation intent. All facades of the proposed building will be fully designed as they are visible from the streetscapes, alley and exterior amenity courtyard. The façade has been organized with a consistent rhythm and further explored an opportunity to create articulation and color pops to related to the existing façade compositions in the neighborhood. The massing is reduced in the alley adjacent to the MR zone transition by setting back at the northwest “L” massing approximately 12’ and carving out the massing for the exterior amenity space.



ADJACENT BUILDING FACADES

DC4: EXTERIOR ELEMENTS AND FINISHES
Central Area Neighborhood Supplemental Guidance
DC4-1: Screening
DC4-2: Building Materials
DC4-3: Building Details and Elements

Intent for the commercial and exterior amenity screen/gate is to incorporate artistic elements and design. Reflecting the existing neighborhood fabric, articulation and color pops will be explored to create a connection.



SCREENING DESIGN EXAMPLE

8.0 RESPONSE TO EDG

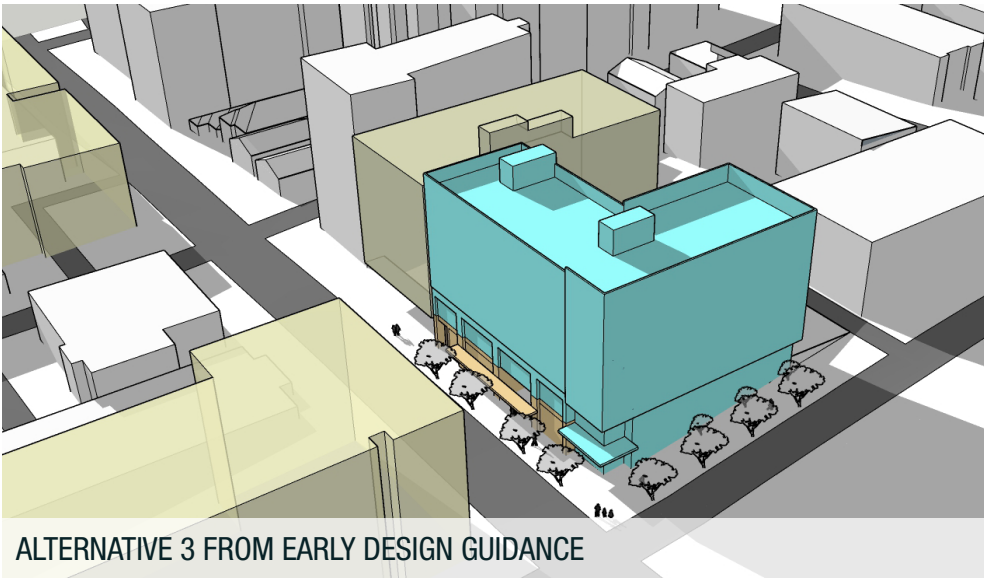
MASSING

BOARD DIRECTION

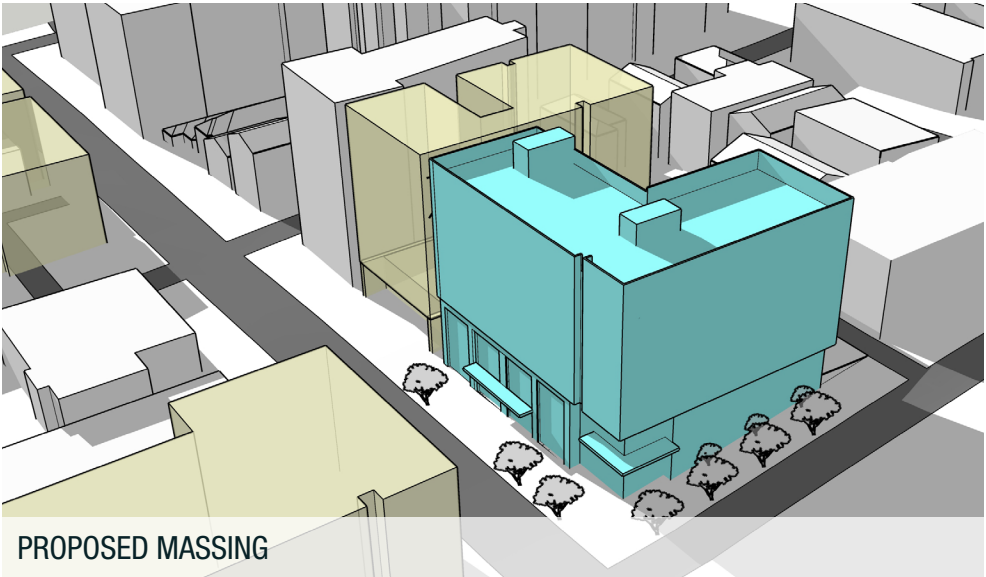
Staff supports further development of the applicant’s preferred massing scheme, Alternative 3. The strong street edge helps the building hold the corner and the relatively simple form allows for a restrained architectural expression that is appropriate for the uses intended and the surrounding context. (CS2-B-2, CS2-C-1, CS3-A, DC2-A)

RESPONSE

Alternative 3 was further refined maintaining a corner presence with a restrained architectural expression.



ALTERNATIVE 3 FROM EARLY DESIGN GUIDANCE



PROPOSED MASSING

BOARD DIRECTION

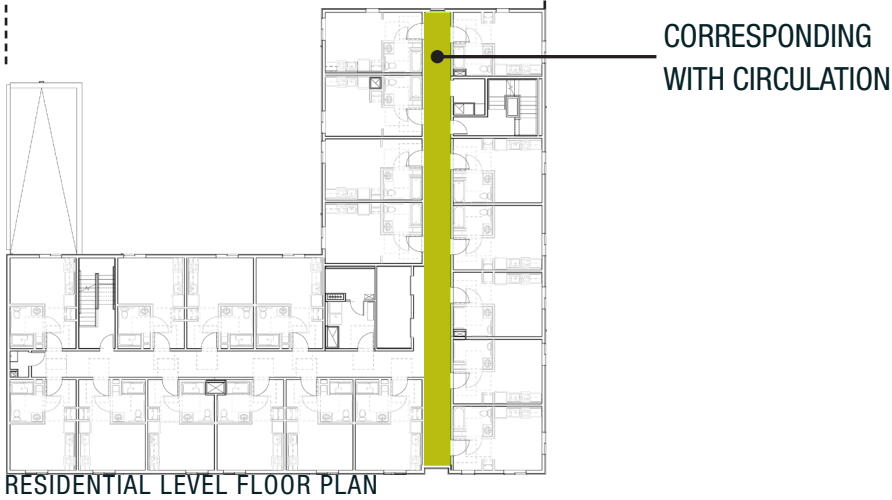
The perspective renderings appear to show the E Spruce Street volume extending proud of the 12th Avenue volume, which is an architecturally interesting form and also functions to mark the location of the residential entry. However, the plan view shows a regular right angle at this location with no change in plane between the two volumes, resulting in a simple L-form with no modulation. Pull the E Spruce Street massing further east to match the modulation suggested in the perspective renderings and/or introduce a gasket between the two volumes using the internal circulation as a logical place for the break. (CS2-A, CS2-C-1, DC2-A)

RESPONSE

A gasket was introduced between the two volumes at the circulation on the residential corridors. The gasket has provided a logical location for the accent color to break the two masses.



EAST ELEVATION



RESIDENTIAL LEVEL FLOOR PLAN

BOARD DIRECTION

Staff supports the two-story base which creates an attractive proportional relationship with the massing above. Retain this relationship in the MUP plan set. (DC2-A, DC2-B-1, DC2-D-1)

RESPONSE

The two-story base/proportion was retained and further defined with material and color selection.



TWO STORY BASE

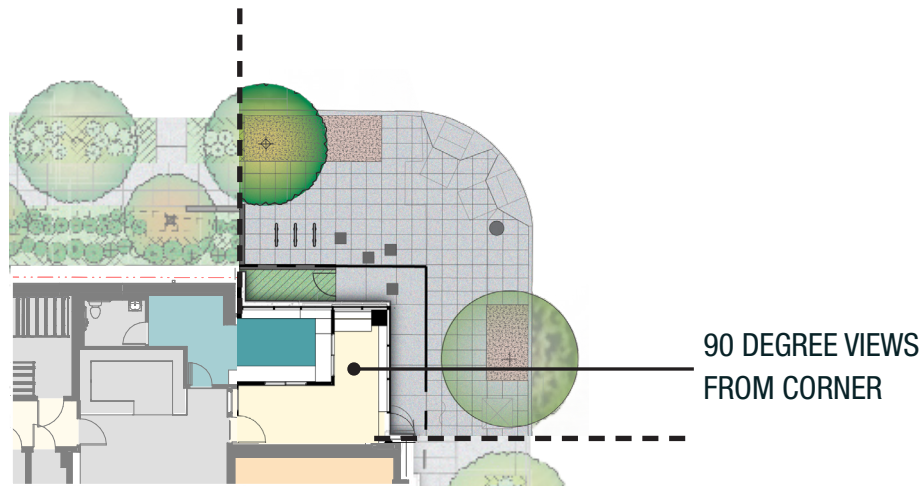
ARCHITECTURAL CONCEPT

BOARD DIRECTION

The two-story recess at the northeast corner provides a sense of relief at the ground level and helps differentiate the residential and commercial entries. Retain this depth in the MUP plan set. Consider how material application can further enhance this massing move and highlight the entry. (CS2-C-1, PL3-A))

RESPONSE

The two-story recess was maintained and refined by wrapping the corner of Spruce Street equivalent to 12th Avenue. This expanded the residential entry “stoop” and distinguished the corner residential entry from the formal rhythm of the retail sales & services frontage on 12th Avenue. The gasket creates a bold backdrop to the residential entry two-story volume with maximum glazing – “eyes on the street”.



FLOOR PLAN: LEVEL 1

BOARD DIRECTION

Staff supports the internal programming of the second floor which locates staff spaces (presumably offices) along 12th Avenue. This allows for the commercial expression of the ground floor to be carried up to the second floor, resulting in a stronger street presence and a better proportional relationship with the residential floors above. Retain this two-story commercial expression in the MUP plan set. (PL3- 2, DC2-D)

RESPONSE

The two-story massing was retained and further refined to maintain a formal rhythm responding to Central Area Design Guideline PL3. 1.

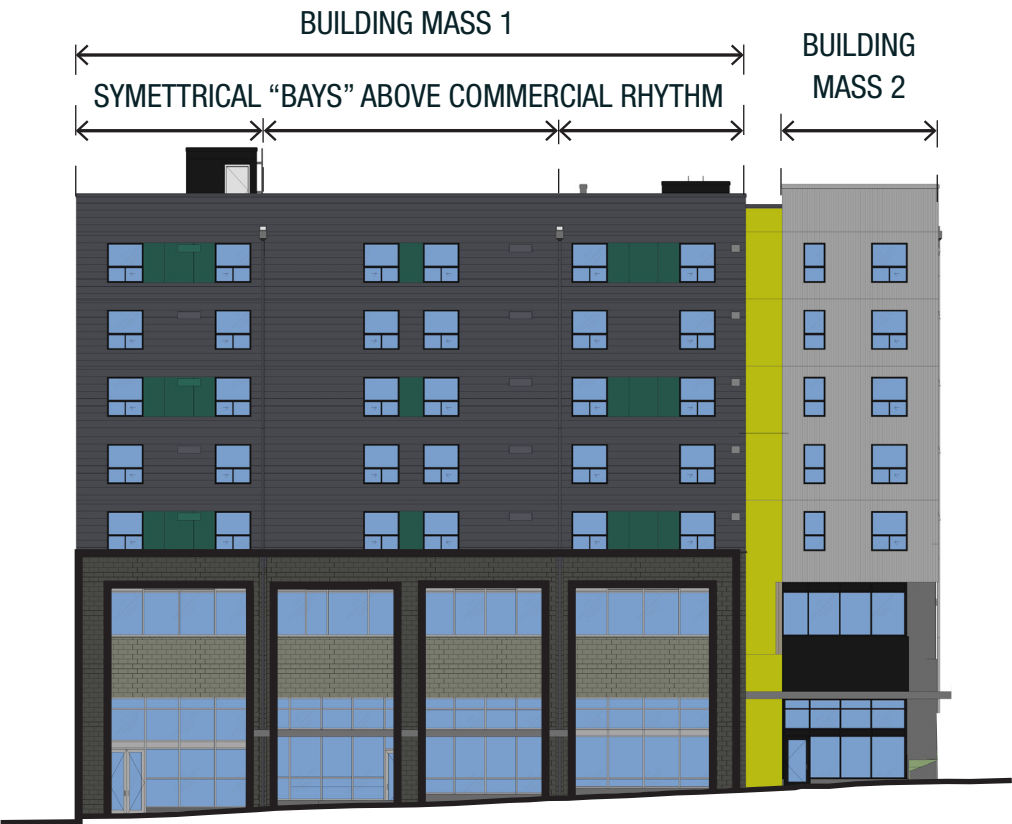
BOARD DIRECTION

Staff notes the relative simplicity of the massing and supports a restrained architectural expression. Quality materials and attention to detailing will be essential to the success of the design. Choose materials that are durable, appropriate for Seattle’s climate, and visually interesting. Look for opportunities to integrate subtle details that enhance the building’s simple form. (CS2-C-1, DC2-B-1, DC4-A, DC4-2, DC4-3)

RESPONSE

The restrained architectural expression was maintained with added detail elements such as the gasket separating the two volumes as well as color accents between windows along 12th Avenue. The volume along Spruce Street remained restrained to allow the extensive planting and tree canopy to be highlighted and transition to the MR zone with minimal impacts. The main material for the two-volumes is metal siding which is durable and appropriate for this climate. Two different profiles and orientation have been selected to distinguish the volumes. Fiber cement siding was selected at the gasket and color accents to allow for custom colors. Between the residential windows, the fiber cement is a shallower depth which will allow for a recessed window look effect. The windows will also be recessed from the exterior wall plane to increase the shadow. The pedestrian level façade is proposed to be a concrete masonry unit block with a smooth texture which is a very durable material.

See 12.0 MATERIAL AND COLOR PALETTE on page 37 for more info



8.0 RESPONSE TO EDG

BOARD DIRECTION

The perspective renderings indicate that glazing is intended to be set back from the primary facades. This detail adds needed relief to the otherwise flat façade and serves the above stated need for subtle detailing. Maintain the recessed window glazing in the MUP plan set. (DC2-C-1)

RESPONSE

The storefront is intended to be recessed from the masonry creating a relief along the pedestrian path. The residential windows will have recess from the siding and further enhanced at the color accents. The windows are not intended to be flush with the siding materials.



BOARD DIRECTION

The Central District is home to a diverse community with a rich cultural history. The neighborhood guidelines specifically encourage vibrant colors, artwork, and other visual representations reflective of this culture and history. Seek out opportunities to integrate vibrant colors in a manner that is consistent with the simple and restrained architectural concept and consider integrating artwork of any scale. (PL1- 2-c, PL3-1-a, DC4-2-a, A1.1*)

RESPONSE

Vibrant colors have been proposed to reflect the rich cultural history of the site. An opportunity for integrated art is at the retail sales & services entry courtyard. Courtyard under separate permit.

See 12.0 MATERIAL AND COLOR PALETTE on page 37 for more info

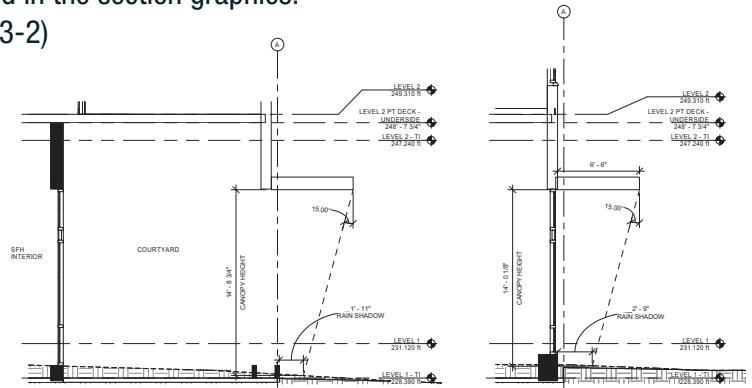


BOARD DIRECTION

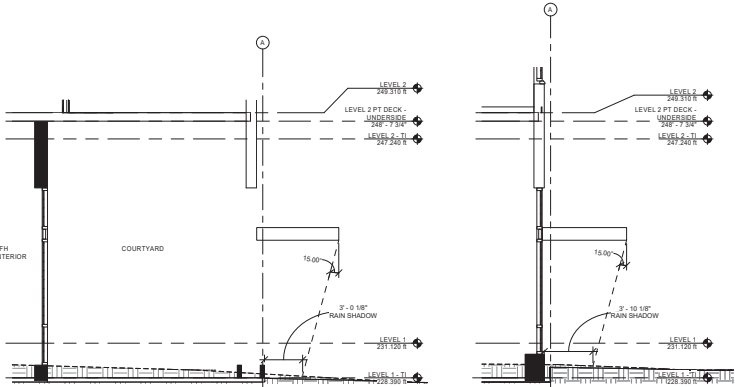
Staff supports the use of canopies to further differentiate the residential and commercial uses. However, the proposed height of the commercial canopies along 12th Avenue block views of the transom windows which are an attractive and visually interesting aspect of the street level experience. Raise the canopy height above all ground floor glazing and use other architectural details (such as depth, color, materials, or soffit treatment) to help further differentiate the uses. (CS3-1, PL2-C, PL3-A, PL3-1)

RESPONSE

While we initially responded to this request, further design exploration discovered the height of the canopy would eliminate direct natural light into the interior spaces and, more critically, exterior courtyard. Additionally, the height of the raised canopy would eliminate any meaningful weather protection for the pedestrian. With the lower canopy height there is an approximate rain shadow width between 3'-0" to 3'-10", as opposed to the higher canopy height's approximate rain shadow width of 1'-11" to 2'-9". The canopy at the lower/zoning compliant height also respects the human scale. The raised canopy to the top over-scales the pedestrian as represented in the section graphics. (PL2-C, PL3-2)



CANOPY RAIN SHADOW AT CURRENT DESIGN



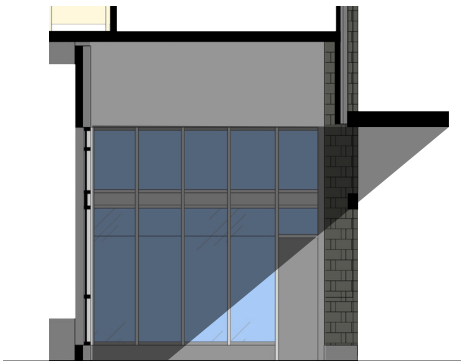
CANOPY RAIN SHADOW IF LOWERED



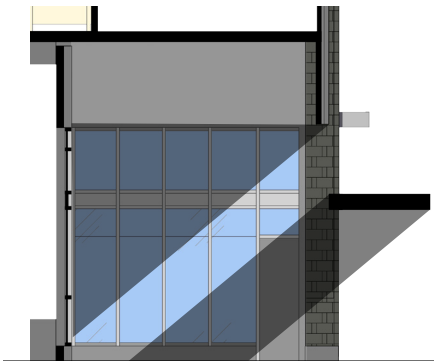
BOARD DIRECTION CANOPY



PREFERRED LOWERED CANOPY



BOARD DIRECTION



PROPOSED

OPEN SPACE

BOARD DIRECTION

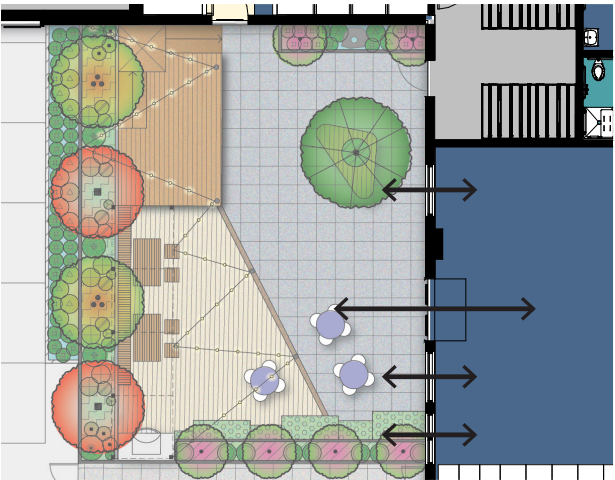
Staff supports the relationship between the interior and exterior residential amenity areas. The adjacent location and double doors create a more natural flow between the two spaces and allow for a greater variety of uses and activities. Retain this arrangement in the MUP plan set and use glazing, materials, and programming to further enhance this relationship. (DC4-2-a)

RESPONSE

The connection between the interior and exterior amenity space has been maintained. Windows and a double door provided connection and access between the two spaces.



AERIAL VIEW OF SOUTHWEST SEATING SPACE



EXTERIOR AND INTERIOR CONNECTION

BOARD DIRECTION

The interior courtyard abuts the parking area, raising concerns about the quality of this amenity space. Adequate screening is needed to provide an enjoyable and intimate amenity space for residents. Provide renderings from the alley at Recommendation so that can staff can better assess the relationship between the two spaces. (DC1-C, DC3)

RESPONSE

Between the exterior amenity space and the parking area, two levels of raised planting areas have been proposed along with a partial concrete wall with decorative screening above. Additionally, the proposed commercial tenant has operable hours from 8am-4pm which limits the presence of vehicles in this parking area.



SCREENING COURTYARD AMENITY SPACE



LOOKING TOWARDS ALLEY

8.0 RESPONSE TO EDG

BOARD DIRECTION

The Central Area design guidelines emphasize the importance of semi-private spaces, such as stoops and porches, which facilitate interaction and engagement between neighbors. The proposed courtyard on 12th Avenue potentially serves this purpose; however, it is unclear how this space is intended to be used and what level of engagement will be possible between users of the space and the public realm. Making this space available for public life is strongly encouraged. Design this space to maximize opportunities for social interaction and natural surveillance. (PL1-2, PL3-2-i)

RESPONSE

The anticipated tenant is St. Francis House and will submit their TI under a separate permit. Their anticipated use is for gathering and spill out area from their café space. Additionally, the residential entry was further recessed around the corner on Spruce Street and enhanced with seating and bicycle parking. This creates a “stoop” for the residents to interact with the neighbors aligning with the Central Area Design Guidelines.



BOARD DIRECTION

The EDG packet suggests that the courtyard on 12th Avenue may be gated. Any proposed gate needs to be shown in the MUP plan set and needs to be visually attractive and highly transparent. Provide operational details, including hours that the gate is intended to be closed and the extent to which this courtyard will be available for public use in the Recommendation packet. (PL1-2, DC4-1, DC4-2-a)

RESPONSE

The gate will be open during open hours (closed otherwise for security reasons). The fence will be transparent to allow for interaction between the pedestrian and the customer. A planter seat wall is located along the sidewalk to make up for grade changes, but also allows for an informal seating area.



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9.0 BUILDING AND FLOOR PLANS

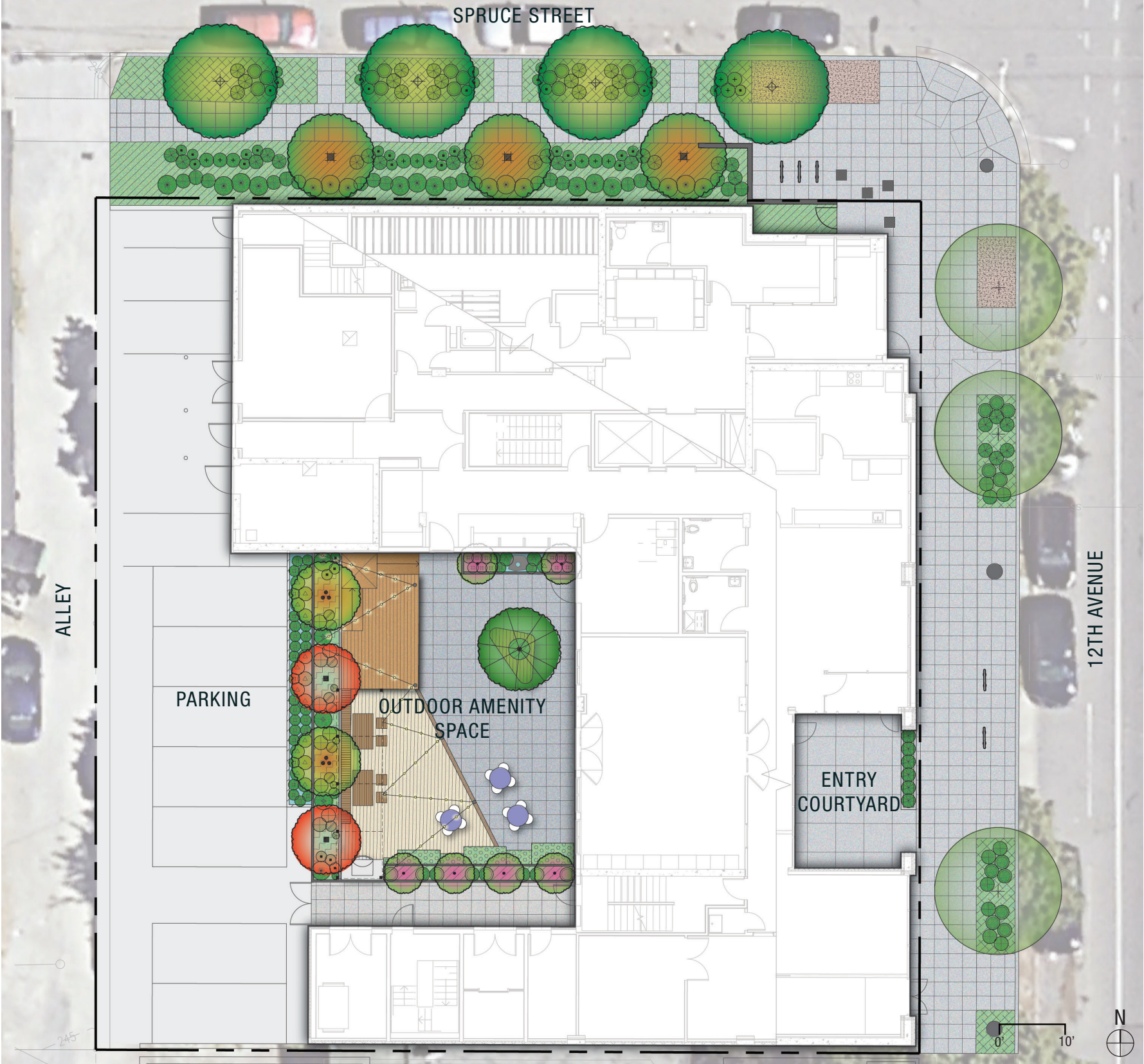


9.0 BUILDING AND FLOOR PLANS

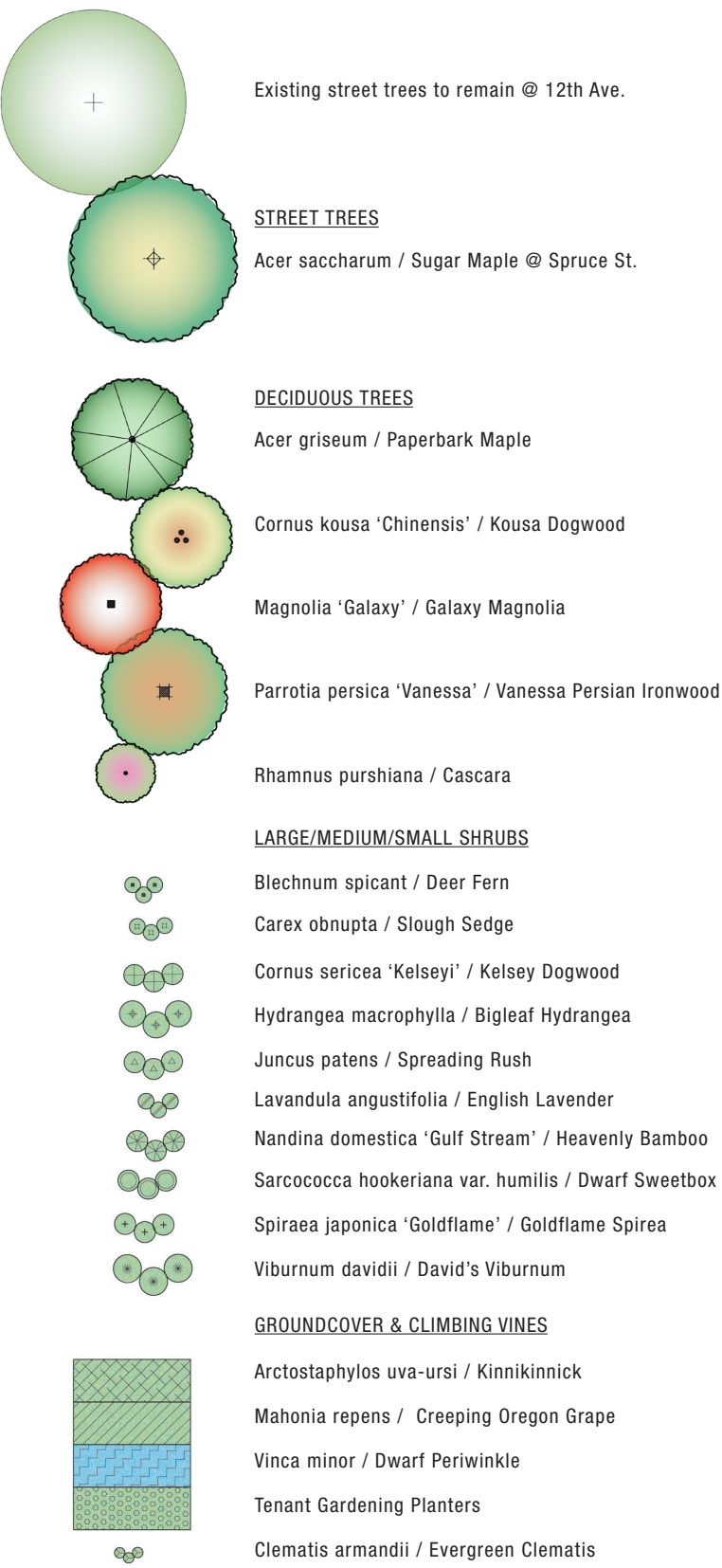


10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN

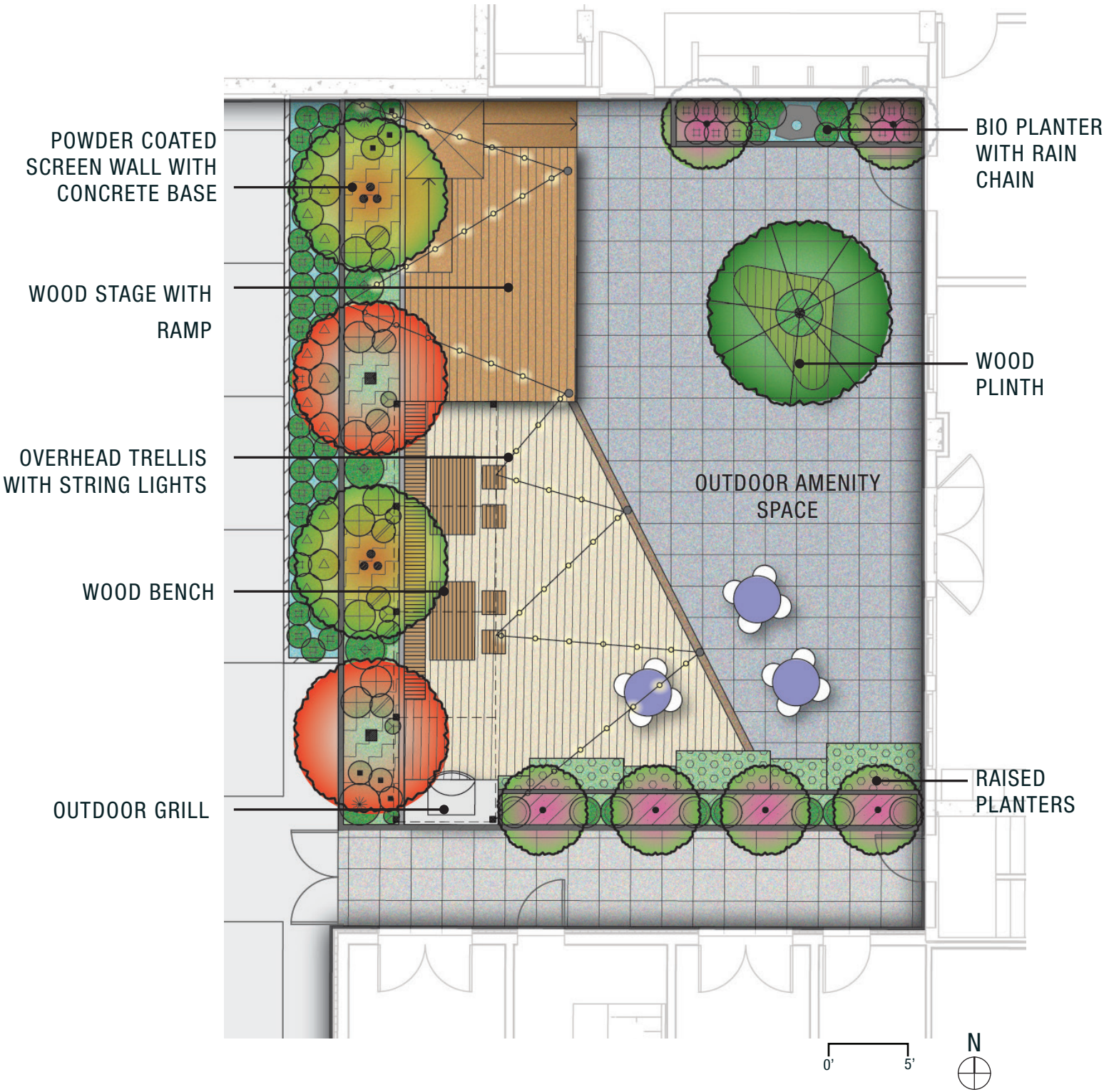
SITE PLAN



PLANTING



AMENITY SPACE VIEWS



10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN

PRECEDENT IMAGES



PLANT PALETTE - TREES



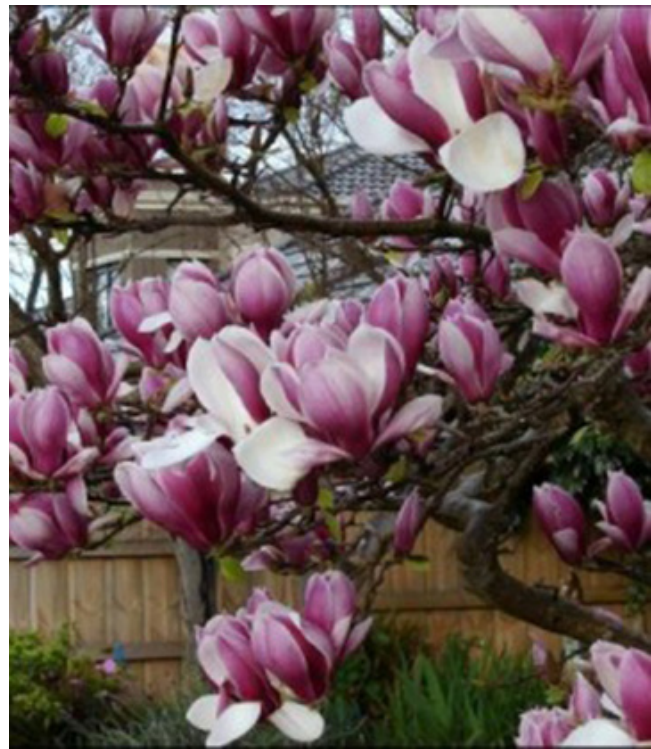
SUGAR MAPLE (STREET TREE AT SPRUCE STREET)



PAPERBARK MAPLE



KOUSA DOGWOOD



MAGNOLIA 'GALAXY' / GALAXY MAGNOLIA



VANESSA PERSIAN IRONWOOD



CASCARA

10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN

PLANT PALETTE - SHRUBS AND GROUNDCOVER



DEER FERN



SLOUGH SEDGE



KELSEY DOGWOOD



BIGLEAF HYDRANGEA



SPREADING RUSH



ENGLISH LAVENDER



HEAVENLY BAMBOO



DWARF SWEETBOX



GOLDFLAME SPIREA



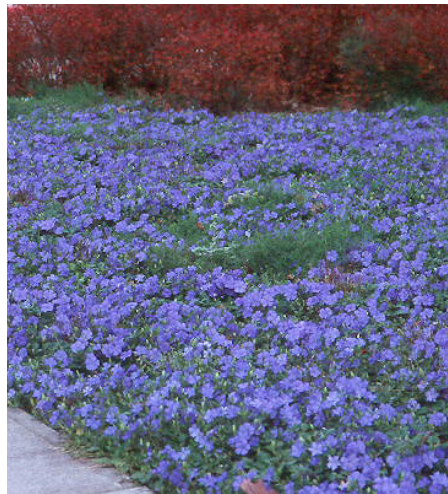
EVERGREEN CLEMATIS



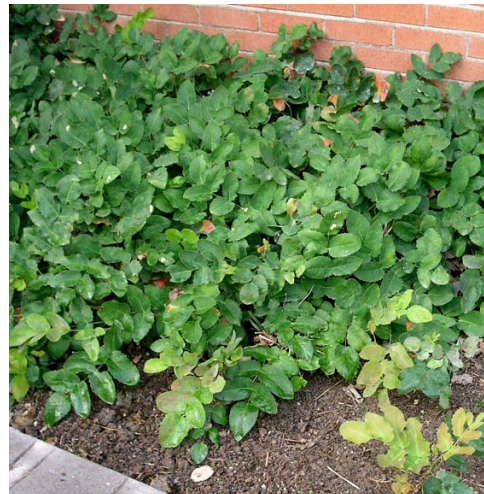
DAVID'S VIBURNUM



KINNIKINNICK



DWARF PERIWINKLE



CREEPING MAHONIA



EAST ELEVATION

11.0 ELEVATIONS



NORTH ELEVATION

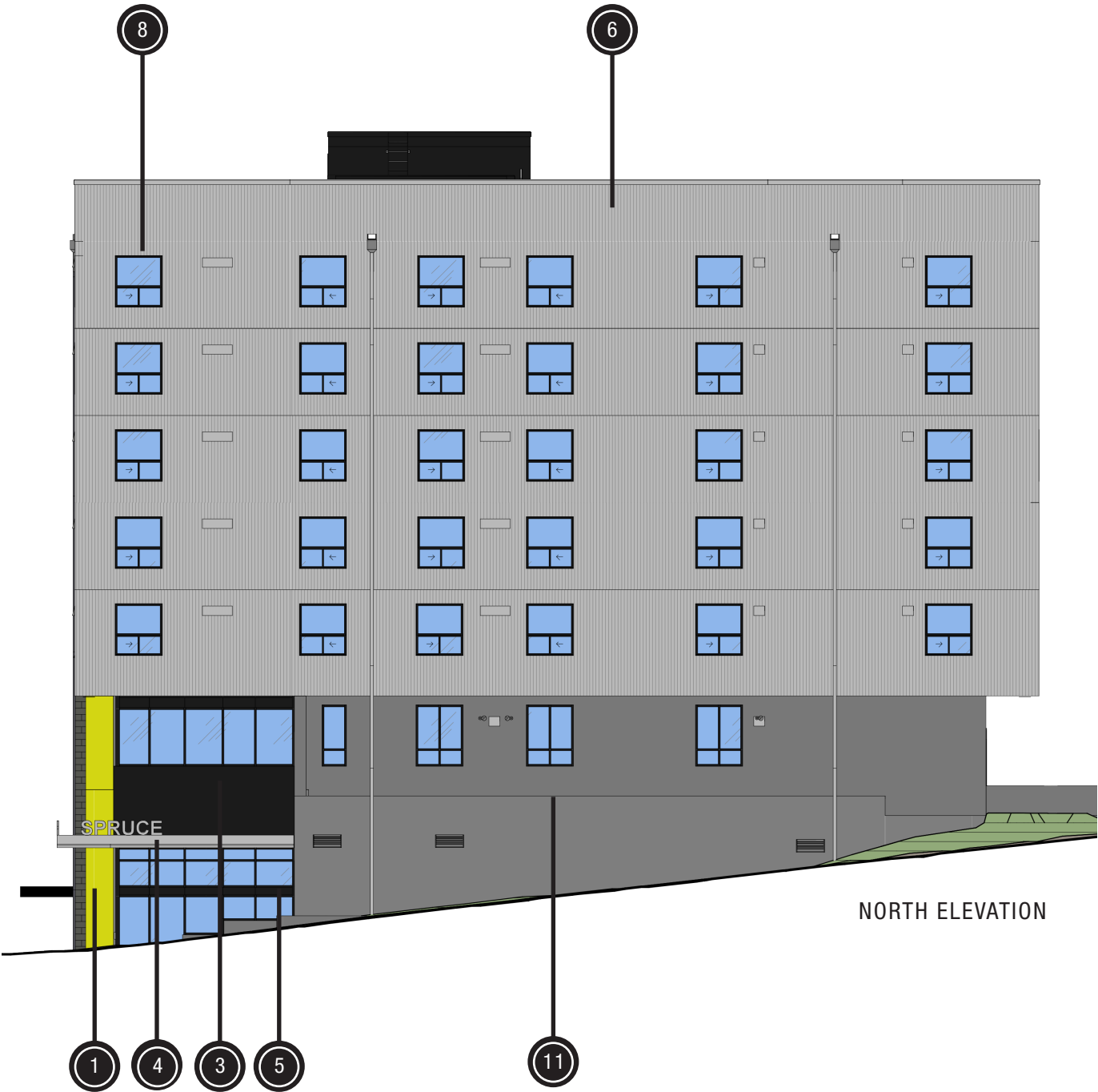


WEST ELEVATION

11.0 ELEVATIONS

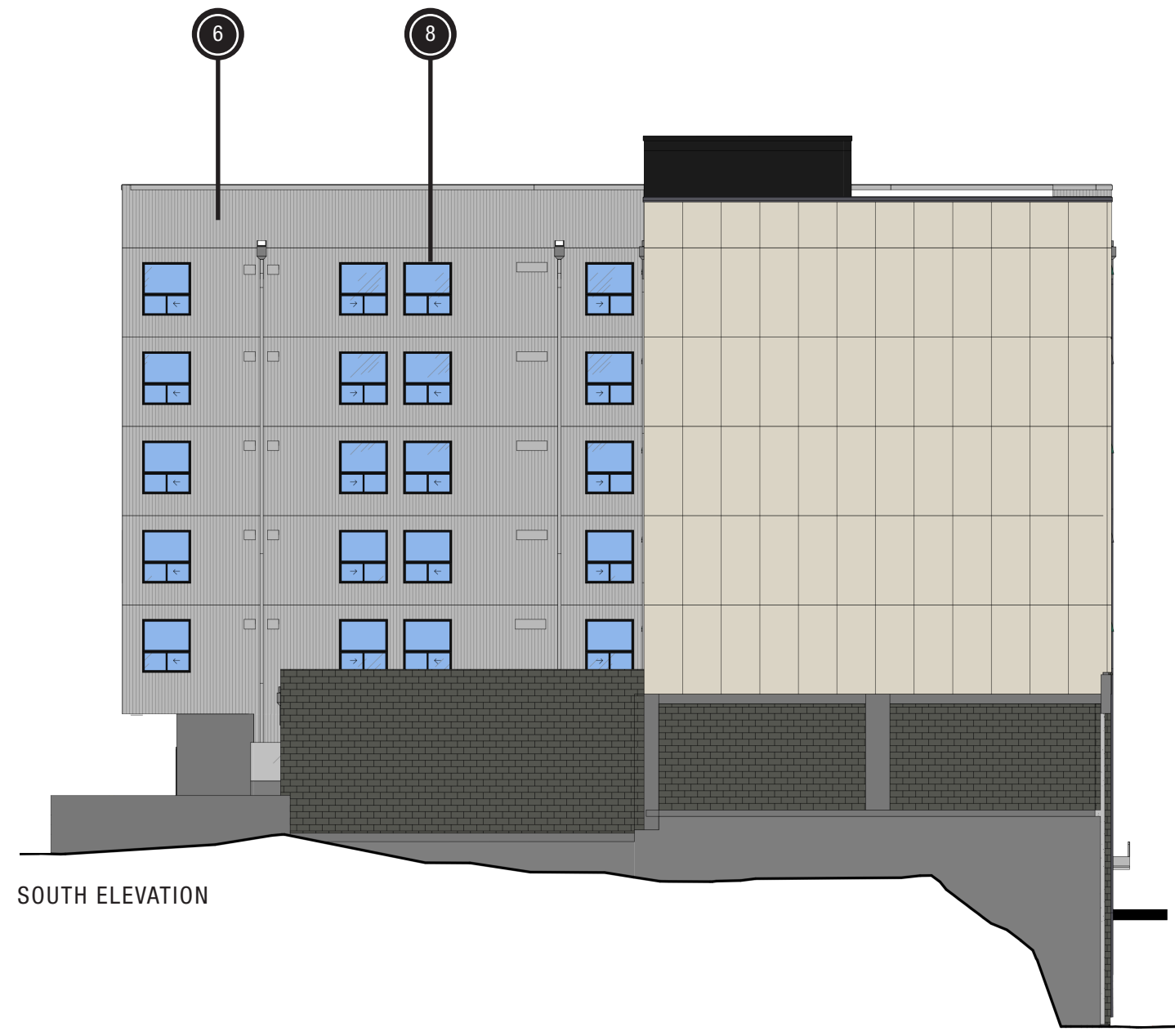
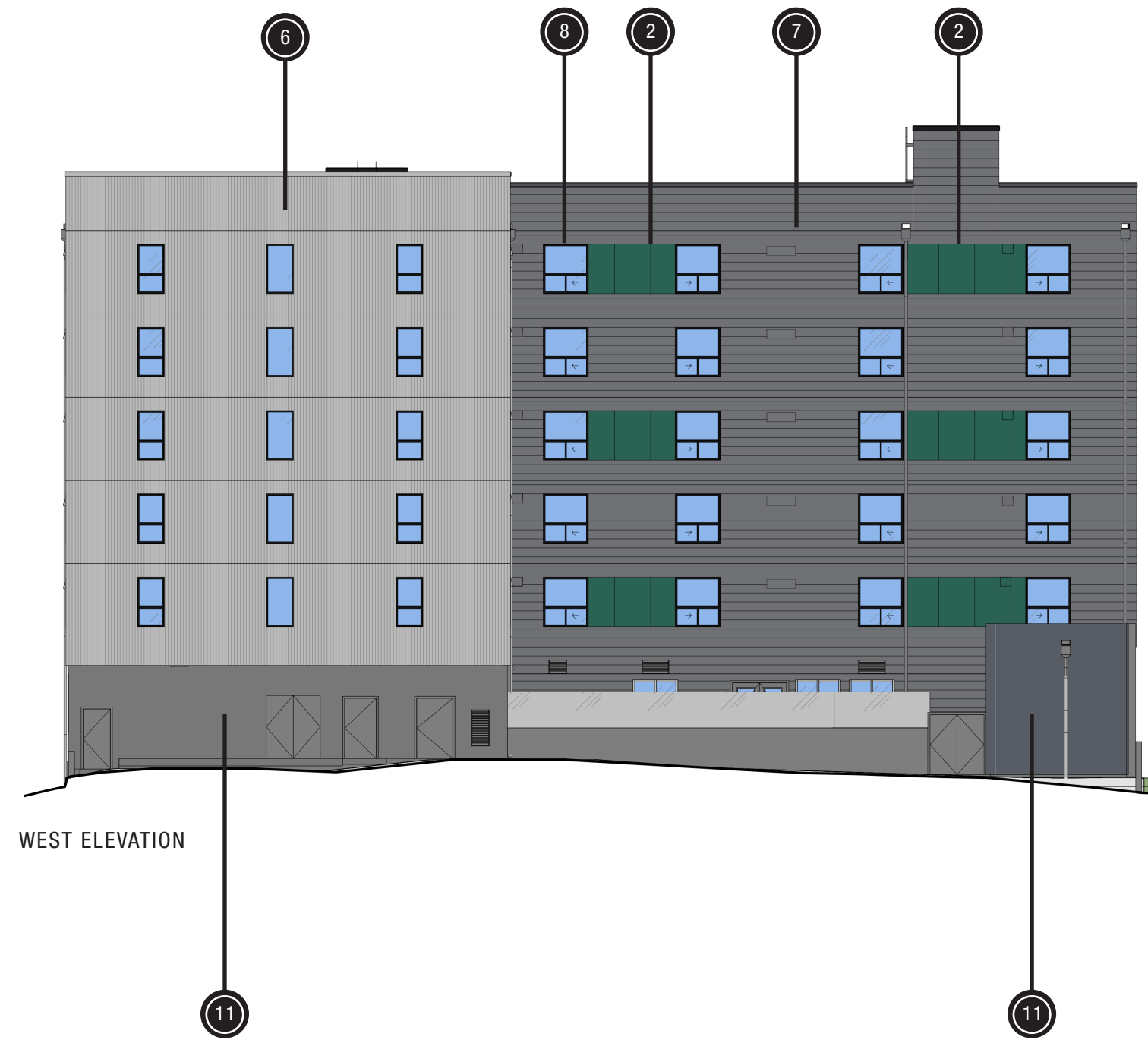


SOUTH ELEVATION



<div>1</div> <div>BENJAMIN MOORE PAINT NEW LIME FIBER CEMENT PANEL</div>	<div>2</div> <div>BENJAMIN MOORE PAINT FIDDLEHEAD GREEN FIBER CEMENT PANEL</div>	<div>3</div> <div>BENJAMIN MOORE PAINT BLACK SATIN FIBER CEMENT PANEL</div>	<div>4</div> <div>KAWNEER NO. 17 CLEAR ANODIZED ALUMINUM STOREFRONT AND CANOPY</div>	<div>5</div> <div>KAWNEER NO. 29 BLACK STOREFRONT AND CANOPY</div>	<div>6</div> <div>AEP SPAN METAL COOL OLD TOWN GRAY 12" FLAT PANEL W/(2) PENCIL RIBS</div>	<div>7</div> <div>AEP SPAN METAL COOL SLATE GRAY BASE OF BUILDING AT 12TH 12" FLAT PANEL</div>	<div>8</div> <div>BLACK VINYL WINDOW FINISH</div>	<div>9</div> <div>CONCRETE MASONRY UNIT NATURAL GROUNDFACE</div>	<div>10</div> <div>CONCRETE MASONRY UNIT CHARCOAL GROUNDFACE</div>	<div>11</div> <div>BENJAMIN MOORE PAINT PURITAN GRAY PAINTED CONCRETE AND FIBER CEMENT PANELS</div>
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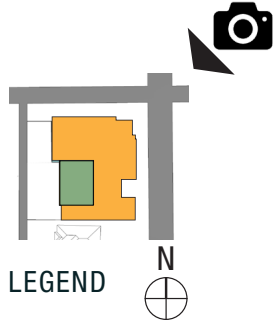
12.0 MATERIAL AND COLOR PALETTE



<div>1</div> <div>BENJAMIN MOORE PAINT NEW LIME FIBER CEMENT PANEL</div>	<div>2</div> <div>BENJAMIN MOORE PAINT FIDDLEHEAD GREEN FIBER CEMENT PANEL</div>	<div>3</div> <div>BENJAMIN MOORE PAINT BLACK SATIN FIBER CEMENT PANEL</div>	<div>4</div> <div>KAWNEER NO. 17 CLEAR ANODIZED ALUMINUM STOREFRONT AND CANOPY</div>	<div>5</div> <div>KAWNEER NO. 29 BLACK STOREFRONT AND CANOPY</div>	<div>6</div> <div>AEP SPAN METAL COOL OLD TOWN GRAY 12" FLAT PANEL W/(2) PENCIL RIBS</div>	<div>7</div> <div>AEP SPAN METAL COOL SLATE GRAY BASE OF BUILDING AT 12TH 12" FLAT PANEL</div>	<div>8</div> <div>BLACK VINYL WINDOW FINISH</div>	<div>9</div> <div>CONCRETE MASONRY UNIT NATURAL GROUNDFACE</div>	<div>10</div> <div>CONCRETE MASONRY UNIT CHARCOAL GROUNDFACE</div>	<div>11</div> <div>BENJAMIN MOORE PAINT PURITAN GRAY PAINTED CONCRETE AND FIBER CEMENT PANELS</div>
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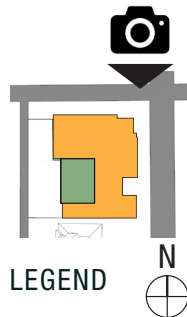
Northeast corner viewed from 12th Street



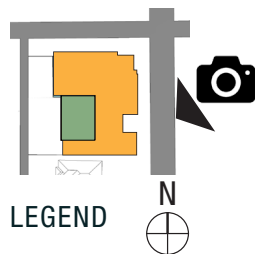
13.0 RENDERINGS



Looking south on 12th Ave sidewalk at entry corner

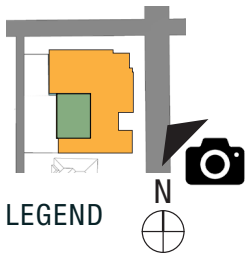


Looking southwest at St. Francis House courtyard entry

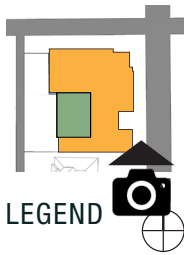




East facade viewed from 12th Ave



Looking north on 12th Ave sidewalk



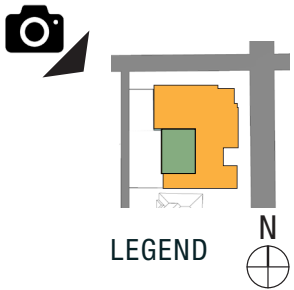
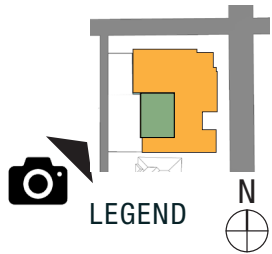
13.0 RENDERINGS



View northeast from alley



View southeast from Spruce Street into alley



14.0 EXTERIOR LIGHTING PLAN



1



2



3



4



5



15.0 SIGNAGE CONCEPT PLAN

Signage will be divided between the residential and commercial entries. The residential entry is proposed to have signage mounted to the top of the canopy on each side, wrapping the corner. The commercial signage is proposed to have two identifying signs; one for pedestrians and one for prominence. A blade sign is proposed to be mounted below the canopy, perpendicular to the sidewalk identifying its pedestrian entrance through the courtyard. An additional sign is proposed on the masonry above the courtyard entrance with backlighting.

RESIDENTIAL



The residential entry will be marked by large therefore easy to spot signage. This is similar of the existing signage for the Decibel Apartments to the north.

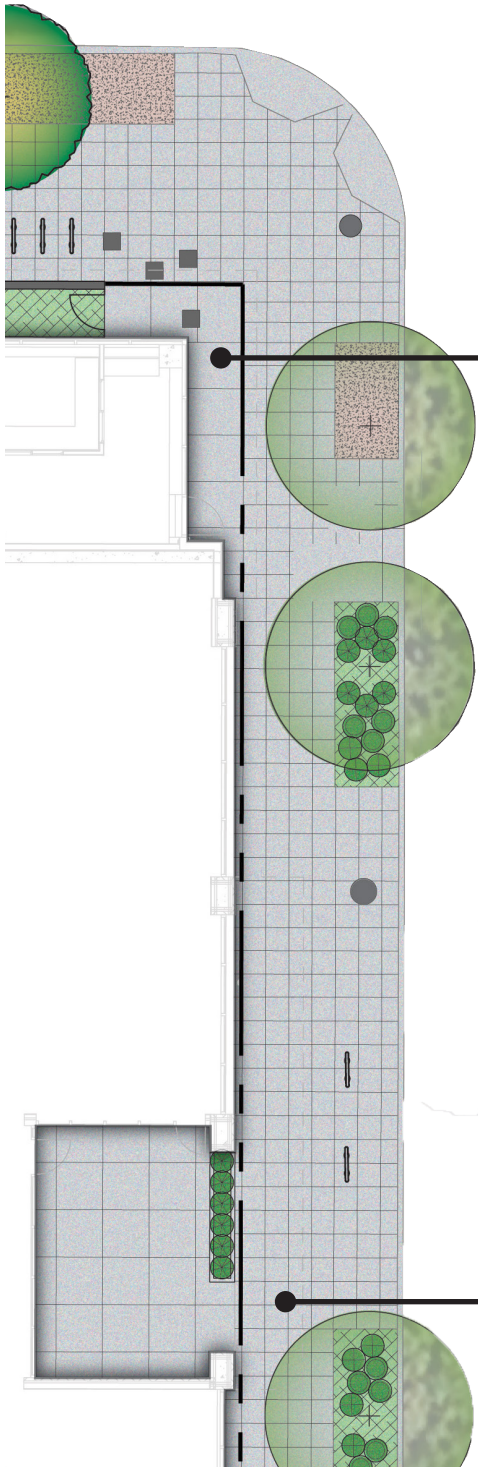
COMMERCIAL (SIGNAGE UNDER SEPARATE PERMIT)



Commercial signage example will feature punched out metal details.



Commercial signage example will include a blade sign mounted under the canopy

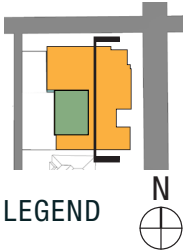
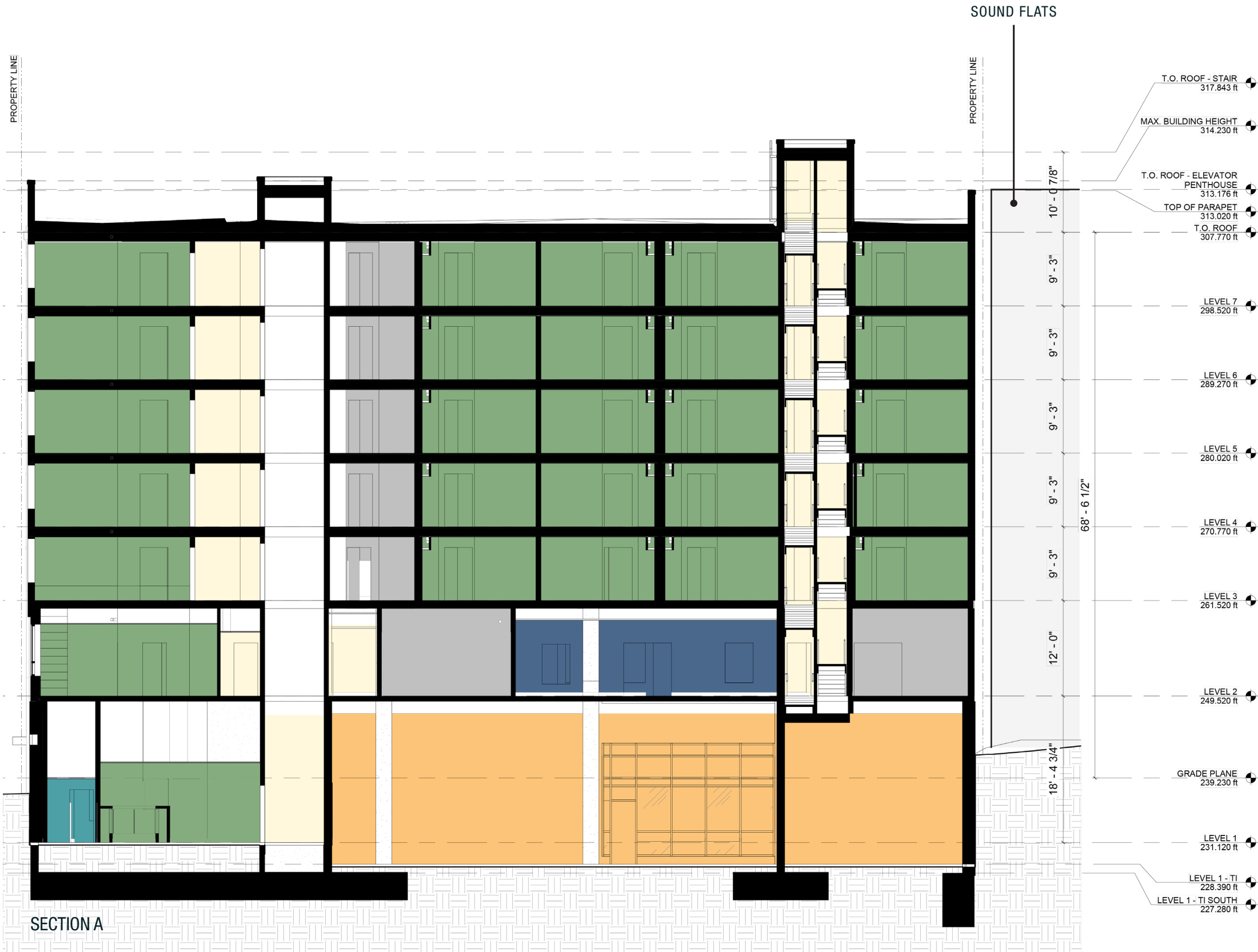


RESIDENTIAL ENTRY SIGNAGE

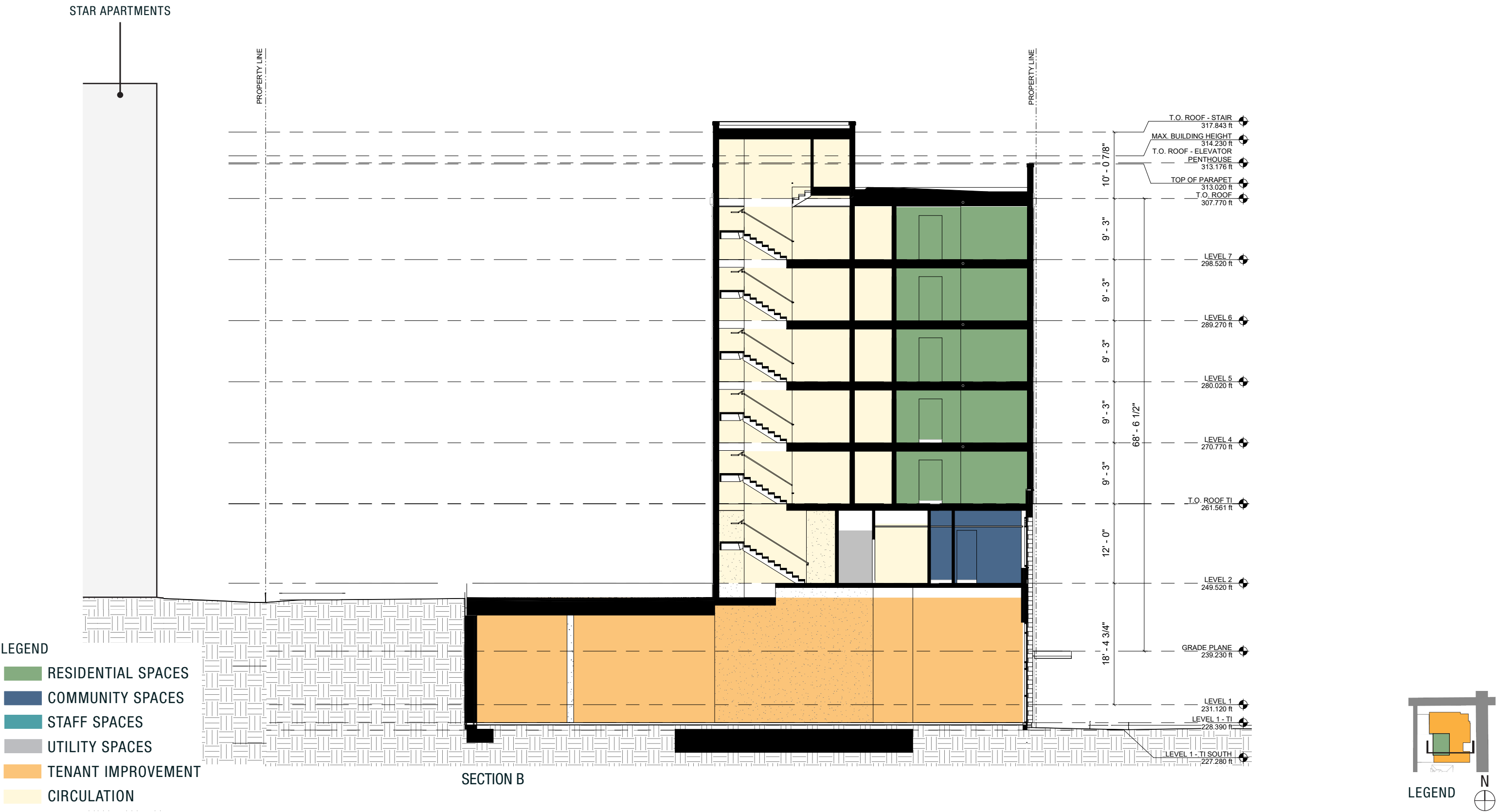


COMMERCIAL ENTRY SIGNAGE

- LEGEND
- RESIDENTIAL SPACES
 - COMMUNITY SPACES
 - STAFF SPACES
 - UTILITY SPACES
 - TENANT IMPROVEMENT
 - CIRCULATION



17.0 BUILDING SECTION



18.0 DEPARTURES

REQUESTED DEPARTURES SUMMARY TABLE				
TYPE	LEVEL	ASSOCIATED CODE STANDARD	PROPOSED	REQUESTED DEPARTURES
FACADE MORE THAN 10' FROM LOT LINE	1	FACADE MUST BE WITHIN 10' OF LOT LINE FROM STREET PER 23.47A.008	COURTYARD FACADE SET BACK 17' - 8" FROM EAST FACING LOT LINE.	YES: THE COURTYARD EXTENDS 7' - 8" PAST THE MAX. ALLOWABLE DISTANCE FROM LOT LINE.
NON-CONTINUOUS CANOPY ALONG 12TH AVE.	1	CONTINUOUS OVERHEAD PROTECTION REQUIRED ALONG 60% OF STREET-LEVEL FACADE PER 23.47A.008.	TWO CANOPIES ALONG 12TH AVE.	YES: THE OVERHEAD CANOPIES COVER MORE THAN 60% BUT ARE DISCONTINUOUS.
FRONT (EAST-FACING) SETBACK FROM 12TH AVE. LOT LINE	6-7	ABOVE 65' FROM EXISTING GRADE REQUIRES 8' AVG. SETBACK PER 23.47A.014.	1' - 0" SETBACK ABOVE 65' ALONG EAST FACING FACADE.	YES: THE BUILDING EXTENDS 7' - 0" INTO THE MIN. AVG. SETBACK ABOVE 65.'
AMENITY AREA	2	UNENCLOSED AMENITY AREA MUST EQUAL 5% OF GROSS RESIDENTIAL AREA PER 23.47A.024	5% OF GROSS RESIDENTIAL AREA = 2,434 SF; 1,856 SF PROVIDED.	YES: UNENCLOSED AMENITY AREA IS SMALLER THAN REQUIRED.
PARKING STALLS RATIO	SITE	TEN OR FEWER TOTAL PARKING STALLS REQUIRE MAX. 25% STRIPED FOR SMALL CARS. MIN. 75% STRIPED FOR FOR LARGE CARS PER 23.54.030	10 TOTAL STALLS WITH 4 SMALL STALLS AND 7 LARGE STALLS.	YES: THE PARKING RATIO IS 70% LARGE STALLS AND 30% SMALL STALLS.

23.47A.008.A.3): Requesting a departure from the required street facing façade be within 10’-0” of the property line at the proposed retail sales & services courtyard entry.

Rationale: By providing the deeper recessed entry, the pedestrian experience is enhanced with an engaging courtyard and relief along the building façade. The proposed courtyard identifies the retail sales & services entry from the residential entry, provides spill-out space for the retail sales & services customers and aligns with the following Central Area Design Guidelines:

PL1. 1. Accessible Open Space: “generous recessed entries”.

PL2. 2. Connection Back to the Community: “include weather protection to ensure the space can remain active all year long.” “...Ground level open spaces at the building street fronts and/or with courtyards that are not restricted or hidden from street views.” “Not all open spaces need to be landscaped; hardscapes are encouraged...”

PL3. 2. Streetscape Treatment: “Provide recessed business entries to encourage a slower pedestrian pace where people have shelters space to stop and gather.”



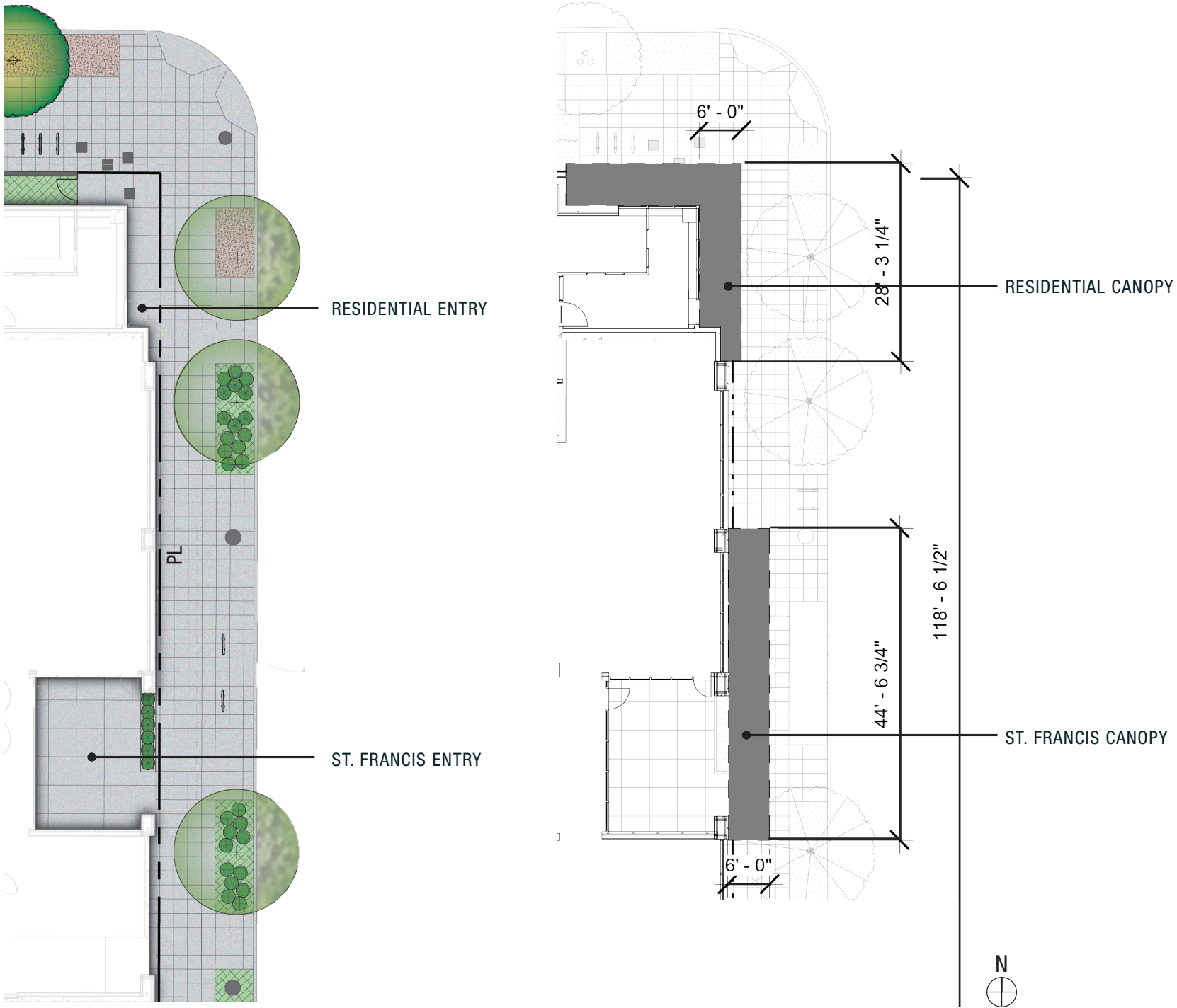
18.0 DEPARTURES

23.47A.008.C.4.a): Requesting a departure from a continuous canopy requirement.

Rationale: While still meeting the 60% minimum overhead weather protection, we are proposing breaking up the canopy along 12th Avenue to more clearly separate/distinguish the entries of the retail sales & services and residential. The retail sales & services frontage is further distinguished from the residential entry utilizing frequent expressed breaks along the storefront with columns at regular intervals which aligns with PL3.1.

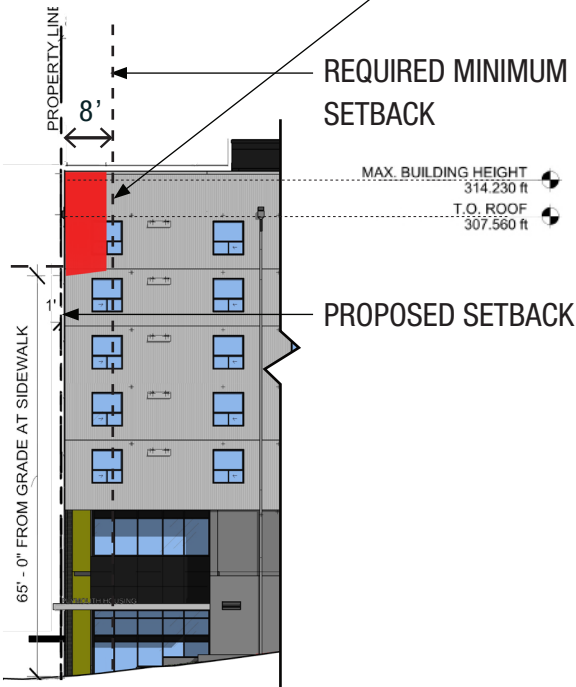
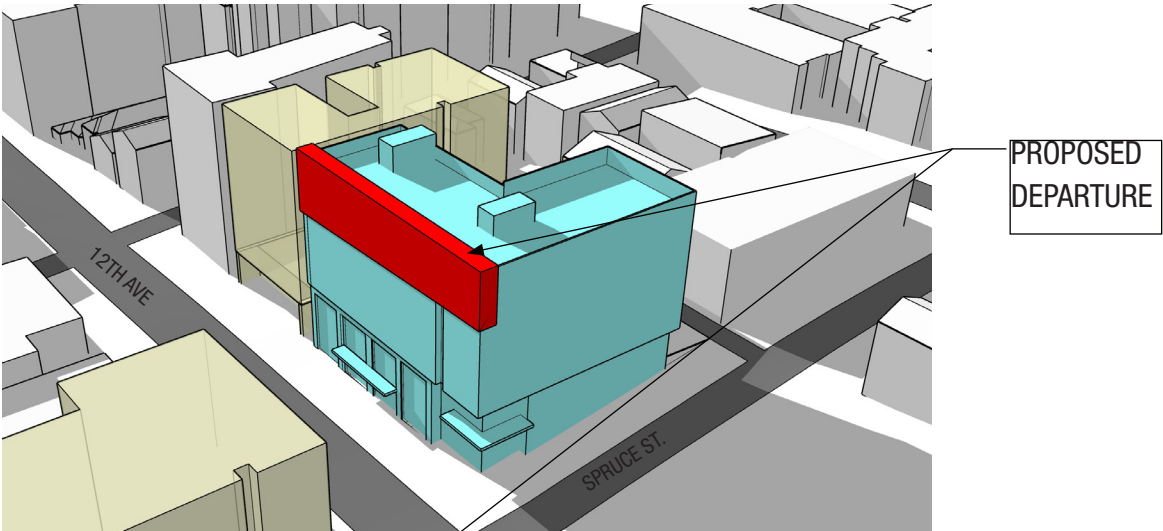


ST FRANCIS HOUSE CANOPY RESIDENTIAL ENTRY CANOPY



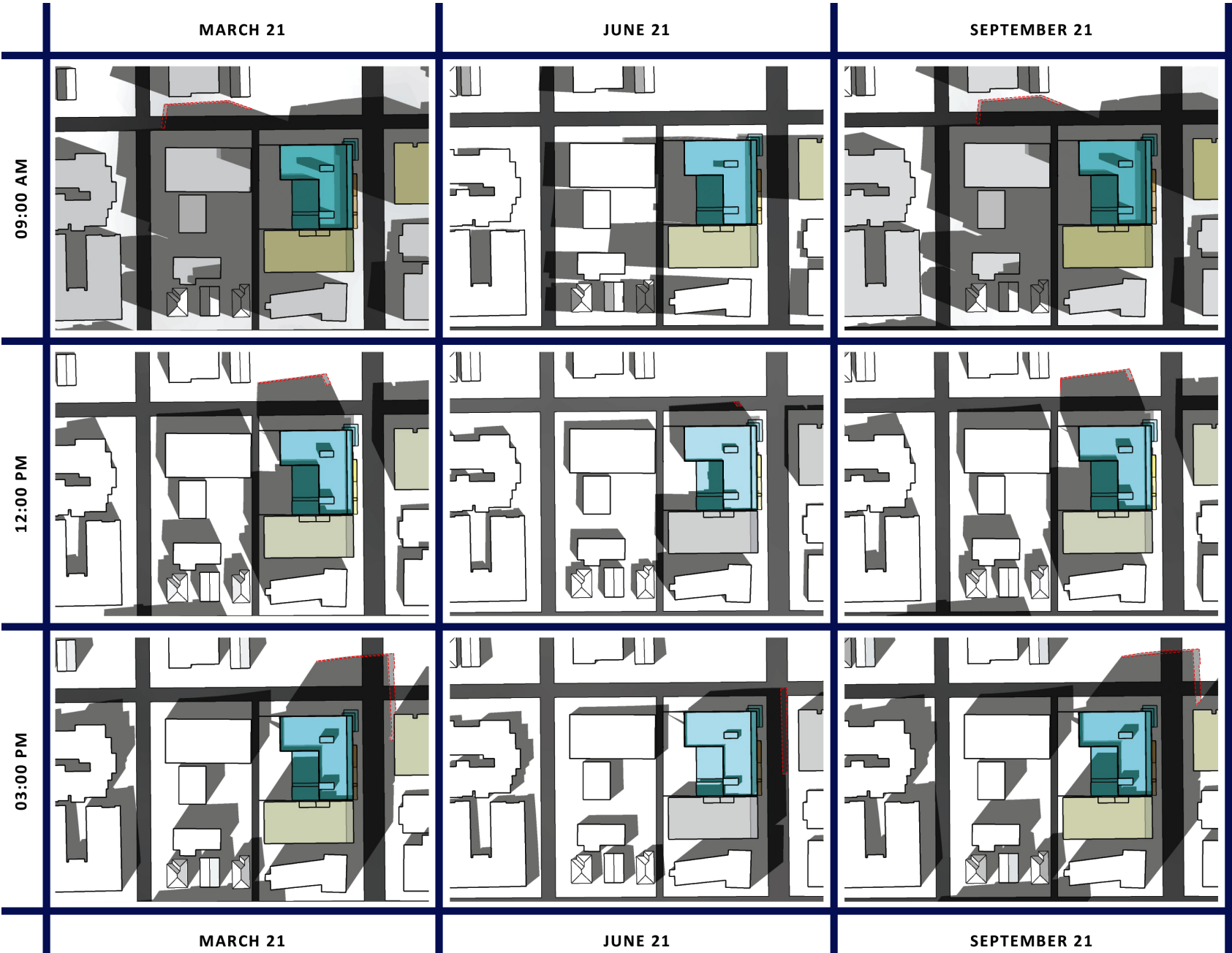
23.47A.014: Requesting a departure from the upper level setback at the 12th Avenue facing façade.

Rationale: The proposed building holds the street-facing facades relating to the existing massing in the neighborhood. By holding these facades, additional setbacks are provided along the alley facing the existing MR zone. The proposed street-level design gives many features to the pedestrian: recessed residential entry at the corner, recessed commercial courtyard entry, maximum transparency, overhead weather protection and increased landscaping between the sidewalk and the street. In addition, while studying the sun/shadows, stepping back at 65’ does not provide additional sun to the streetscape, which is the intent behind the upper level setback.



23.47A.014 DIAGRAM: ELEVATION

SUN STUDY



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LEGEND

PROPOSED DEPARTURE

OVERLAPPED SHADOWS

This sun study addresses community concerns about shadows cast by the preferred option. The red dashed outline shows the shadow cast by the area requested for departure. As this study demonstrates, the shadow, while present, will have minimal impact on its surroundings, especially when combined with those cast by future developments and by the slope along Spruce Street.

18.0 DEPARTURES

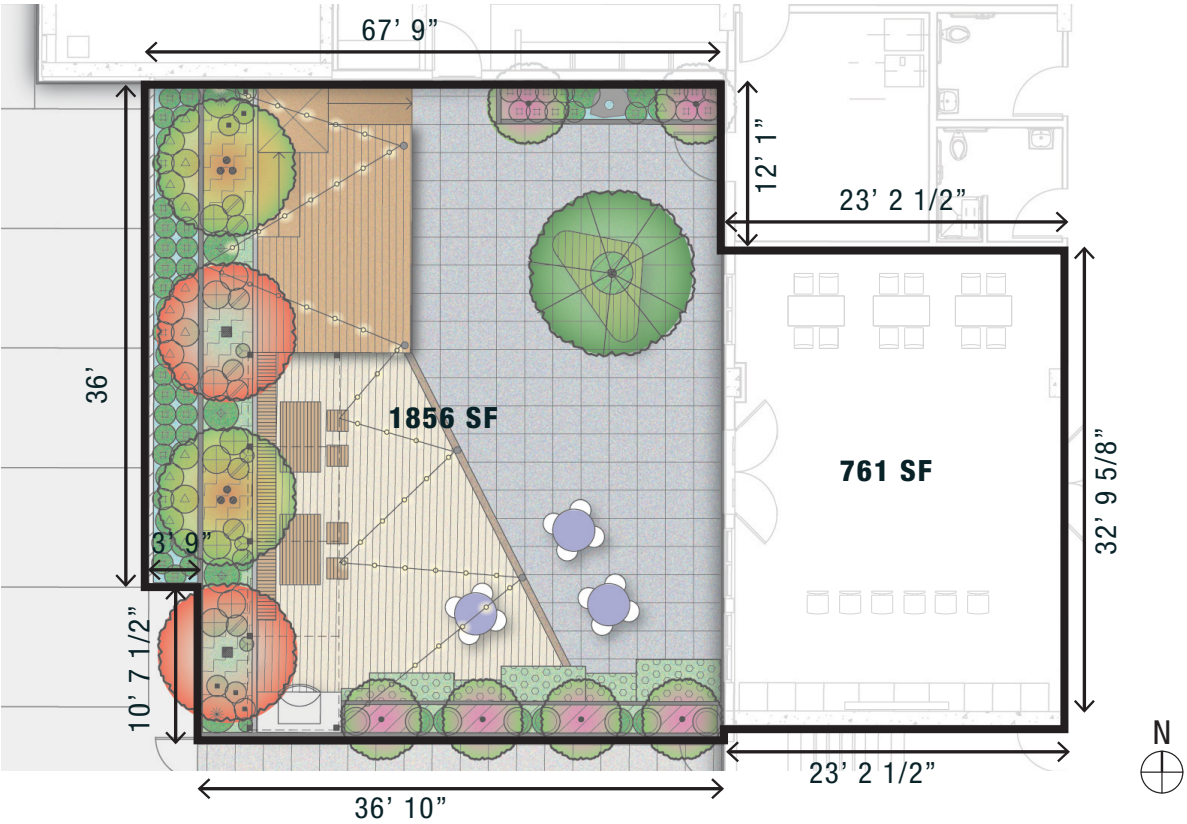
23.47A.024: Requesting a departure from the exterior amenity space %.

Rationale: The exterior amenity space has been increased since the EDG packet to its maximum potential while maintaining the function of the proposed building. The buffer between the alley/parking area has been explored further providing a significant planting area and screening. As noted above, the parking area is proposed to be used by the anticipated tenant only during open business hours which are limited to 9am-3pm (approximately). This reduces the impact of vehicles parking adjacent to the amenity space 24/7. The adjacent interior residential amenity space is connected through large windows and double doors opening directly onto the outdoor courtyard – maintained as requested. The residential entry has been further recessed at the corner of 12th Avenue and Spruce Street. This has provided an opportunity for additional outdoor amenity space for the residents functioning as a “porch” or “stoop” aligning with PL3. 2. i. & j. and DC3.1. The “stoop” has been provided with benches and bicycle parking with visible connection to the entry lobby and is approximately 323.5 sf. The increased landscaping along Spruce Street right-of-way also greatly improves not only the pedestrian experience, but also the resident environment with significant landscaping and a tree canopy directly adjacent to their residential units aligning PL3. 2. e. & h.

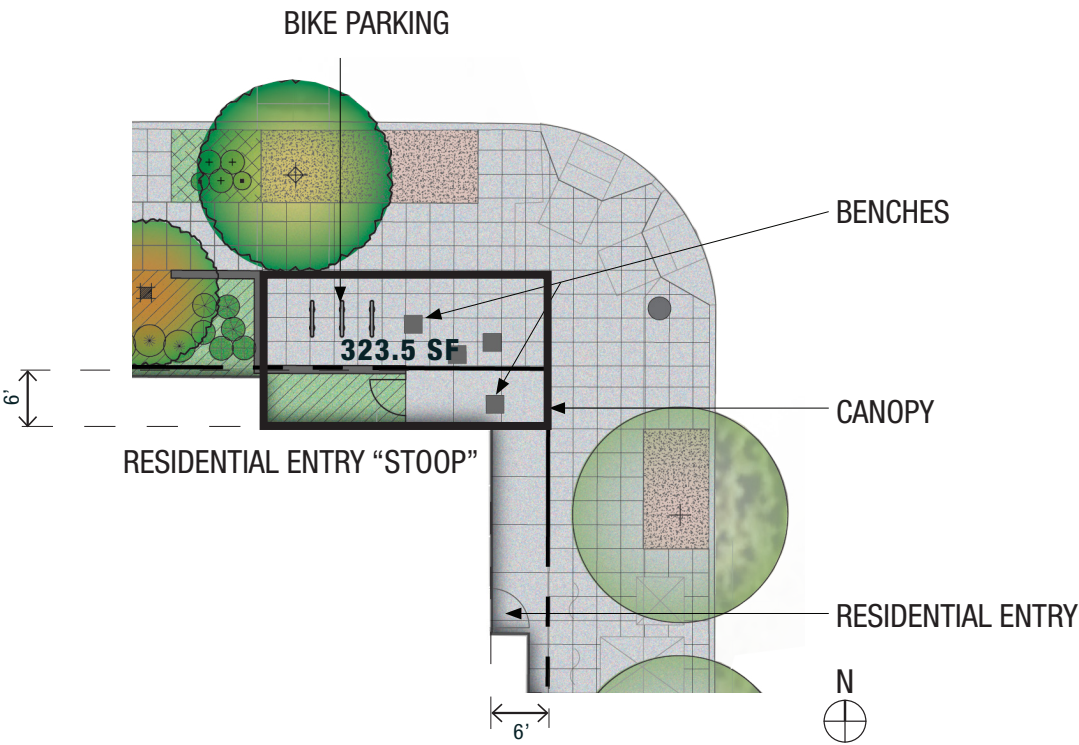
Design Guidelines: PL3.2 Streetscape Treatment –

- e. “Encourage activation of the planter zone to include...trees and pedestrian furniture.”
- h. “Encourage a safe, comfortable environment for pedestrians with components...ex. wide planter zones,...and/or building setbacks to allow for usable porches, stoops and outdoor seating.”
- i. “Porches and stoops are the life of the street.”
- j. “To facilitate usable stoops and patios, and to encourage pedestrian-to-resident interaction, buffer private outdoor spaces...with low walls, planters and landscape layering that defines the private space yet allows for face to face conversations.”

DC3.1 Open Space Concept – “Common courtyards...should be activated and layered, so that there is a graduation from private outdoor space, to the fully shared realm.”



TOTAL EXTERNAL AMENITY AREA = 2,179.5 SF
TOTAL INTERIOR AMENITY AREA = 1,231 SF



23.54.030: Requesting a departure from the percent of large stalls required (75/25 ratio).

Rationale: The proposal requests a 70/30 ratio of large to small stalls. Having a reduced ratio lessens the impact of potential large vehicles across from an MR zone (CS2-D-5). The intent is to have the largest outdoor amenity space with the least impactful paving area. Adding an additional large stall to achieve 80/20 ratio would further impact the outdoor amenity area.

