



# 2ND & MERCER

## PLYMOUTH HOUSING

610 2ND AVENUE NORTH  
SEATTLE, WA 98109

ADMINISTRATIVE EARLY DESIGN GUIDANCE  
SDCI PROJECT #016344-18PA  
DATE: 3/28/2019

APPLICANT TEAM:  
DEVELOPER: PLYMOUTH HOUSING

ARCHITECT: SMR ARCHITECTS

LANDSCAPE ARCHITECT: FAZIO ASSOCIATES



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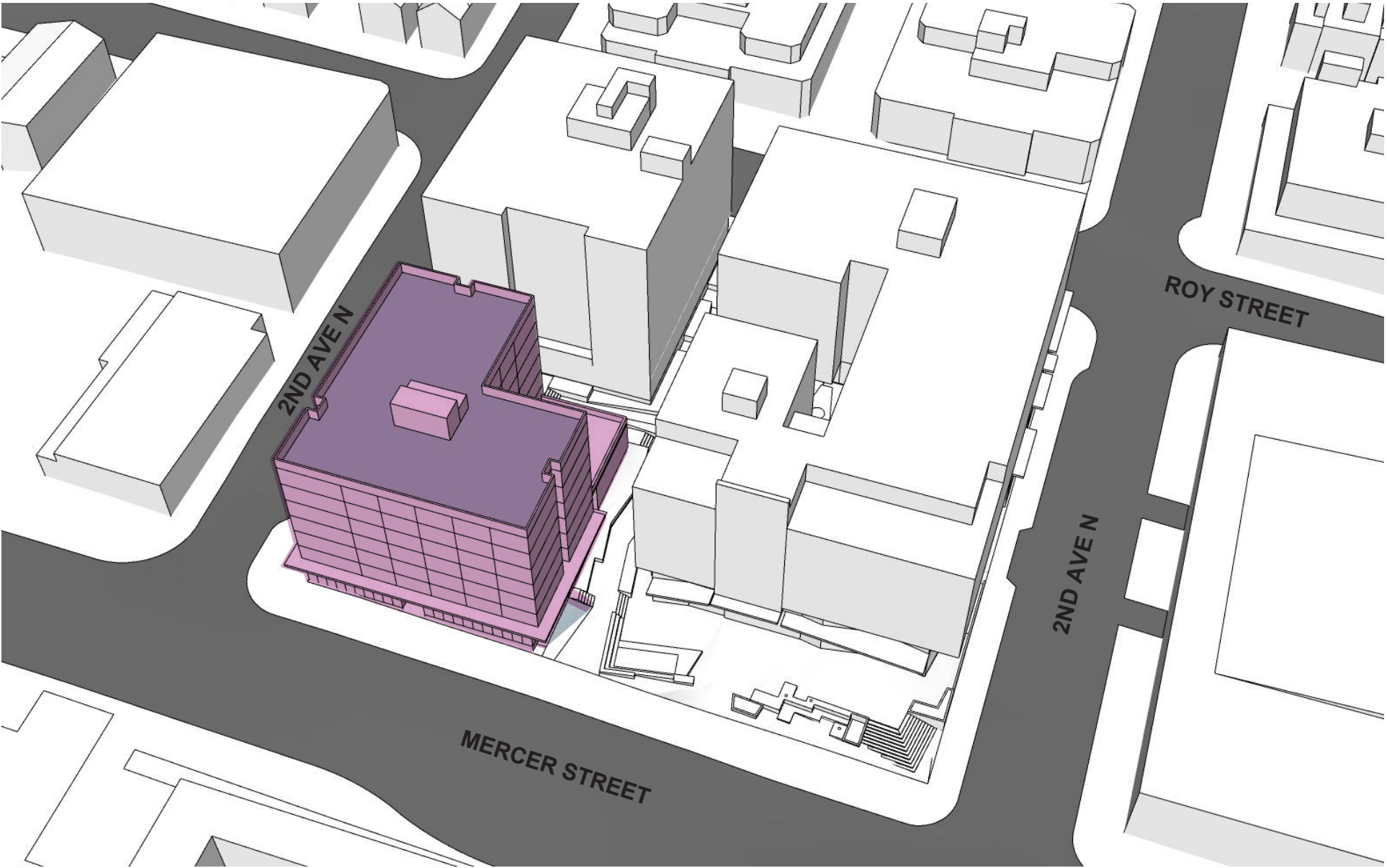
Plymouth  
Housing



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# ABOUT

## SMR ARCHITECTS

For over three decades, 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 the building, our structures provide a place for life to happen, as well as interact with and enrich the neighborhoods in which they are a part. Our team’s collaborative approach, experience and sustainable philosophy helps us serve both our clients and the community, always putting people first.



### LEGEND: SMR PROJECTS

- 1. **Hoa Mai Gardens** | Seattle Housing Authority | Yesler Terrace, Seattle, WA
- 2. **12th Ave Arts** | Capitol Hill Housing | Capitol Hill, Seattle, WA
- 3. **Artspace Mount Baker Station Lofts** | Mount Baker, Seattle, WA
- 4. **Plaza Roberto Maestas** | El Centro de la Raza | Beacon Hill, Seattle, WA



PLYMOUTH

**Our Mission**  
Plymouth Housing works to eliminate homelessness and address its causes by preserving, developing and operating safe, quality, supportive housing and by providing adults experiencing homelessness with opportunities to stabilize and improve their lives.

**Our Vision**  
Housing is the first step in helping those who face homelessness transform their lives. Our comprehensive approach provides hope. Our dream is one where every person has a home and a better quality of life.

**Housing First**  
Plymouth follows the ‘housing first’ philosophy, operating on the principle that people cannot improve their lives until they have a safe, stable place to live.

PATH WITH ART

**Our Mission**  
Path with Art transforms the lives of people recovering from homelessness, addiction, and other trauma by harnessing the power of creative engagement as a bridge to community and a path to stability.

**Our Vision**  
Path with Art is driven by its Vision: A world where arts engagement is recognized as transformative—connecting the individual with self, the self with community, and communities with society. In this world, the power of arts engagement is available for all.

**Who We Serve**  
We serve low-to-no income adults in active recovery from domestic abuse, homelessness, addiction, mental illness, and other trauma who are working to rebuild their lives. Our students are referred to us by over 30 social service partners. These include housing providers such as Plymouth Housing, the YWCA, and the Downtown Emergency Services Center as well as social service and mental health agencies such as the Community Psychiatric Clinic and Recovery Café.



Sylvia Odom's Place | Plymouth Housing | Belltown, Seattle, WA



Plymouth on First Hill | Plymouth Housing | First Hill, Seattle, WA



A.L. Humphrey House | Plymouth Housing | Belltown, Seattle, WA



Plymouth Place | Plymouth Housing | Belltown, Seattle, WA



# ABOUT THIS PROJECT

## PROJECT CONTEXT

The site along a principal arterial, Mercer Street, previously was occupied by a small, City of Seattle pocket park. It will now serve to provide a proposed 93 residential units, and the Path With Art arts facility. Located within the Uptown Arts & Culture District, which includes a broad range of arts and culture facilities, among them the Seattle Repertory Theater, Cornish Playhouse, Pacific Northwest Ballet @ Marion Oliver McCaw Hall, the Seattle Opera, KEXP, and On The Boards. The site is well served by transit with the Rapid Ride D-line, Routes 1, 2, 8, 13, and 32 within 3 blocks, and a future Sound Transit Light Rail Station to be located at 1st and Republican. There are three grocery stores with 5 blocks of the site including Safeway and QFC. The project will provide much needed affordable housing to the rapidly developing Uptown neighborhood. With recent development impacting the availability of affordable units, this project will serve to enhance the character of the neighborhood and maintain a diversity in the range of the available housing types. With the development of adjacent parcels for comparably scaled multi-family residential consideration has been made to the location of the residential entry along 2nd Avenue N., and the dual orientation of the commercial use along Mercer Street and facing the public plaza and the mid-block pedestrian way to the east.

### LEGEND: SMR PROJECTS

- 1. **Artspace Mount Baker Station Lofts** | Artspace | Mount Baker, Seattle, WA
- 2. **Plaza Roberto Maestas** | El Centro de la Raza | Beacon Hill, Seattle, WA
- 3. **Artspace Hiawatha Lofts** | Artspace | Jackson Place, Seattle, WA
- 4. **Plymouth on First Hill** | Plymouth Housing | First Hill, Seattle, WA





# PLYMOUTH HOUSING DEVELOPMENT OBJECTIVES

## PROJECT VISION

With the sale, and subsequent development of the adjacent Kreielsheimer parcels the availability of this unique City of Seattle parcel proximate to the Seattle Center Campus and the Heart of Uptown provides for much needed affordable housing near abundant transit access, services, and open space amenities.

The proposed 7-story building will provide 93 residential housing units with supplemental on-site residential services and resident amenities. Housing will be provided following Plymouth Housing’s ‘Moving On’ program model, providing residential units for residents currently in other Plymouth properties who have an established record of stability and no longer need intensive services. This allows other units at Plymouth’s supportive housing properties to become available for those currently experiencing homelessness.

Plymouth is partnering with Path With Art to provide an arts education facility at the ground floor along the Mercer Street frontage. This 4,000 SF space will provide classroom space and production facilities to serve Path With Art’s mission to provide opportunities for those recovering from homelessness, addiction and other trauma to utilize art as a bridge to community, and as a path to stability. This space will also provide for a permanent home for PWA’s administrative offices.



Plymouth on First Hill | Plymouth Housing | First Hill, Seattle, WA



12th Ave Arts | Capitol Hill Housing | Capitol Hill, Seattle, WA



YWCA Family Village | YWCA | Issaquaha, WA



A.L. Humphrey House | Plymouth Housing | Belltown, Seattle, WA

## DESIGN PROPOSAL

SITE AREA: 11,000 SF (0.25 ACRES)  
TOTAL BUILDING AREA: 58,753 GSF  
TOTAL RESIDENTIAL AREA: 54,711 GSF  
RESIDENTIAL UNITS: 93  
PROGRAM SPACE: ---  
ARTS PROGRAMMING SPACE: 4,042 SF

REQUIRED AMENITY AREA: 2,500 GSF  
PROPOSED INTERIOR AMENITY AREA: 2,100 GSF  
PROPOSED EXTERIOR AMENITY AREA: 2,100 GSF  
**TOTAL PROPOSED AMENITY AREA: 3,600 GSF**



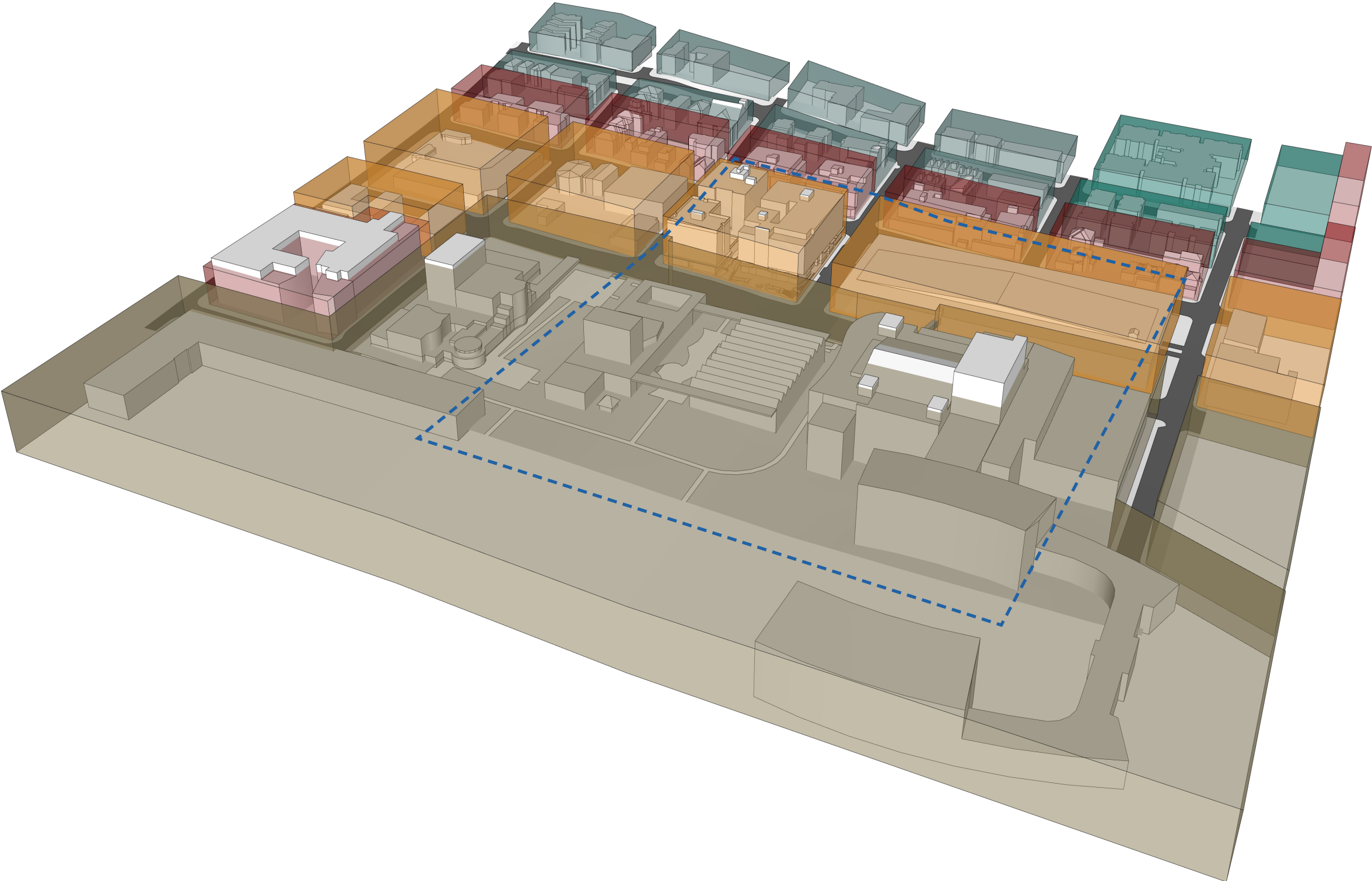
# ZONING CONTEXT MAP

## ZONING

- LR3
- LR3 (M)
- SM-UP 65 (M)
- SM-UP 85 (M1)
- SM-UP 95 (M)

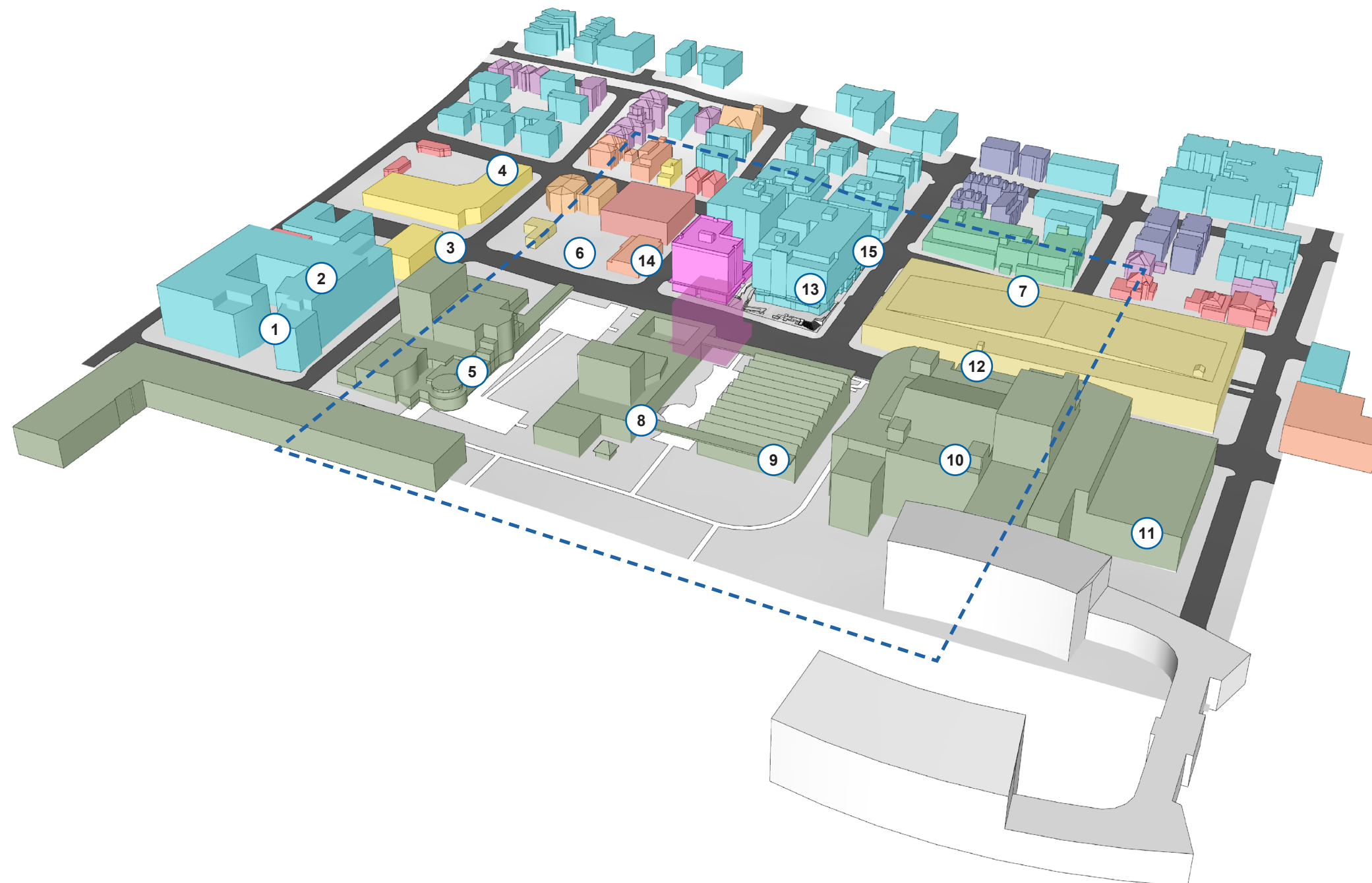
## LEGEND

9-BLOCK BOUNDARY





# 9-BLOCK DEVELOPMENT



## AREA DEVELOPMENT

1. EXPO APARTMENTS
2. 105 MERCER APARTMENTS
3. METROPOLITAN MARKET/BARTELS
4. ROY STREET APARTMENTS
5. SEATTLE REPERTORY THEATER
6. ROY STREET SHELTER
7. MAXWELL HOTEL
8. CORNISH PLAYHOUSE
9. PACIFIC NORTHWEST BALLET
10. MARION OLIVER McCRAW HALL
11. SEATTLE OPERA
12. MERCER GARAGE
13. 225 ROY STREET
14. SEATTLE OPERA SHOP
15. 200 ROY APARTMENTS

## LEGEND

- 9-BLOCK BOUNDARY
- SITE

## STRUCTURE USE

- HOTEL
- APARTMENT / SENIOR HOUSING
- TOWNHOME / DUPLEX
- SINGLE-FAMILY HOME
- BAR / RESTAURANT
- STORAGE / WAREHOUSE
- OFFICE
- COMMUNITY CENTER / CHURCH
- RETAIL / WHOLESALE
- PARKING GARAGE
- ARTS / CULTURAL SPACES



SITE PHOTOS



1 2ND AVE N, LOOKING NORTHEAST



2 2ND AVE N, LOOKING SOUTHEAST



3 2ND AVE N AND MERCER ST, LOOKING NORTHEAST



4 MERCER ST, LOOKING NORTH



5 2ND AVE N, LOOKING NORTH UP SIDEWALK



# SITE SURVEY PLAN

## LEGAL DESCRIPTION

MERCERS 2ND ADD TO N SEATTLE 7-8 LESS E 28 FT THOF & LESS N 10 FT OF 7

## ARBORIST REPORT

### Discussion and Recommendations

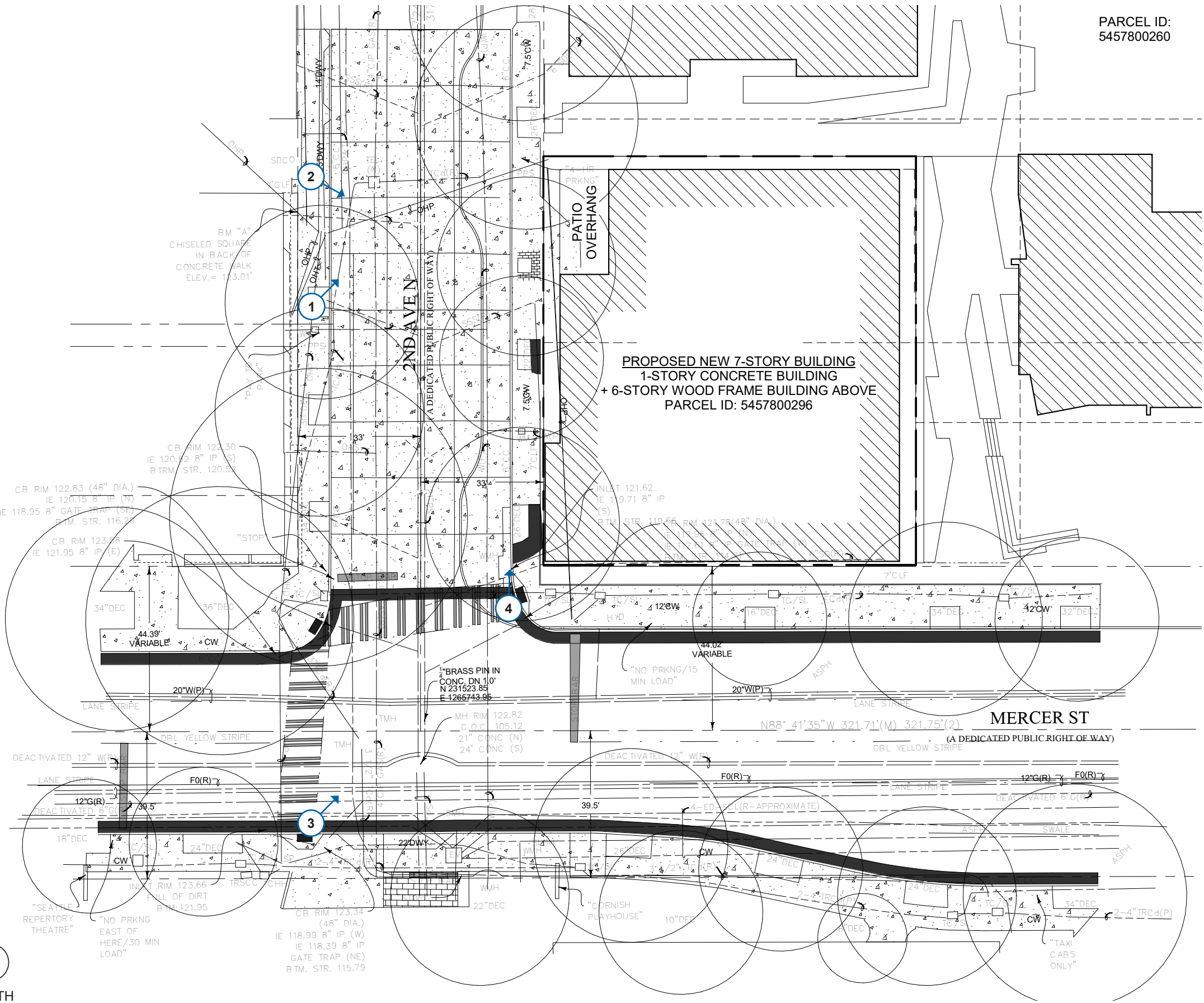
ROW London Plane Trees: Development of this site potentially involves significant disturbance with impacts very close to the root system of some of the ROW street trees, specifically the London plane trees. From early discussions, grade cuts may be approximately 6 feet from the trunks of some of the largest trees. In most cases, no tree could tolerate this percentage of loss within the critical root zone, and it is likely to be the case here. However, given my understanding of the intended disturbance of the site by the developer and the City's strong desire to retain the London plane trees, further investigation is recommended to better determine the feasibility to safely retain the trees with the proposed level of impact.

One fact in favor of this even being considered and potentially be successful is exceptional durability of this species. The London plane tree is one the strongest and most tolerant tree species to urban conditions and root disturbance in my experience. This species is known to many arborists to tolerate considerable root loss and still be retained successfully. There are, however, still several factors to consider.

Of first concern is the stability of the tree. The remaining root system must be wide and deep enough to severe root and crown loss to hold the tree upright. The second concern is the ability of the tree to maintain long-term health and vigor well into the future. The third concern is the balance and appearance of the tree given that approximately 40% of the crown may have to be removed for building clearance. Timing of the root impact and crown pruning will also be important factors affecting the tree response to the branch and root loss.

### Recommendations:

1. In coordination with the City, an investigation of the root system is recommended where excavation would be required within the Interior Critical Root Zone of the trees. See the Critical Root Zone Explanation attached with the General Tree Protection Guidelines. This investigation will likely require soil excavation within the property to determine the depth, density and width of the root system on the compromised side of the tree. If the City is in agreement with a positive outcome based on those observations, then the trees may be safely and successfully retained. The severe crown pruning that would be required for building clearance and balance should be completed at that same time.
2. Pruning on retained ROW trees shall meet all ANSI A300 Pruning Standards and be performed by an ISA Certified Arborist®. Given the severe pruning that may be involved, the ...City should also be onsite during any tree pruning. Pruning should occur during the dormant or early bud break.
3. When the final number of ROW trees to be retained is confirmed, the attached TVSPP shall be implemented.

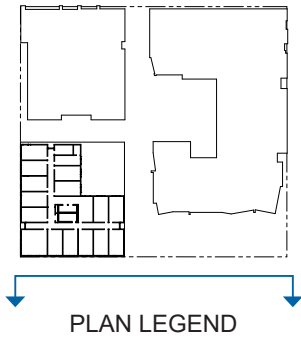




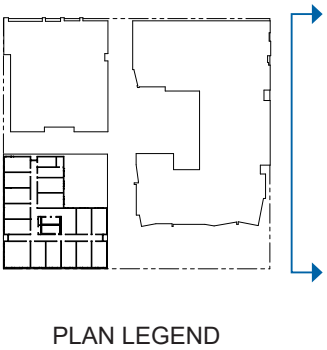
STREETSCAPES



1 MERCER ST LOOKING SOUTH



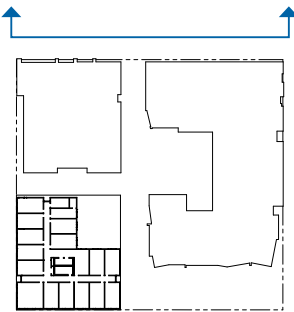
2 3RD AVE N LOOKING EAST







1 ROY ST LOOKING NORTH



PLAN LEGEND



2 2ND AVE N LOOKING WEST



PLAN LEGEND





# CONTEXT ANALYSIS

## NEIGHBORHOOD DEVELOPMENT & SURROUNDING USES

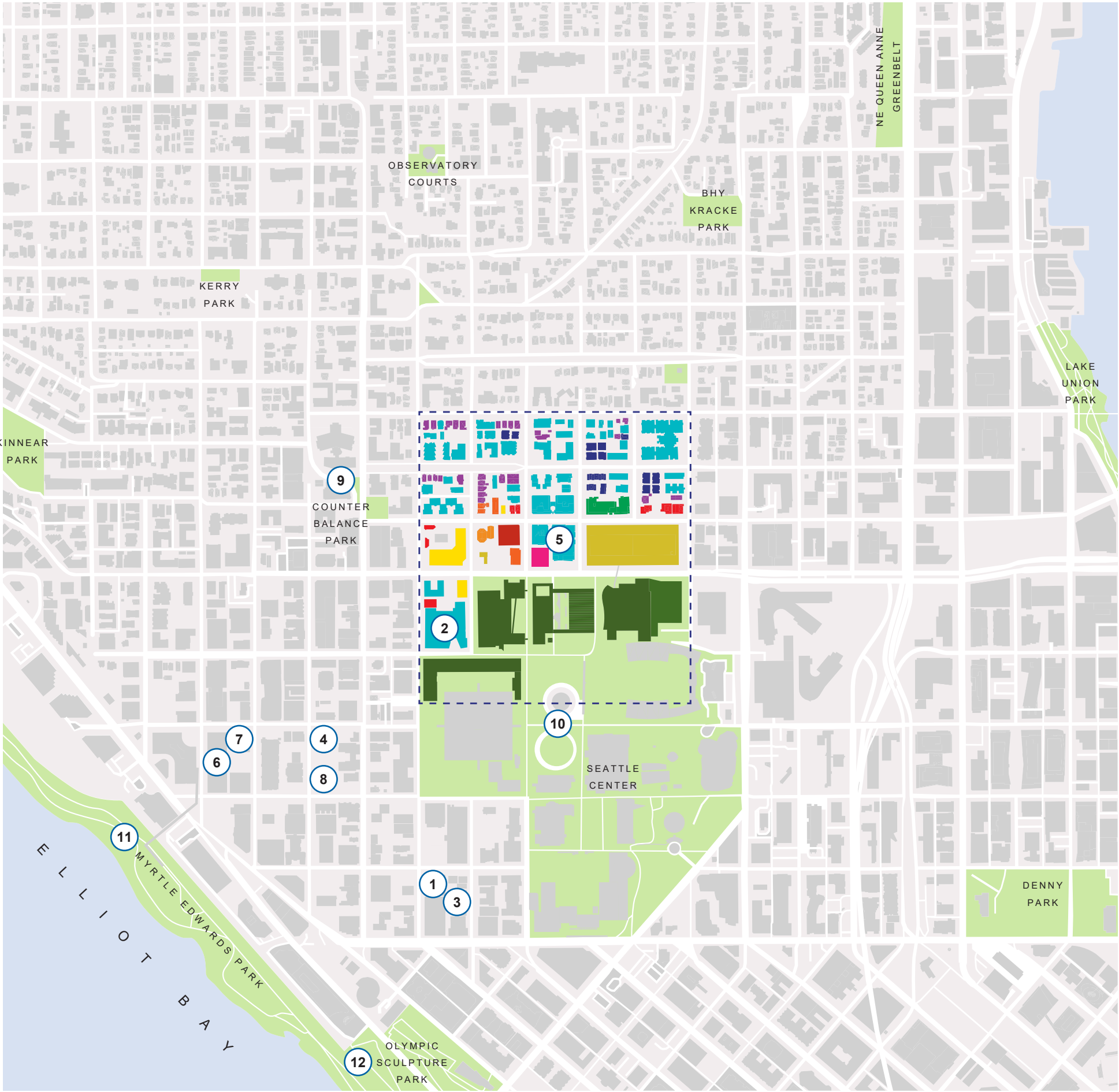
The Uptown neighborhood has historically been a mix of residential, office, retail businesses and restaurants. The Uptown Urban Design Framework, was authored to continue this mix in future development in the neighborhood, to allow for a neighborhood that is active throughout the day and night. A significant number of new multi-family/mixed use buildings have been completed, or are under construction in the neighborhood as noted on the accompanying map, in addition there have been several commercial office buildings constructed or rehabilitated in recent years as well.

The site situated along a principal arterial, Mercer Street, was previously occupied by a small, City of Seattle, pocket park. It will now serve to provide a proposed 93 affordable residential units, and a Path With Art arts facility. The project is located within the Uptown Arts District, which includes a broad range of arts and culture facilities, among them the Seattle Repertory Theater, Cornish Playhouse, Pacific Northwest Ballet at Marion Oliver McCaw Hall, the Seattle Opera, KEXP, and On The Boards. There are three grocery stores with 5 blocks of the site including Safeway and QFC.

Uptown also benefits from the expansive open space of the Seattle Center, and multiple parks at its periphery including Myrtle Edwards Park, Kinnear Park, Kerry Park, Olympic Sculpture Park, and Denny Park within a mile from the project site.

### LEGEND

- SITE
- HOTEL
- APARTMENT / SENIOR HOUSING
- TOWNHOME / DUPLEX
- SINGLE-FAMILY HOME
- BAR / RESTAURANT
- STORAGE / WAREHOUSE
- OFFICE
- COMMUNITY CENTER / CHURCH
- RETAIL / WHOLESALE
- PARKING GARAGE
- ARTS / CULTURAL SPACES





NEIGHBORHOOD & SITE DEVELOPMENT



1. 101 JOHN



2. EXPO APARTMENTS



3. BERNARD APARTMENTS



4. CORA APARTMENTS



5. 225 ROY



6. AVA QUEEN ANNE



7. H2O APARTMENTS



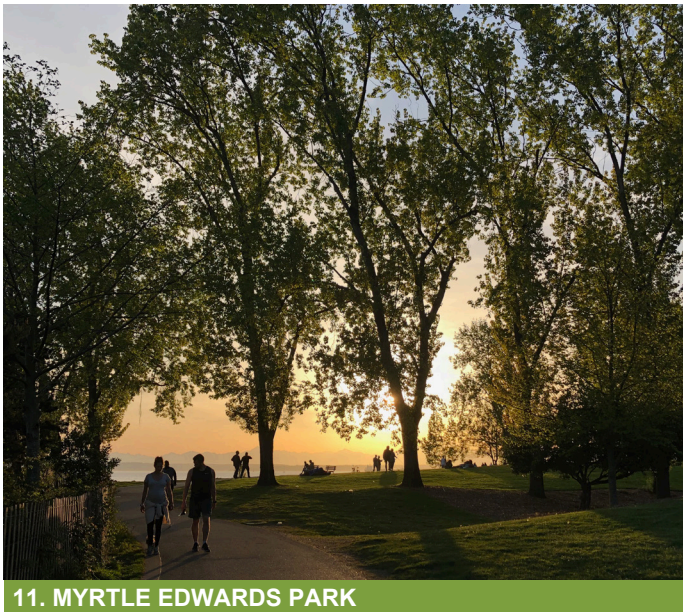
8. ELAN UPTOWN FLATS



9. COUNTER BALANCE PARK



10. SEATTLE CENTER GREAT LAWN



11. MYRTLE EDWARDS PARK



12. OLYMPIC SCULPTURE PARK



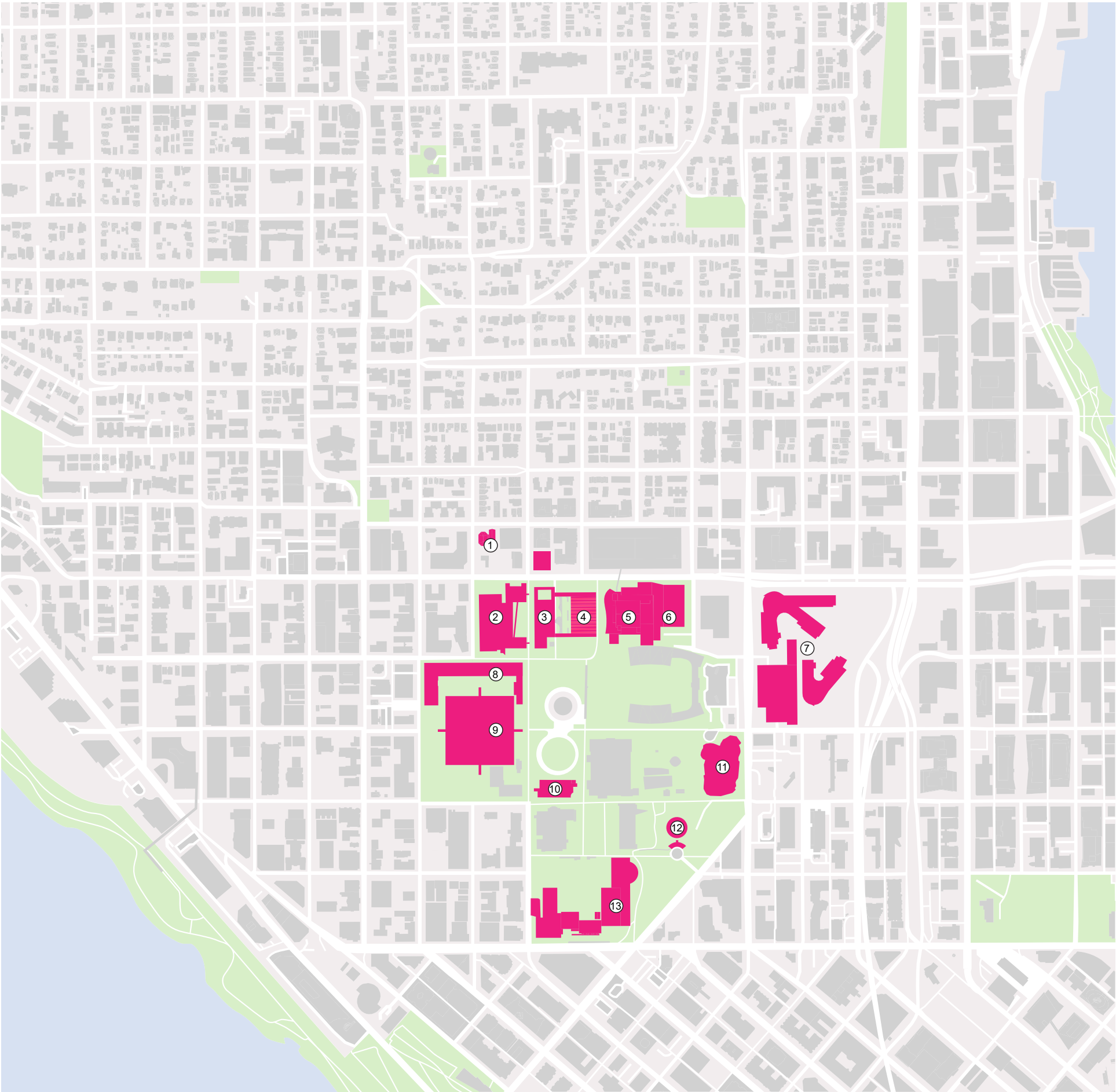
# CONTEXT ANALYSIS

## NOTABLE ARCHITECTURE & SITING PATTERNS

The 2nd + Mercer project is located on the north edge of the Seattle Center Campus. The campus built out for the 1962 World’s Fair still houses many of the fair buildings including the Space Needle, Pacific Science Center, the Arena at Seattle Center, as well as several arts & culture facilities subsequently completed on the Seattle Center Campus and now forming the core of the recently designated Uptown Arts & Culture District.

### LEGEND

- 1. ROY STREET SHELTER  
(FORMER SCL POWER CONTOL CENTER)
- 2. SEATTLE REPERTORY THEATER  
(HOME OF THE BAGLEY WRIGHT THEATER,  
THE LEO KRELSHEIMER THEATER, AND THE  
PONCHO FORUM)
- 3. CORNISH PLAYHOUSE / INTIMAN THEATER
- 4. PACIFIC NORTHWEST BALLET
- 5. MARION OLIVER McCAW HALL
- 6. SEATTLE OPERA
- 7. THE BILL & MELINDA GATES CENTER
- 8. NORTHWEST ROOMS
- 9. SEATTLE ARENA
- 10. FISHER PAVILION
- 11. MOPOP
- 12. SPACE NEEDLE
- 13. PACIFIC SCIENCE CENTER





NOTABLE ARCHITECTURE



1. PACIFIC SCIENCE CENTER



2. NORTHWEST ROOMS (HOME OF VERA, KEXP, & SIFF)



3. SEATTLE REPERTORY THEATER



4. SEATTLE CENTER ARENA



5. CORNISH PLAYHOUSE / INTIMAN THEATER



6. PACIFIC NORTHWEST BALLET / PHELPS CENTER



7. MARION OLIVER McCAW HALL



8. SEATTLE OPERA



9. BILL & MELINDA GATES CENTER



10. ROY STREET SHELTER



11. FISHER PAVILION



12. MUSEUM OF POPULAR CULTURE (MoPOP)



# CONTEXT ANALYSIS

## TRANSIT OPPORTUNITIES

The site is well served by transit with the Rapid Ride D-line, Routes 1, 2, 8, 13, 29, and 32 within 3 blocks, the Monorail for trips to Westlake Center, and a future Sound Transit Light Rail Station to be in the vicinity of 1st and Republican as part of Sound Transit’s ST3 light rail system expansion. Service at the edge of the neighborhood includes the Rapid Ride C and E lines, and the Seattle Streetcar with service to downtown, and with the extension of the system along 1st avenue downtown will serve the International District, Central District, and Capitol Hill.

### MULTI-MODAL TRANSIT OPTIONS:

#### BUS ROUTES:

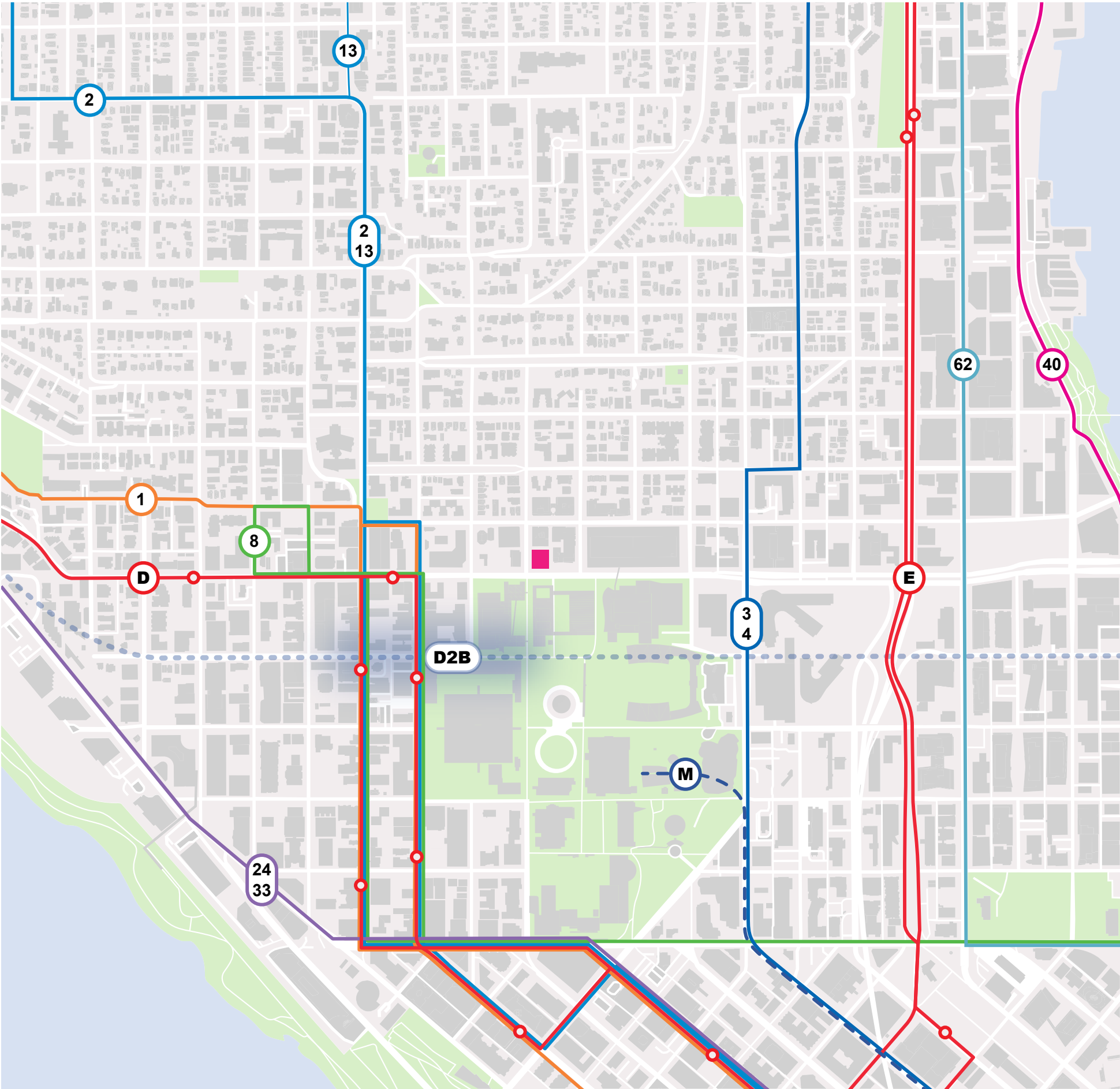
CURRENT: 1, 2, 3, 4, 8, 13, 29, 32 and RAPID RIDE D, and E Lines

#### MONORAIL:

Seattle Center to Westlake Station, with connections to Sound Transit Light Rail at Westlake Station (Elevator connection improvements are currently being developed.)

## LEGEND

- METRO BUS ROUTE (ROUTES 2, 13)
- METRO BUS ROUTE (ROUTES 8)
- METRO BUS ROUTE (ROUTES 1)
- METRO BUS ROUTE (ROUTES 3, 4)
- METRO BUS ROUTE (ROUTES 62)
- METRO BUS ROUTE (ROUTES 40)
- METRO BUS ROUTE (ROUTES 24, 33)
- RAPID RIDE D & E LINE STATION
- RAPID RIDE D & E LINE ROUTES
- MONORAIL STATION
- MONORAIL ROUTE
- FUTURE ST3 LRT STATION
- FUTURE ST3 LRT ROUTE





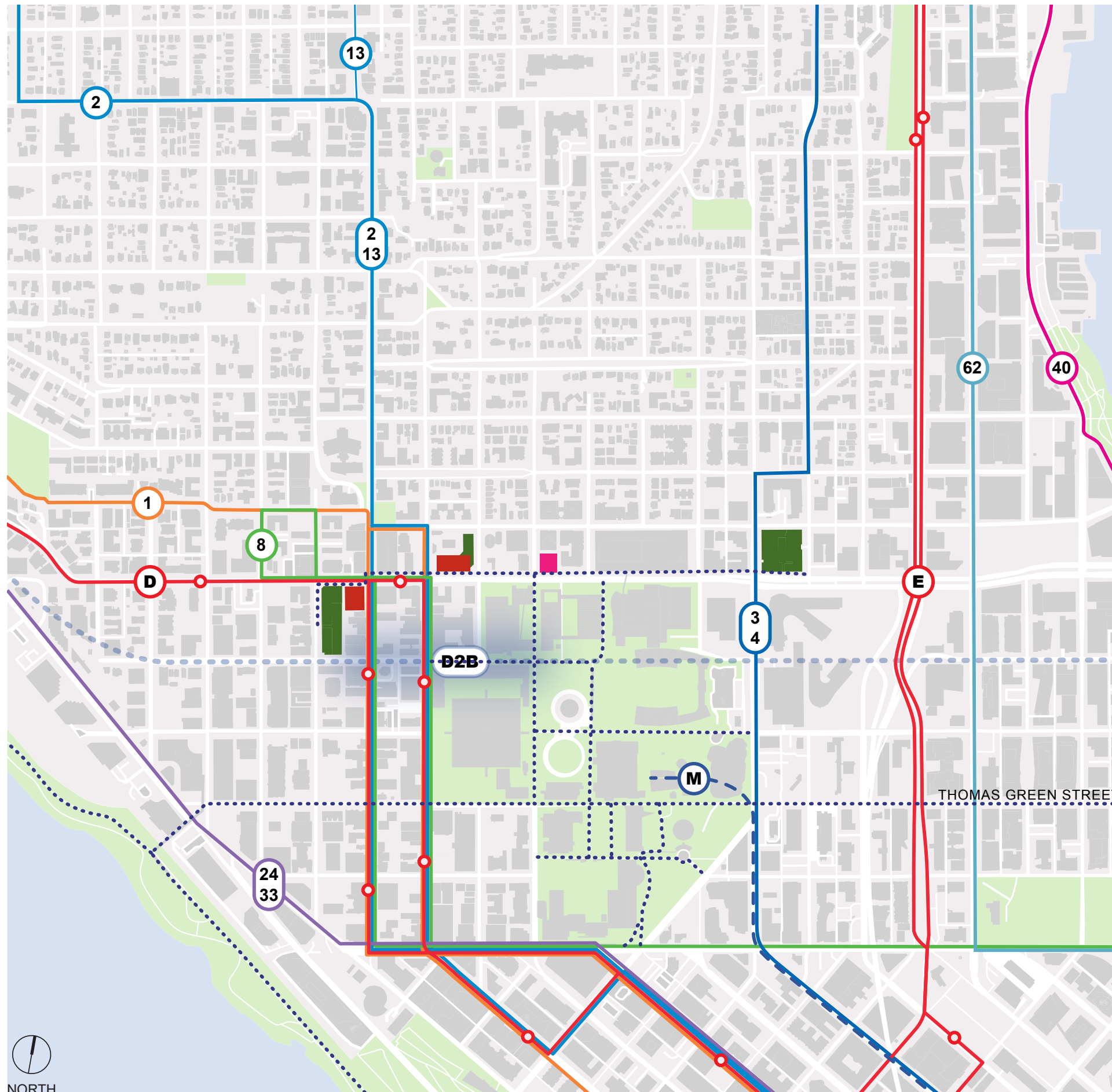
# CONTEXT ANALYSIS

## WALKABILITY

The Uptown neighborhood is highly walkable and is well connected to the adjacent Belltown and the South Lake Union neighborhood. Connections to SLU will be further enhanced with the completion of the street reconnections at Harrison, Thomas, and John Streets now that the North Portal of the I-99 Tunnel is complete and the tunnel is operational. The Seattle Center provides car-free routes to access South Lake Union, the Denny Triangle, and Belltown neighborhoods, while the Thomas Green Street, and the recently completed Thomas Street Bridge provide access to Myrtle Edwards Park, the Olympic Sculpture Park, and the City's waterfront. Multiple bus routes are accessible with just a short walk to stations at 1st Avenue North.

## LEGEND

- METRO BUS ROUTE (ROUTES 2, 13)
- METRO BUS ROUTE (ROUTES 8)
- METRO BUS ROUTE (ROUTES 1)
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- METRO BUS ROUTE (ROUTES 24, 33)
- RAPID RIDE D & E LINE STATION
- RAPID RIDE D & E LINE ROUTES
- MONORAIL STATION
- MONORAIL ROUTE
- FUTURE ST3 LRT STATION
- FUTURE ST3 LRT ROUTE
- ... WALKING PATHS
- SITE
- GROCERIES
- PHARMACY
- OPEN SPACE





# SITE ACCESS DIAGRAM

## SITE OPPORTUNITIES

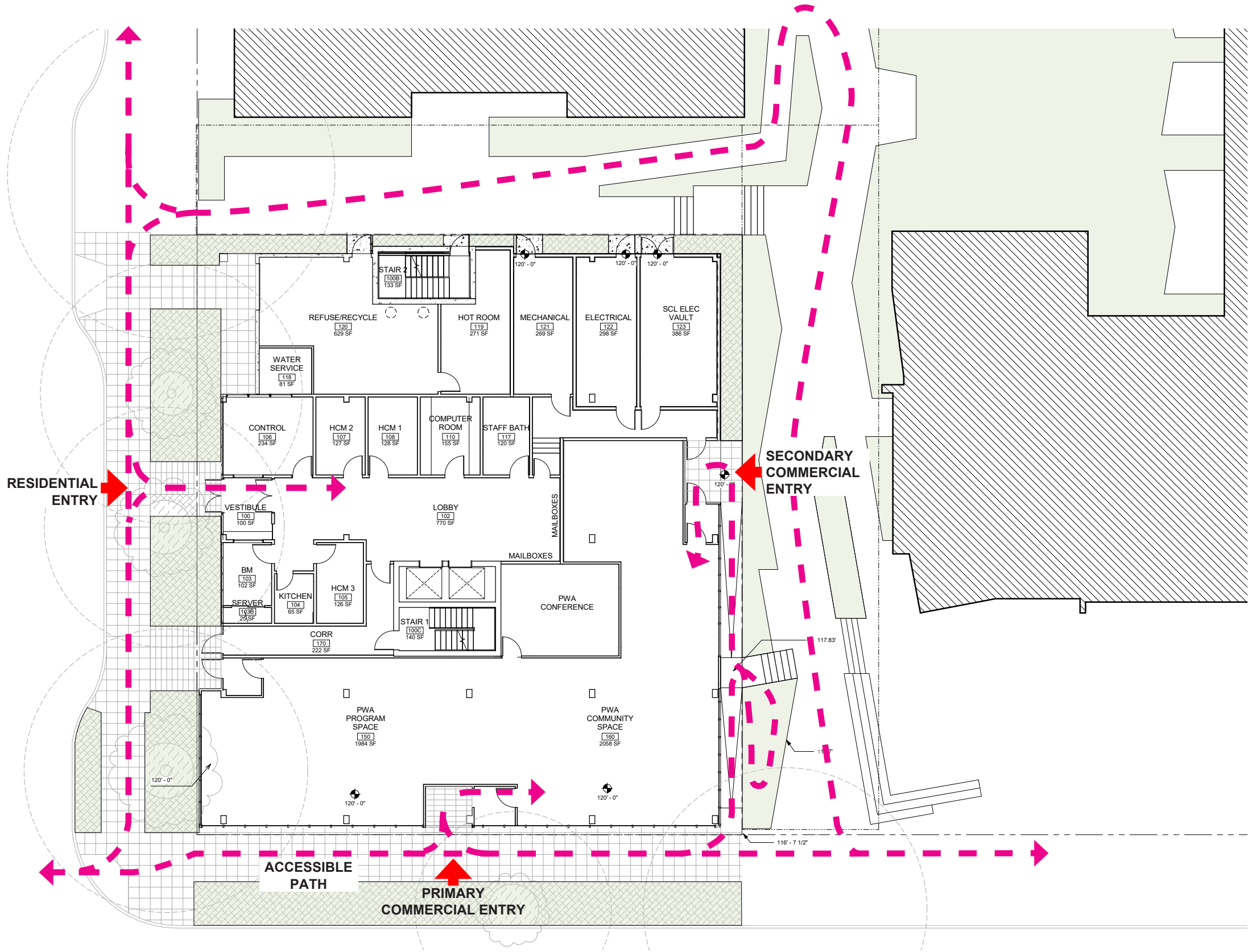
- Transit Access
- Recent rezone allows for significantly more development capacity. The adjacent Center Step development at 225 Roy and the proposed 2nd & Mercer development are the first buildings to be developed within the Uptown Urban area and are establishing the new massing allowed within the district under the recent rezone.
- Through an agreement with the City of Seattle the adjacent development has created two mid-block crossings (with accompanying no-build easements) allowing for all four facades of the proposed building to provide fenestration without fire separation limitations.

## SITE CONSTRAINTS

- Heavy vehicular traffic along Mercer Street.
- Existing London Plane Street Trees.
- Grade change at the south and east elevations limit potential locations for building entries.
- Site issues include fill at the top 8' of the site and a liquefaction layer at a depth of 20'-30' below the existing grade.

## LEGEND

- ↔ ACCESSIBLE ROUTE ACROSS SITE
- ➡ PEDESTRIAN BUILDING ACCESS





SEATTLE LAND USE CODE ANALYSIS - LR3 (M) ZONE

016344-18PA  
Plymouth Housing  
610 2nd Avenue North, Seattle, WA 98109

LAND USE/ZONING PRE-APPLICATION MEETING QUESTIONS & CLARIFICATIONS

PROJECT INFORMATION

PARCEL NO:  
545780-0296

LEGAL DESCRIPTION:  
Mercers 2nd addition to N Seattle 7- 8 less east 28 feet thereof & less N 10 feet of 7

SITE AREA:  
11,000 square feet or 0.25 acres

ZONING:  
Seattle Mixed - Uptown (SM-UP-85); Urban Center Village Overlay

GENERAL PROVISIONS

23.48.005 USES:  
B. None of the prohibited uses are proposed per subsection 23.48.008.B  
C. No Conditional Uses are proposed.  
Can you confirm that our interpretation that all proposed uses are permitted outright?  
D. Required street-level uses.  
D.1.f. Arts facilities.  
23.48.025 STRUCTURE HEIGHT:  
The proposed structures roof height (above average grade) is ±77’-5” and does not exceed the SM-UP 85 maximum height of 85’. Any rooftop features will meet the requirements of Section 23.48.025.4.

23.48.040 STREET-LEVEL DEVELOPMENT STANDARDS:  
1. Transparency requirements  
The Mercer Street façade, along a Class II Pedestrian Street, will comply with the transparency requirements of Section 23.48.040.B.1  
C. Development standards for required street-level uses.  
3. The space occupied by street-level uses shall have a minimum floor-to-floor height of 13 feet and extend at least 30 feet in depth at street level from the street-front facade. The proposed street level use meets these requirements. We would like a clarification as to whether or not interior office partitions can be built within this space.

23.48.045 AMENITY AREA FOR RESIDENTIAL USES (PREFERRED ALTERNATIVE):  
Total building area = 58,753 GSF  
Total residential area = 54,711 GSF  
Required amenity area = 5% of total residential area = 2,736 GSF  
Proposed interior amenity area = 854 GSF  
Proposed exterior amenity area = 1,882 GSF: 1,811 GSF @ 2nd Floor Deck; 71 GSF @ Public Plaza  
Total Proposed amenity area = 2,736 GSF

23.47A.016 LANDSCAPING STANDARDS:  
2. Minimum Green Factor score of 0.3 required.

23.47A.022 LIGHT AND GLARE STANDARDS:  
A. Exterior lighting must be shielded and directed away from adjacent uses.  
Project will comply with the requirements of 23. 47A.022.

23.48.080 REQUIRED PARKING AND LOADING:

A. Off-street parking spaces and bicycle parking are required according to Section 23.54.015, Required parking. No parking is required.

23.48.085 PARKING AND LOADING LOCATION, ACCESS, AND CURB CUTS:  
D. Parking and loading access. If a lot abuts more than one right-of-way, the location of access for parking and loading shall be determined by the Director, depending on the classification of rights-of-way, according to the following:  
1. Access to parking and loading shall be from the alley when the lot abuts an alley improved to the standards of subsection 23.53.030.C and use of the alley for parking and loading access would not create a significant safety hazard as determined by the Director.  
2. If the lot does not abut an improved alley, or use of the alley for parking and loading access would create a significant safety hazard as determined by the Director, parking and loading access may be permitted from the street. If the lot abuts more than one street, the location of access is determined by the Director, as a Type I decision, after consulting with the Director of Transportation. In SM-SLU, SM-NR, SM-U, and SM-UP zones abutting streets with a pedestrian or green street classification, unless the Director otherwise determines under subsection 23.48.085.D.3, access is allowed only from a right-of-way in the category preferred among the categories of rights-of-way abutting the lot, according to the ranking set forth below, from most to least preferred (a portion of a street that is included in more than one category is considered as belonging only to the least preferred of the categories in which it is included):  
a. An undesignated street;  
b. Class 2 Pedestrian Street;  
c. Class 1 Pedestrian Street;  
d. Neighborhood Green Street.

23.48.720 FLOOR AREA RATIO (FAR) IN SM-UP ZONES:  
Table A for 23.48.720  
Total FAR permitted under SM-UP for structures that include residential use = 5.25  
Total additional increment of FA above the Max FAR allowed per the requirements of section 23.48.720.2 up to 1 FAR = the floor area provided = 4,000 SF.  
Proposed Max FAR = 5.25 x 11,000SF = 57,750 SF  
Total of the additional increment < 11,000 SF = 4,101 SF  
Per the “Restrictive Covenant, Easement and Circulation Area Agreement” entered into by the City of Seattle and 225 Roy LLC, the square footage of Parcel 2, Legally defined as: The South 38.6 feet of Lot 1, together with the South 38.6 feet of the East 28 feet of Lot 8, all in Block 24, Mercer’s 2nd Addition to North Seattle, as recorded in Volume 2 of Plats, page 7, Records of King County, WA under Recording Mo. 20002129000321, in King County Washington, assessor tax parcel, 545780-0265 (“Parcel 2”), may, under Article 3 be used to ‘satisfy any open space, amenity area, floor area ratio calculation, and other code requirement for the future development of Parcel 1’. Parcel 1 is the subject parcel.  
Total allowable FAR w/ additional increment = 57,750 + 4,101 = 61,851 GSF  
Additional FAR potential related to Parcel 2 (5.25 x 6,240 SF =32,760 SF)  
Proposed Structure GSF = 60,079 GSF

23.48.732 MAXIMUM STRUCTURE WIDTH AND DEPTH IN SM-UP ZONES:  
The proposed structure has a width of ±99’-0” along the Mercer Street frontage and a depth of ± 105’-8” perpendicular to the Mercer Street frontage. Neither dimension exceeds the limits established under Section 23.48.732

23.48.735 UPPER-LEVEL SETBACK REQUIREMENTS IN SM-UP ZONES:  
A. In all SM-UP zones, any portion of a structure greater than 45 feet in height or 65 feet in height must be set back from a lot line that abuts a designated street shown on Map A for 23.48.735. A setback of an average of 10 feet from the lot line is required for any portion of a structure exceeding the maximum height that is permitted without a setback.

23.48.740 STREET-LEVEL DEVELOPMENT STANDARDS IN SM-UP ZONES:

2. If a building in the Uptown Urban Center faces both a Class 1 Pedestrian Street and a Class 2 Pedestrian Street a new structure is only required to provide a primary building entrance on the Class 1 Pedestrian Street.  
Per Map A for 23.48.740, Mercer Street is a Class II Pedestrian Street. Second Avenue North has no designated street classification per Map A for 23.48.740. (Confirm)  
3. For streets designated as Class II and Class III Pedestrian Streets and Green Streets as shown on Map A for23.48.740, and as specified in subsection 23.48.740.B.1, the street-facing facade of a structure may be set back up to 12 feet from the street lot line subject to the following (as shown on Exhibit B for 23.48.740):  
Proposed structure aligns to the lot line for the length of the Mercer Street frontage with the exception of the pedestrian entry locations which are inset to allow for out-swinging doors. No additional setbacks are requested or proposed along this Class II Pedestrian Street frontage.  
B. Required usable open space in the SM-UP 65, SM-UP 85, and SM-UP 160 zones  
2. Usable open space provided under this subsection 23.48.740.B is eligible to qualify as either amenity area for residential uses under Section 23.48.045 or open space required for office use under Section 23.48.750, or both, provided the applicable standards of Sections 23.48.045 and 23.48.750 are met.

23.48.780 REQUIRED PARKING IN UPTOWN URBAN CENTER:  
No parking is required. No parking is proposed. Please confirm no requirement.

23.48.785 PARKING LOCATION, ACCESS, AND CURB CUTS:  
No parking is proposed. See 23.54.015 below for questions related to the provision of bicycle parking and the proposed curb cut for refuse and recycling transfer.

23.54.015 REQUIRED PARKING AND MAXIMUM PARKING LIMITS:  
K. Bicycle parking. The minimum number of off-street parking spaces for bicycles  
9. Bicycle parking spaces within dwelling units, other than a private garage, or on balconies do not count toward the bicycle parking requirement.  
For Multi-family structure Table D for 23.54.015 requires the following for long-term bicycle parking: 1 space per dwelling unit and 1 per small efficiency dwelling unit.

23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS:  
TABLE A  
Residential with between 51-100 dwelling units = 375 square feet plus 4 square feet for each additional unit above 50. 89 units are proposed  
375 + 172 (43 x 4sf) = 547 SF minimum  
Will review with SPU Waste Management.  
Non-residential 4,000 SF = 82 SF (for shared)

Commercial Tenant Improvement will be completed under a separate permit.

B. Mixed use development that contains both residential and non-residential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development, plus 50 percent of the requirement for non-residential development. In mixed use developments, storage space for garbage may be shared between residential and non-residential uses, but separate spaces for recycling shall be provided.  
Will review with SPU Waste Management.  
F.1.For containers 2 cubic yards or smaller:  
a. Containers to be manually pulled shall be placed no more than 50 feet from a curb cut or collection location;



# SEATTLE DESIGN GUIDELINES

## CS2 URBAN PATTERN AND FORM

- CS2-I: Sense of Place
- CS2-II: Adjacent Sites
- CS2-III: Corner Sites

The proposed building is located on the first block in the Uptown Urban area to be developed subsequent to the Uptown rezone and implementation of the new Uptown Design Guidelines. This building and the adjacent development at 225 Roy street will establish the massing characteristics for the Uptown Urban area located between Roy and Mercer streets.

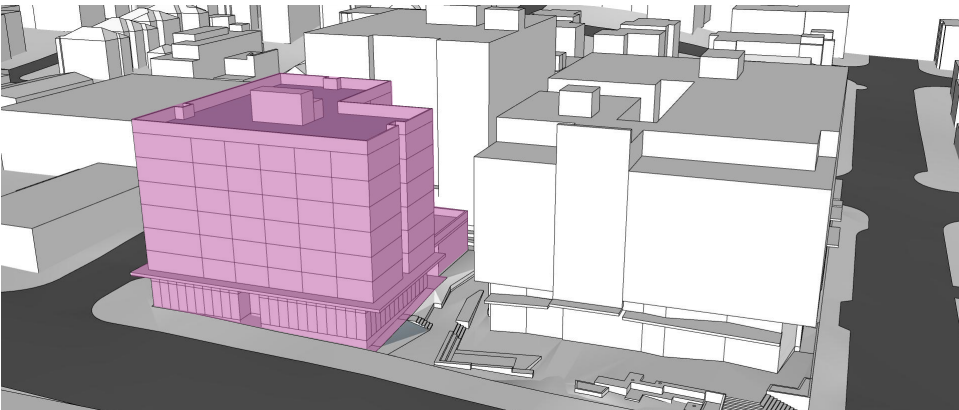
This section of Uptown has been rezoned to allow for building of 85’ height, with a transitional zone of 65’ to the north of the Roy Street. It is proposed that the building meet the property line along the Mercer frontage, establishing the street wall for future development, holding the corner and then stepping back at the street level for compatibility with the adjacent development to the north.



## PL2 WALKABILITY

### PL2-A: Accessibility

The primary and secondary entrances are both fully accessible allowing for entry from the Mercer Street primary façade, and along the east elevation adjacent to the midblock pedestrian way. Site constraints provide some limitations but we have made every effort to provide accommodation that does not feel ‘separate’ at these principal entries.



### PL2-C: Weather Protection

Overhead weather protection is proposed to wrap around the building from the residential entry at the west elevation to the secondary commercial entry along the east elevation. While the floor to ceiling height of the commercial space is roughly 17 feet the canopy would be lowered to a height of 14’ above that finish floor height to reduce the scale along the sidewalk, providing for clerestory windows above to bring natural light into the interior of the commercial space. We are considering the creation of green roofs on top of the canopies to provide visual interest and texture. Lighting would be provided at the underside of the canopies, and along the façade to illuminate the sidewalk at night to provide a sense of safety. While the majority of the commercial frontage is proposed to be storefront glazing, to provide a high degree of transparency, there will be panels of opaque material at regular intervals along the façade and adjacent to the building entries. These panels will be clad in high-quality materials providing texture and visual interest.

The residential entry for the building is located along 2nd Avenue N., a low-traffic residential street. The entry will be set back slightly from the upper-level façade, sheltered by overhead weather protection, and be flanked by a landscape buffer. The residential entry will be further differentiated by material finishes and punched openings at the adjacent office suites.



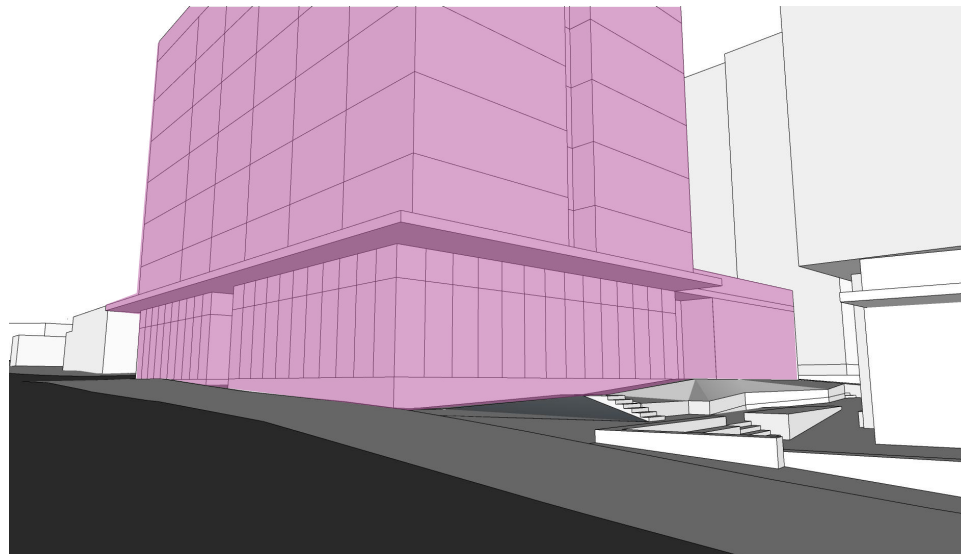


## DC2 ARCHITECTURAL CONCEPT

### DC2-I: Architectural Context

The proposed building is located on the first block in the Uptown Urban area to be developed subsequent to the Uptown rezone and implementation of the new Uptown Design Guidelines. This building and the adjacent development at 225 Roy street will establish the massing characteristics for the Uptown Urban area located between Roy and Mercer streets. This section of Uptown has been rezoned to allow for building of 85' height, with a transitional zone of 65' to the north of the Roy Street. It is proposed that the building meet the property line along the Mercer frontage, establishing the street wall for future development, holding the corner and then stepping back at the street level for compatibility with the adjacent development to the north.

The project as proposed shares a similar approach to massing as the adjacent development at 225 Roy, extending the approach to massing along Mercer Street, while reducing the mass at the interior court to allow for a more open interior space along the mid-block crossing and courtyard.



### DC2-II: Blank Walls and Retaining Walls

Because each of the building facades faces a public way every elevation requires consideration of how it engages the public realm. Like all buildings, however, there are service and infrastructure requirements for both the commercial and residential portions of the building. This results in segments of the façade that would be blank, the project proposes to use a combination of high quality finishes, board-formed concrete, or ceramic tile, and the integration art elements, selected in partnership with Path With Art.

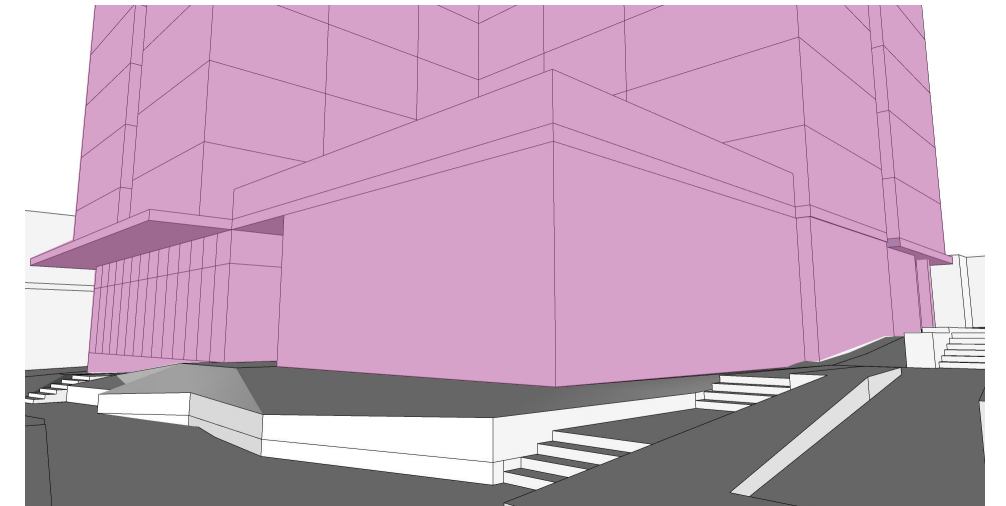
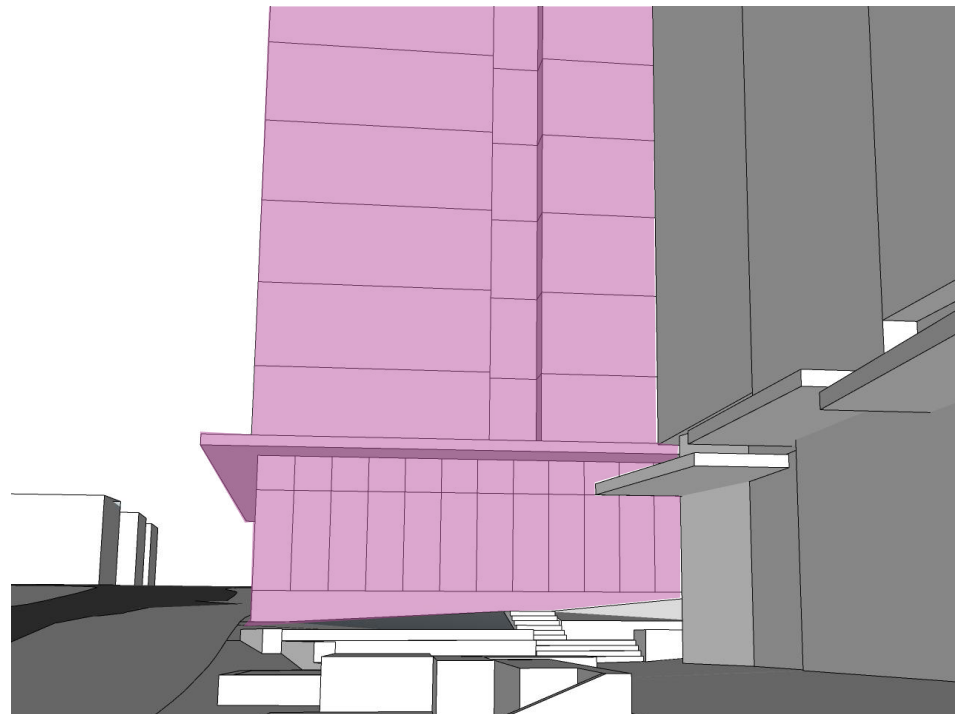
### DC2-III: Secondary Architectural Features

The principal commercial entry is proposed at the midpoint of the Mercer street frontage. A long-term tenancy agreement is in place for the Path With Art and they will occupy the whole of the roughly 4,000 SF commercial space.



### DC2-IV: Dual Purpose Elements

See response to PL2-C.



## DC4 EXTERIOR ELEMENTS & FINISHES

### DC4-I: Building Materials

Ground plane materials at the commercial façade will include high-quality materials, including storefront windows along the commercial exterior, and at the residential entry. It is proposed that this will be supplemented by cedar plank, ceramic tile, and architectural concrete finishes, utilized to differentiate between the commercial facades with a high degree of transparency with materials used selectively to signify points of entry. The materials at the residential entry and front 'porch' will create a distinction through color and/or texture between the residential space and the public space of the adjacent arts facility.



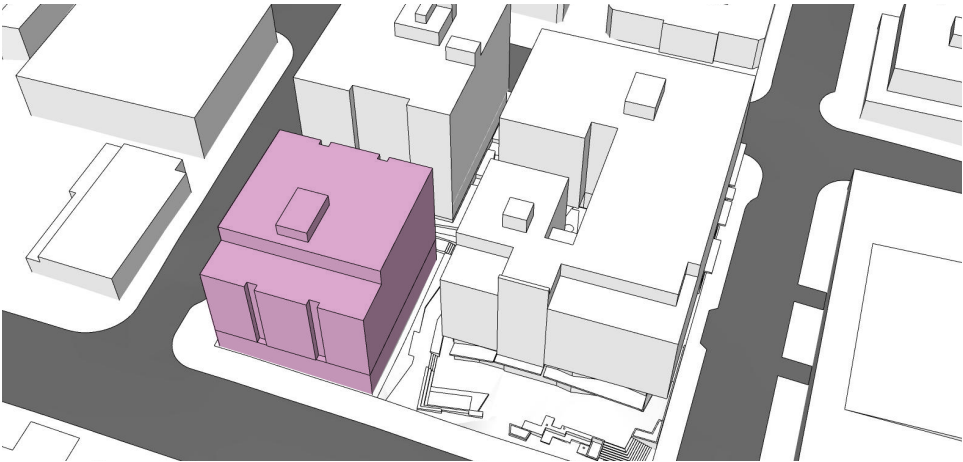






DESIGN ALTERNATIVE 1

EXISTING ZONING - CODE COMPLIANT



GROSS BUILDING AREA: 67,984 SF  
TOTAL BUILDING FOOTPRINT: 9,662 SF  
HEIGHT: 73'-4" to top of roof structure  
AMENITY AREA REQUIRED: 2,910 SF  
AMENITY AREA PROVIDED: 3,503 SF  
FAR: 3.76  
NUMBER OF UNITS: 85  
PARKING SPACES: 0  
DEPARTURE REQUIRED: None  
EXCEPTIONAL TREES RETAINED: n/a

OPPORTUNITIES

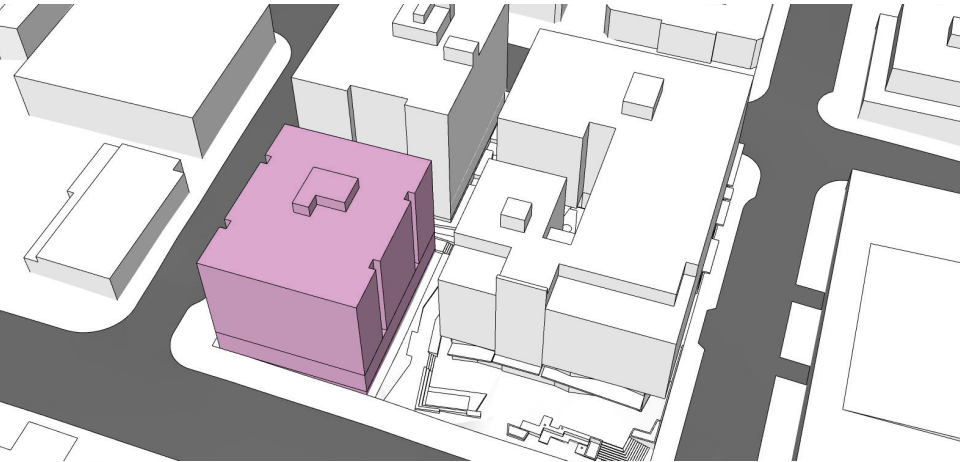
- Massing is consistent with adjacent development
- Establishes the street wall along Mercer and 2nd Avenue North

CONSTRAINTS

- Fewer residential units are achievable with this scheme (91)
- Reduces solar exposure on the adjacent buildings producing more shadow.
- Building mass creates a ‘canyon’ condition at the mid-block pedestrian paths.

DESIGN ALTERNATIVE 2

EXISTING ZONING - CODE COMPLIANT



GROSS BUILDING AREA: 73,230 SF  
TOTAL BUILDING FOOTPRINT: 10,620 SF  
HEIGHT: 73'-4" to top of roof structure  
AMENITY AREA REQUIRED: 3,088 SF  
AMENITY AREA PROVIDED: 4,166 SF  
FAR: 4.07  
NUMBER OF UNITS: 81  
PARKING SPACES: 0  
DEPARTURE REQUIRED: None  
EXCEPTIONAL TREES RETAINED: n/a

OPPORTUNITIES

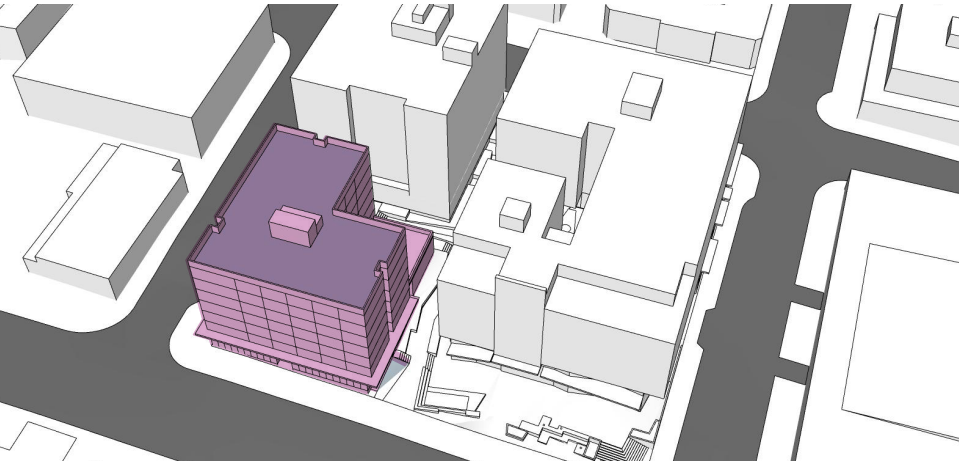
- Massing is consistent with adjacent development
- Establishes the street wall along Mercer and 2nd Avenue North
- Provides for an exterior amenity at the roof top deck with views to Seattle Center and the Puget Sound beyond.

CONSTRAINTS

- Fewer residential units are achievable with this scheme (80)
- Reduces solar exposure on the adjacent buildings producing more shadow.
- Building mass creates a ‘canyon’ condition at the mid-block pedestrian paths.

DESIGN ALTERNATIVE 3 | PREFERRED

EXISTING ZONING - CODE COMPLIANT



GROSS BUILDING AREA: 62,366 SF  
TOTAL BUILDING FOOTPRINT: 9,316 SF  
HEIGHT: 73'-4" to top of roof structure  
AMENITY AREA REQUIRED: 2,736 SF  
AMENITY AREA PROVIDED: 2,736 SF  
FAR: 3.45  
NUMBER OF UNITS: 93  
PARKING SPACES: 0  
DEPARTURE REQUIRED: None  
EXCEPTIONAL TREES RETAINED: n/a

OPPORTUNITIES

- Massing is consistent with adjacent development
- Establishes the street wall along Mercer and 2nd Avenue North
- ‘L’ shaped volume allows for more light to reach the interior court for a greater part of the year. Reduces ‘canyon sensation at mid-block pedestrian ways and interior courtyard.
- Second floor exterior courtyard provides private outdoor amenity separate from the public courtyard below.
- Maximizes the number of units through efficiency of the layout (93)

CONSTRAINTS

- Less modulation of Mercer and 2nd Avenue facades is possible.

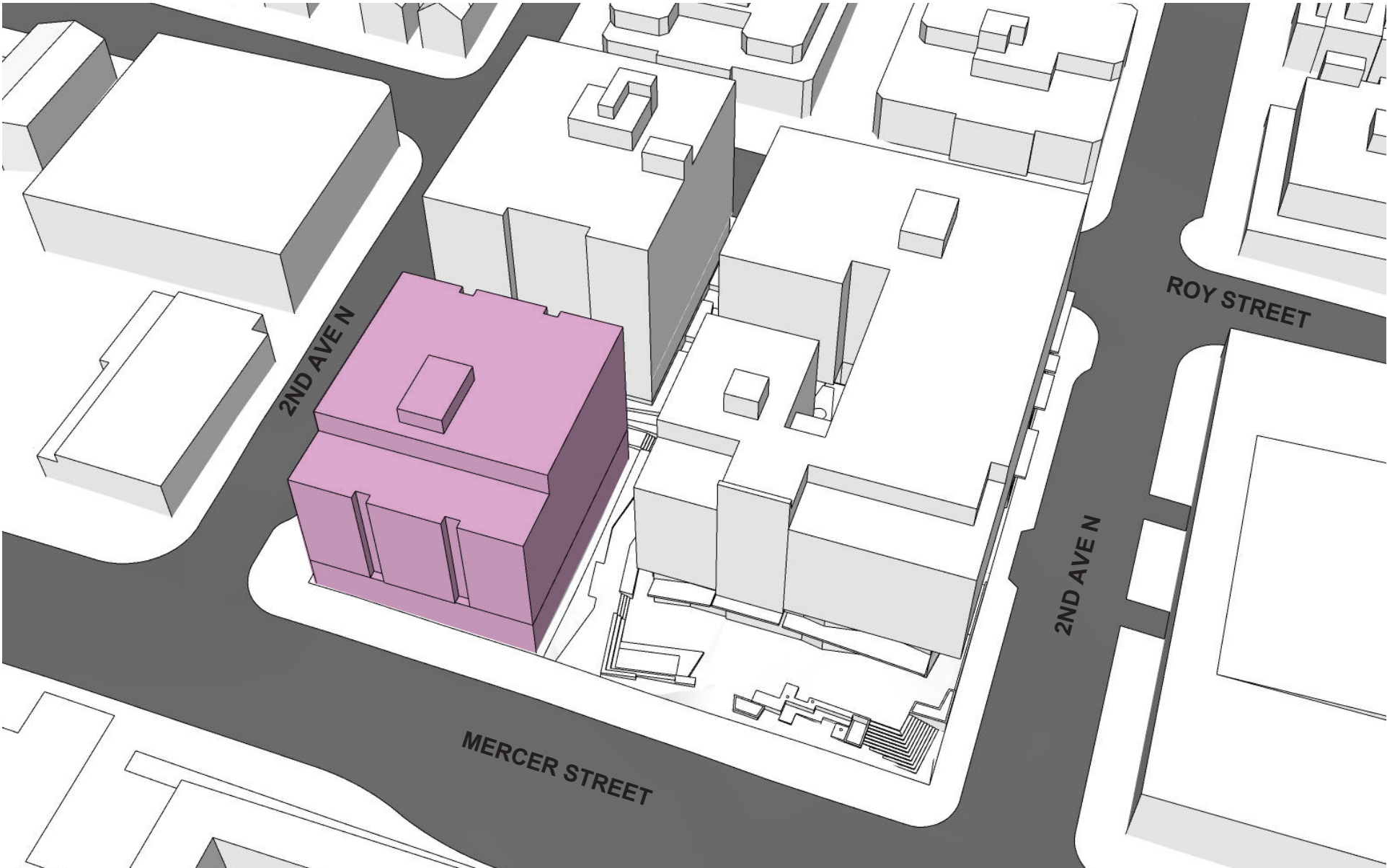


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# DESIGN ALTERNATIVE 1

EXISTING ZONING - CODE COMPLIANT



NORTH-WEST AERIAL VIEW

## MASSING CONCEPT

North-South Bars. Block massing with vertical channels modulating the façade at the corridor ends breaks up the massing to allow for the three volumes to read as vertical elements along the north and south facades (the narrower elevations). Presents broad, unmodulated, elevations to the east, at the mid-block crossing, and to the west, along 2nd Avenue North.

## OPPORTUNITIES

- Massing is consistent with adjacent development
- Establishes the street wall along Mercer and 2nd Avenue North

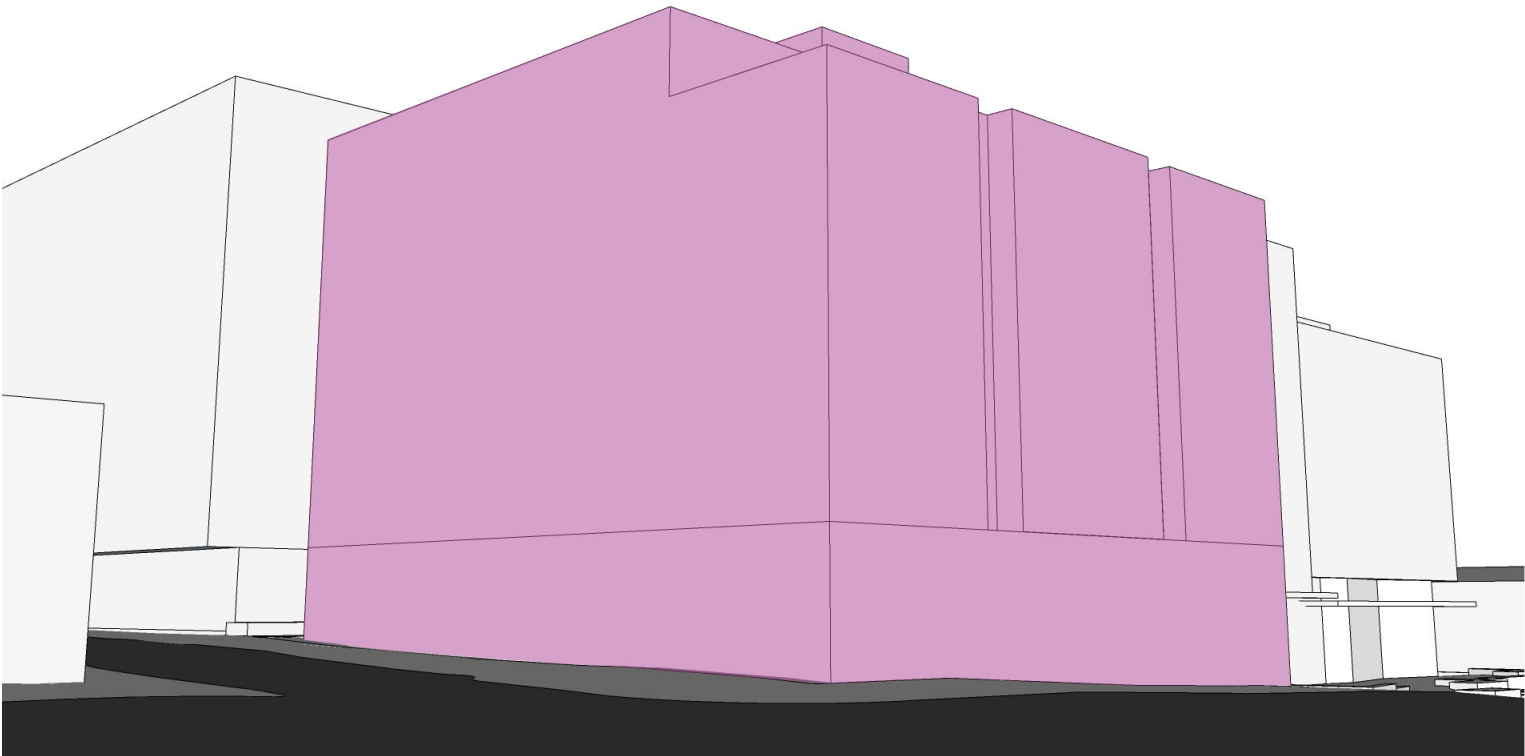
## CONSTRAINTS

- Fewer residential units are achievable with this scheme (91)
- Reduces solar exposure on the adjacent buildings producing more shadow.
- Building mass creates a ‘canyon’ condition at the mid-block pedestrian paths.

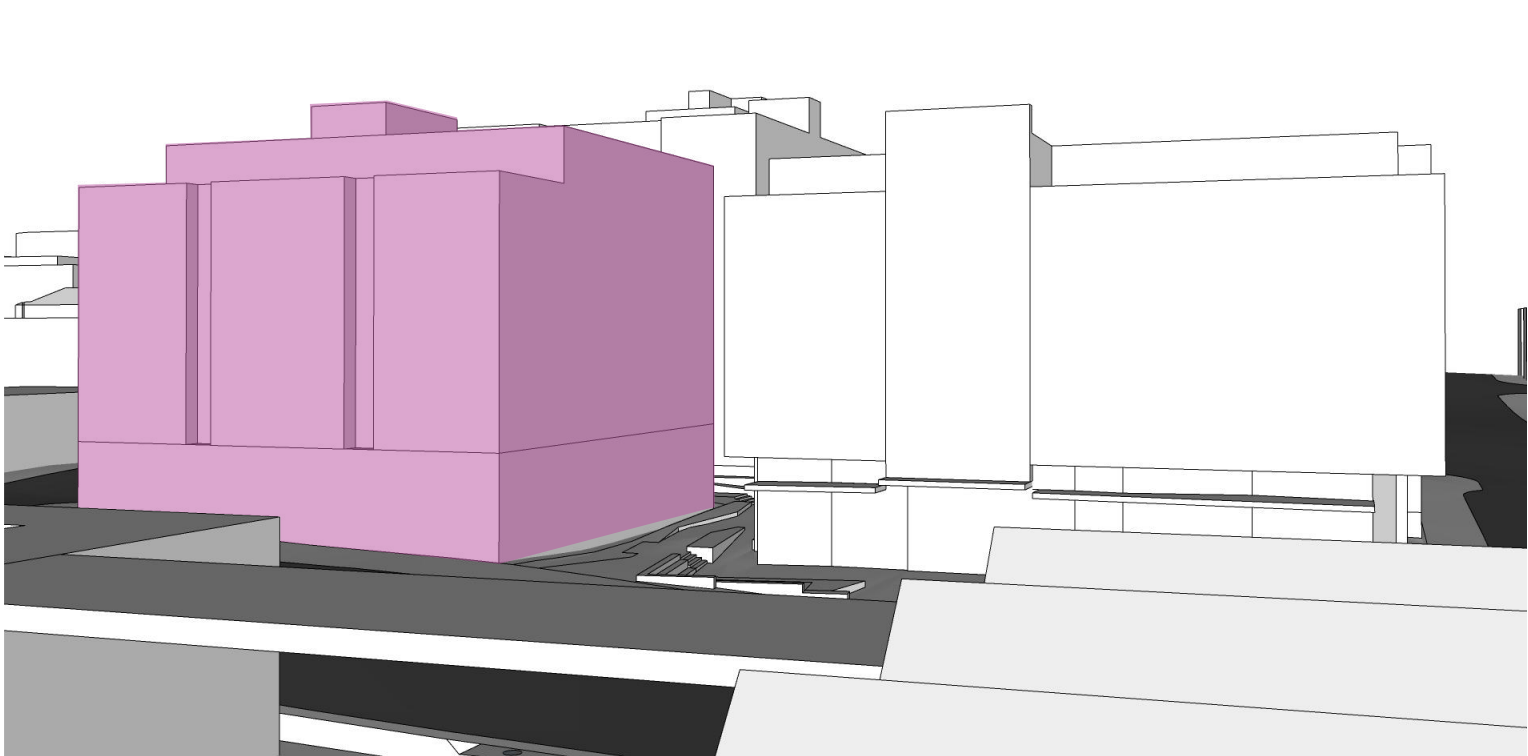


DESIGN ALTERNATIVE 1

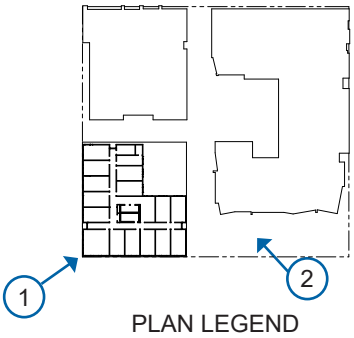
EXISTING ZONING - CODE COMPLIANT



1 SITE FROM MERCER ST & 2ND AVE N. LOOKING NORTHEAST



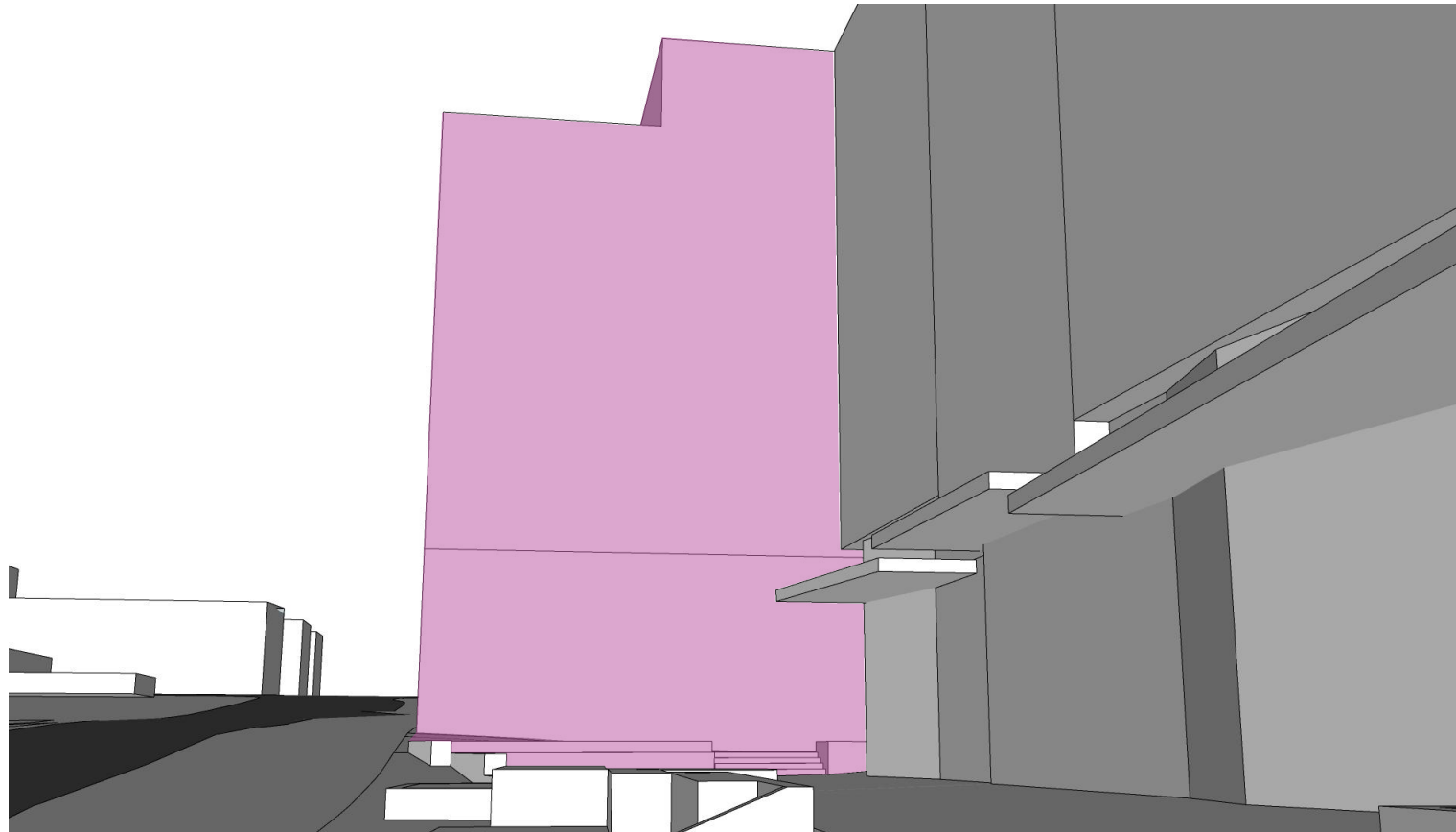
2 SITE FROM MERCER ST LOOKING NORTHWEST



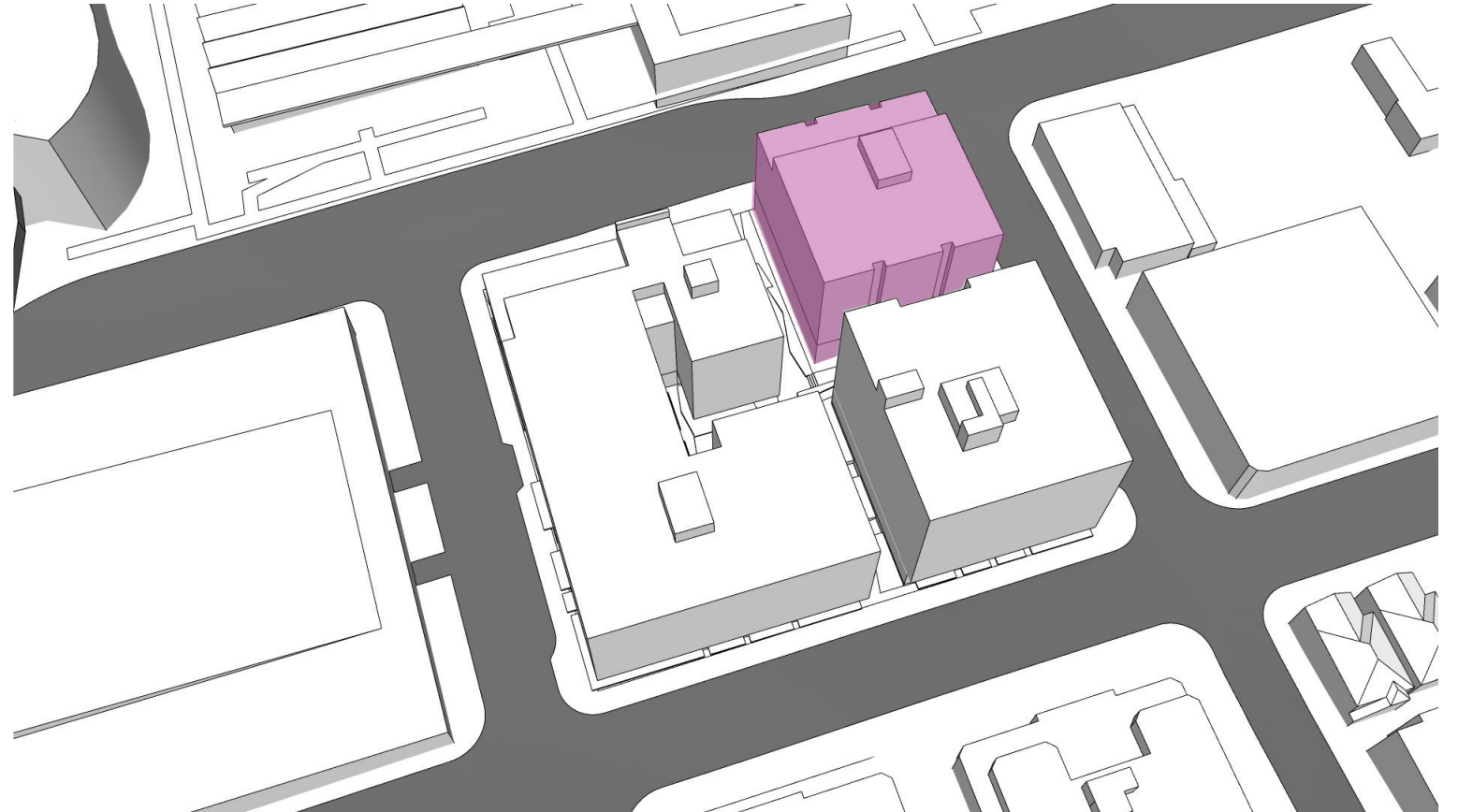


# DESIGN ALTERNATIVE 1

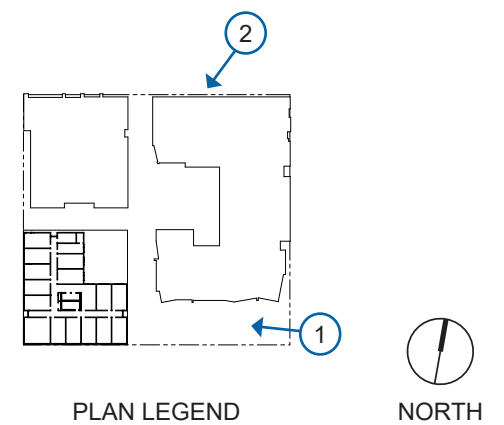
## EXISTING ZONING - CODE COMPLIANT



① ACROSS PUBLIC PLAZA AT MERCER ST TOWARDS SITE

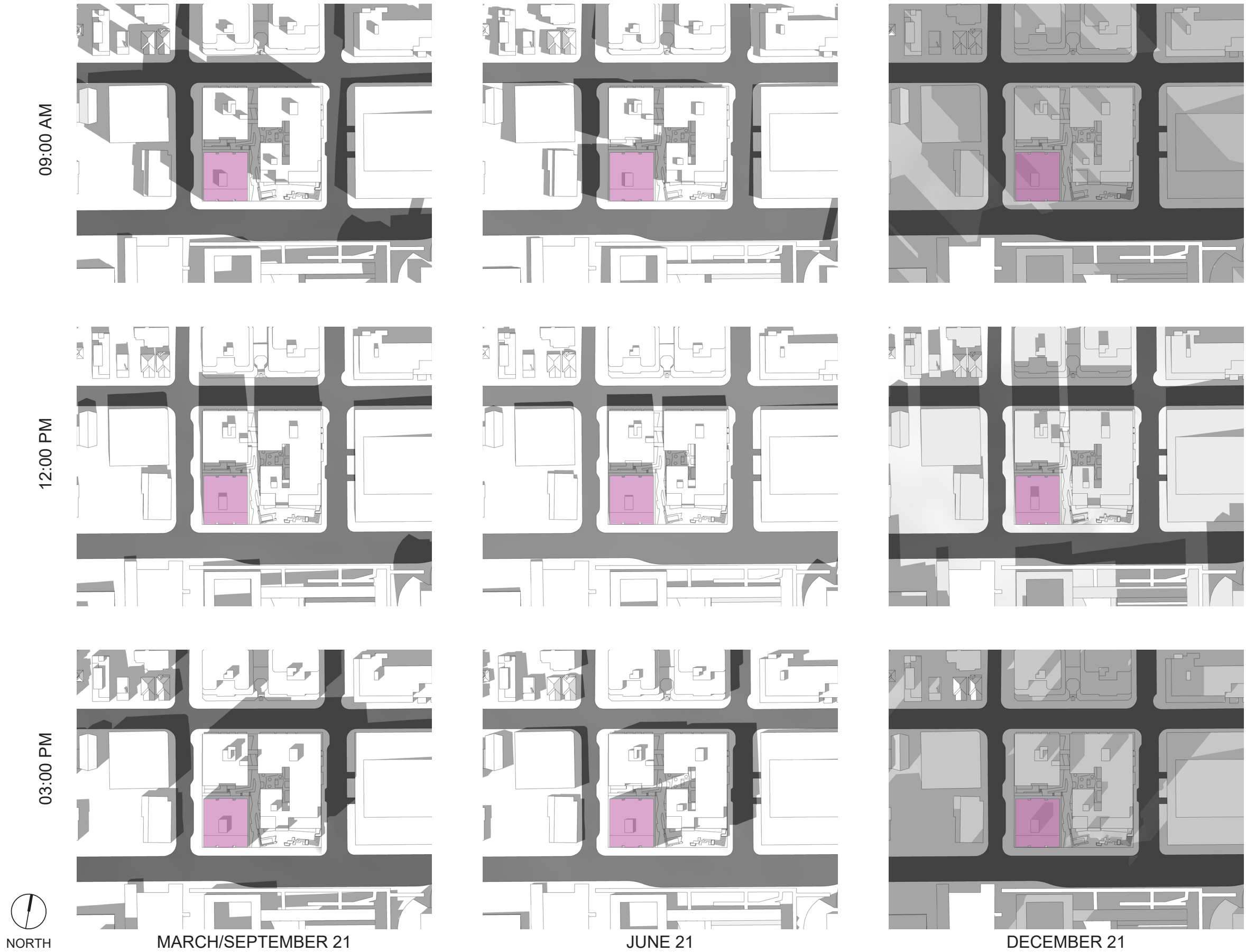


② SOUTHWEST AERIAL VIEW





SOLAR DIAGRAMS - ALTERNATIVE 1





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# DESIGN ALTERNATIVE 1

EXISTING ZONING - CODE COMPLIANT



LEVEL 1 FLOOR PLAN



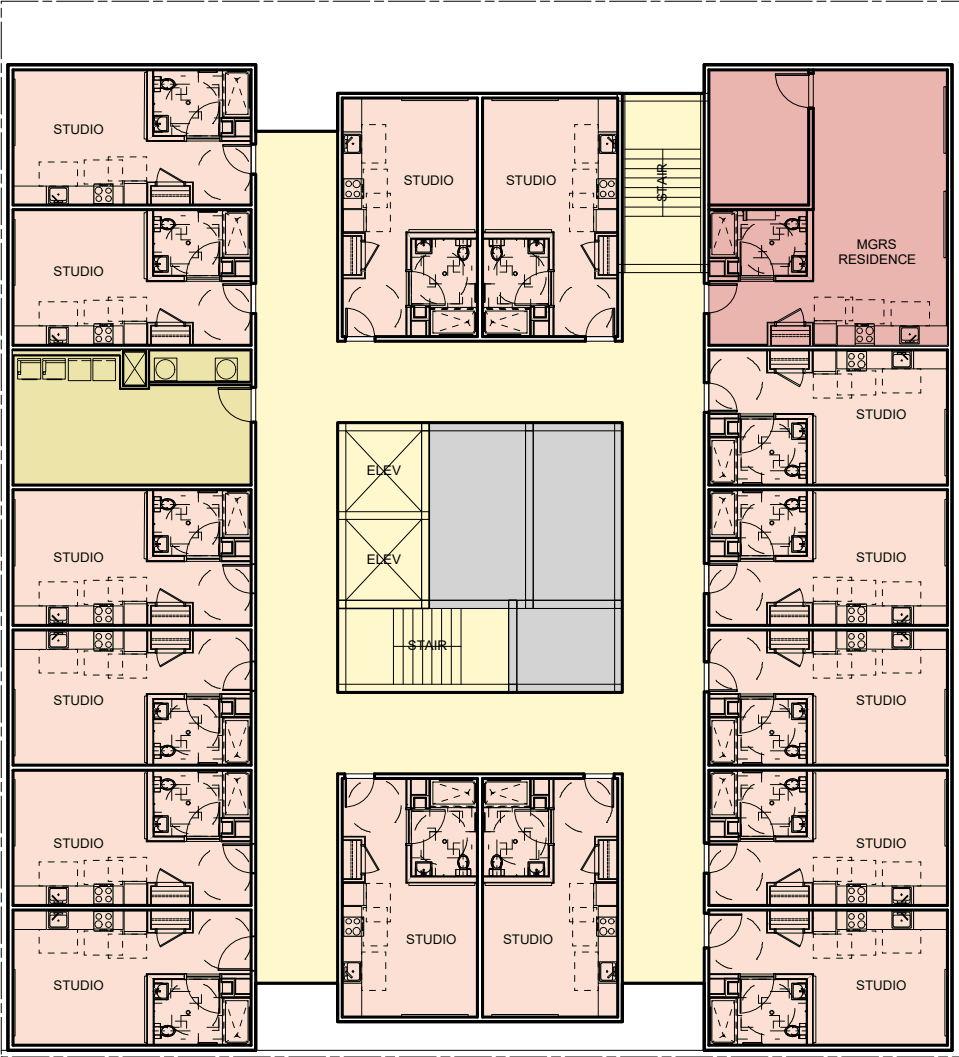
LEVEL 2 FLOOR PLAN





DESIGN ALTERNATIVE 1

EXISTING ZONING - CODE COMPLIANT



LEVELS 3-6 (TYP.) FLOOR PLAN



LEVELS 7 FLOOR PLAN

- LEGEND
- RESIDENTIAL
  - CIRCULATION
  - COMMUNITY SPACES
  - OFFICES / STAFF SPACES
  - UTILITY / STORAGE SPACES



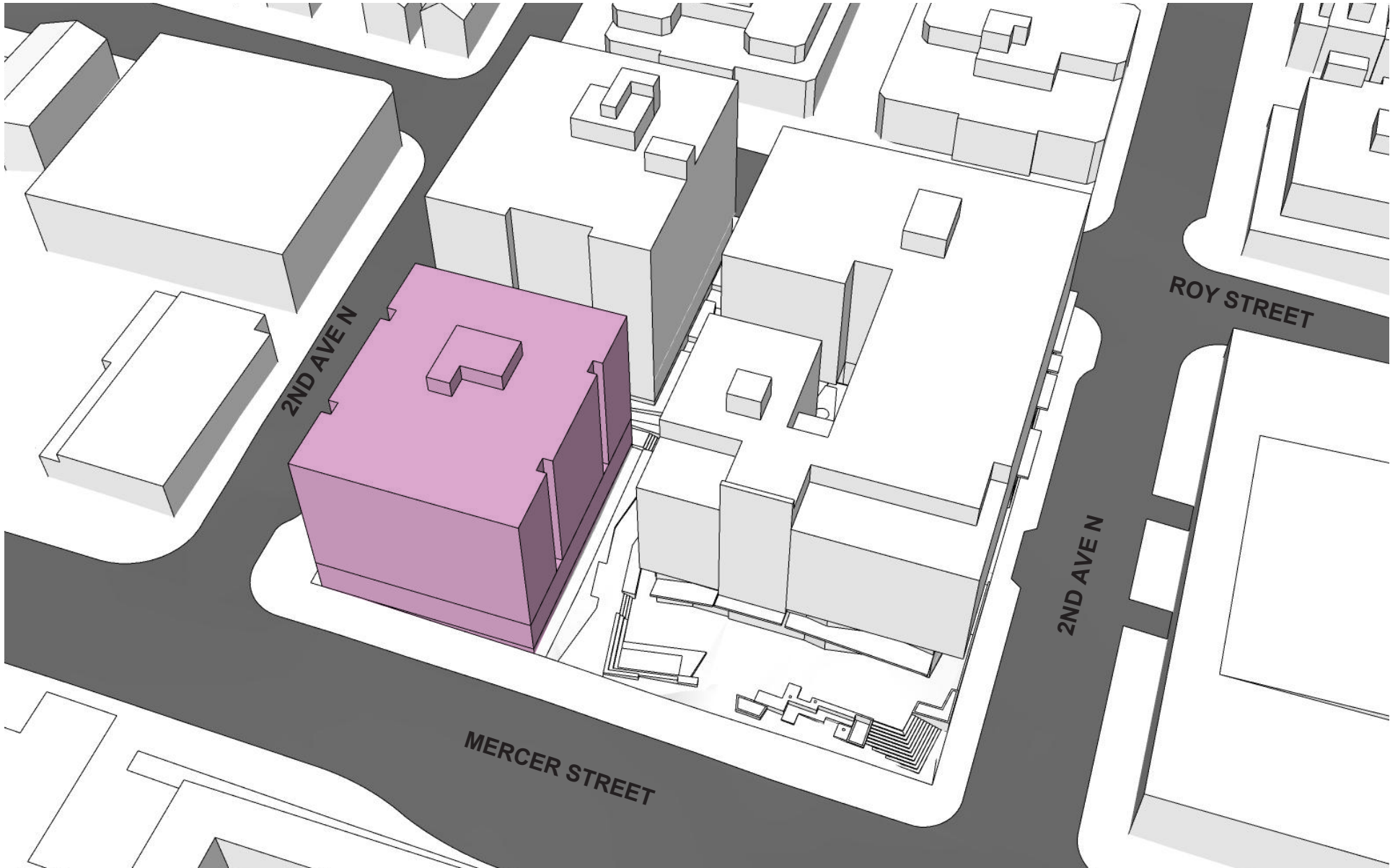


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# DESIGN ALTERNATIVE 2

EXISTING ZONING - CODE COMPLIANT



NORTH-WEST AERIAL VIEW



## MASSING CONCEPT

East-West Bars. Block massing with vertical channels modulating the façade at the corridor ends breaks up the massing to allow for the three volumes to read as vertical elements along the east and west facades (the broader elevations). Presents broad, unmodulated, elevations to the north, at the pedestrian way, and to the south, along Mercer Street.

## OPPORTUNITIES

- Massing is consistent with adjacent development
- Establishes the street wall along Mercer and 2nd Avenue North
- Provides for an exterior amenity at the roof top deck with views to Seattle Center and the Puget Sound beyond.

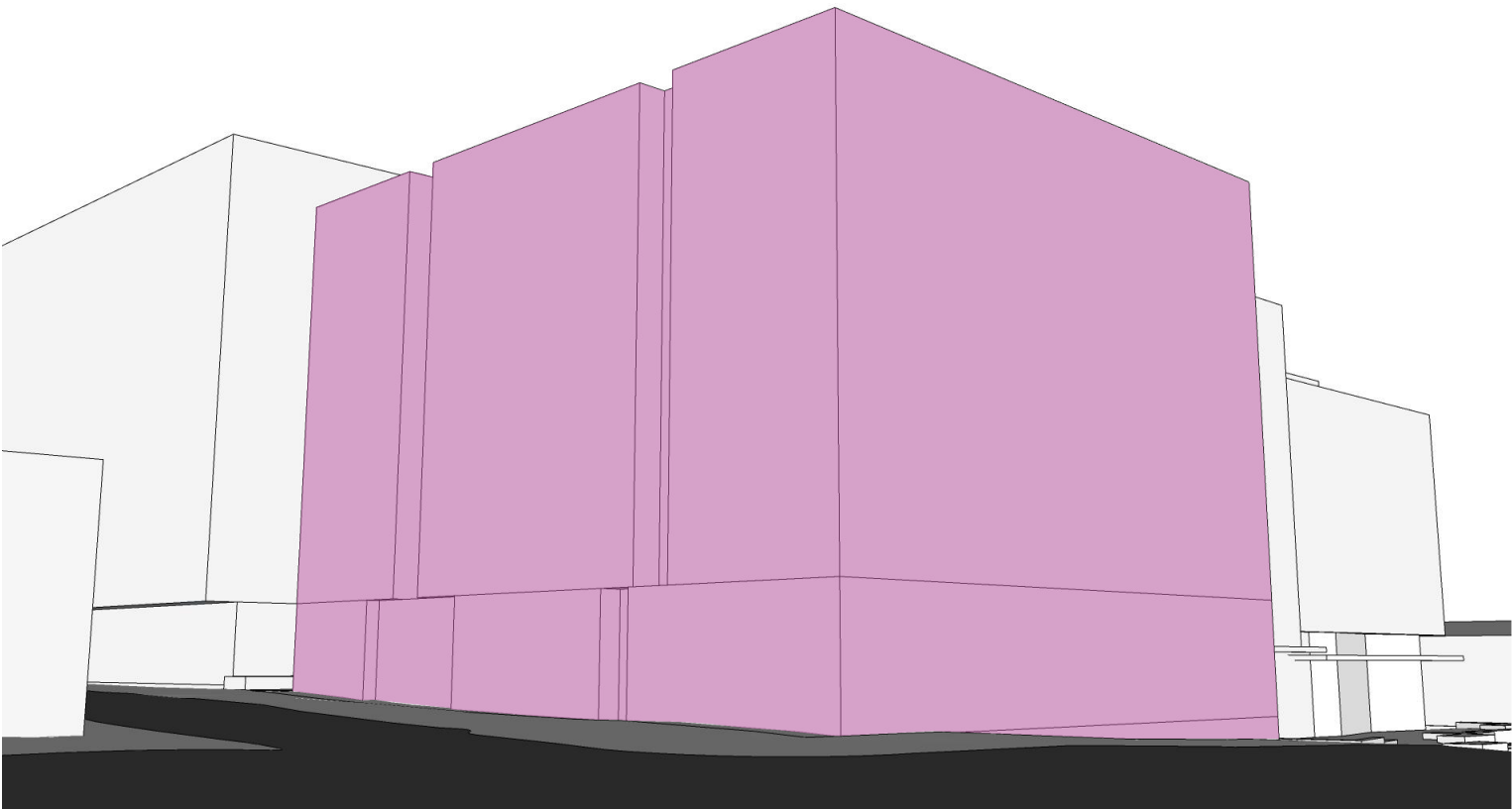
## CONSTRAINTS

- Fewer residential units are achievable with this scheme (80)
- Reduces solar exposure on the adjacent buildings producing more shadow.
- Building mass creates a ‘canyon’ condition at the mid-block pedestrian paths.

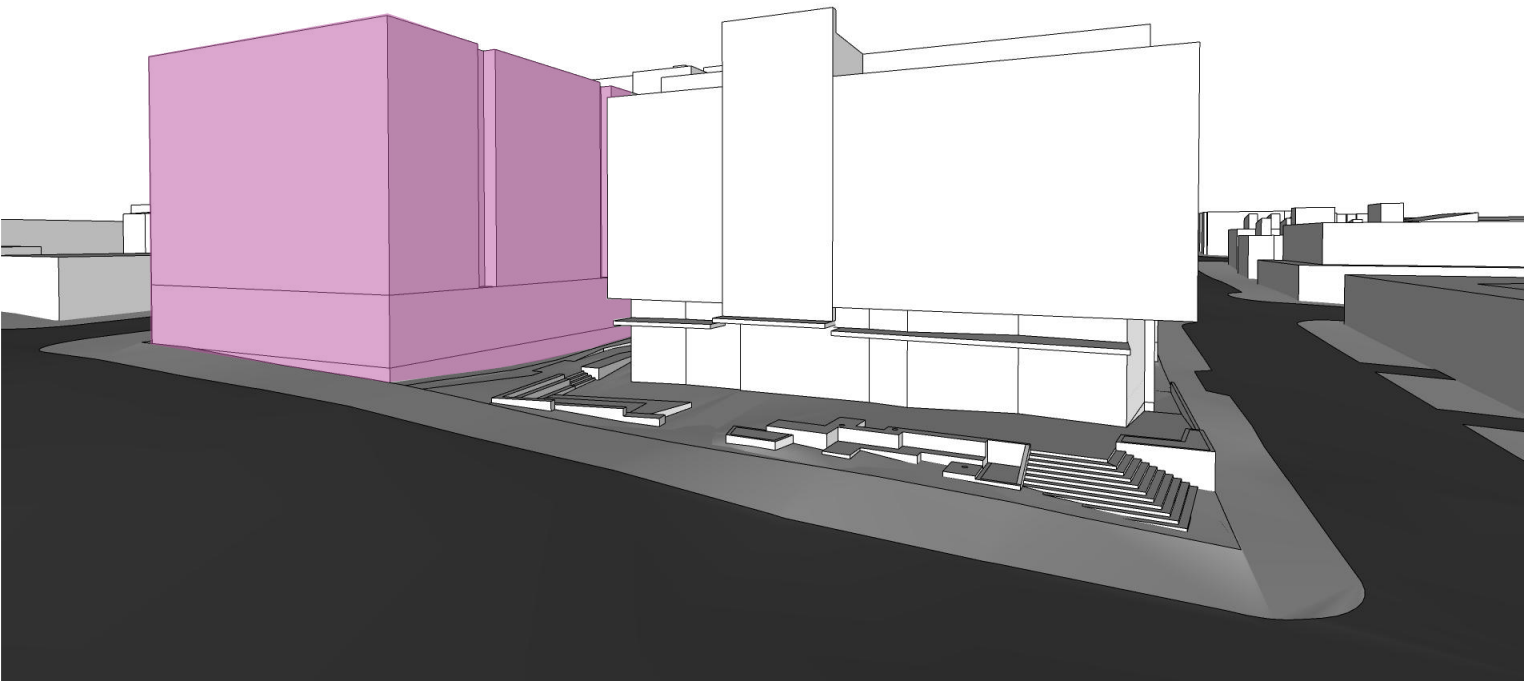


DESIGN ALTERNATIVE 2

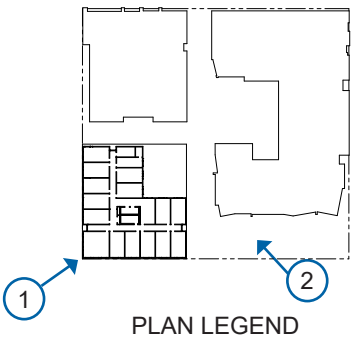
EXISTING ZONING - CODE COMPLIANT



1 SITE FROM MERCER ST & 2ND AVE N. LOOKING NORTHEAST



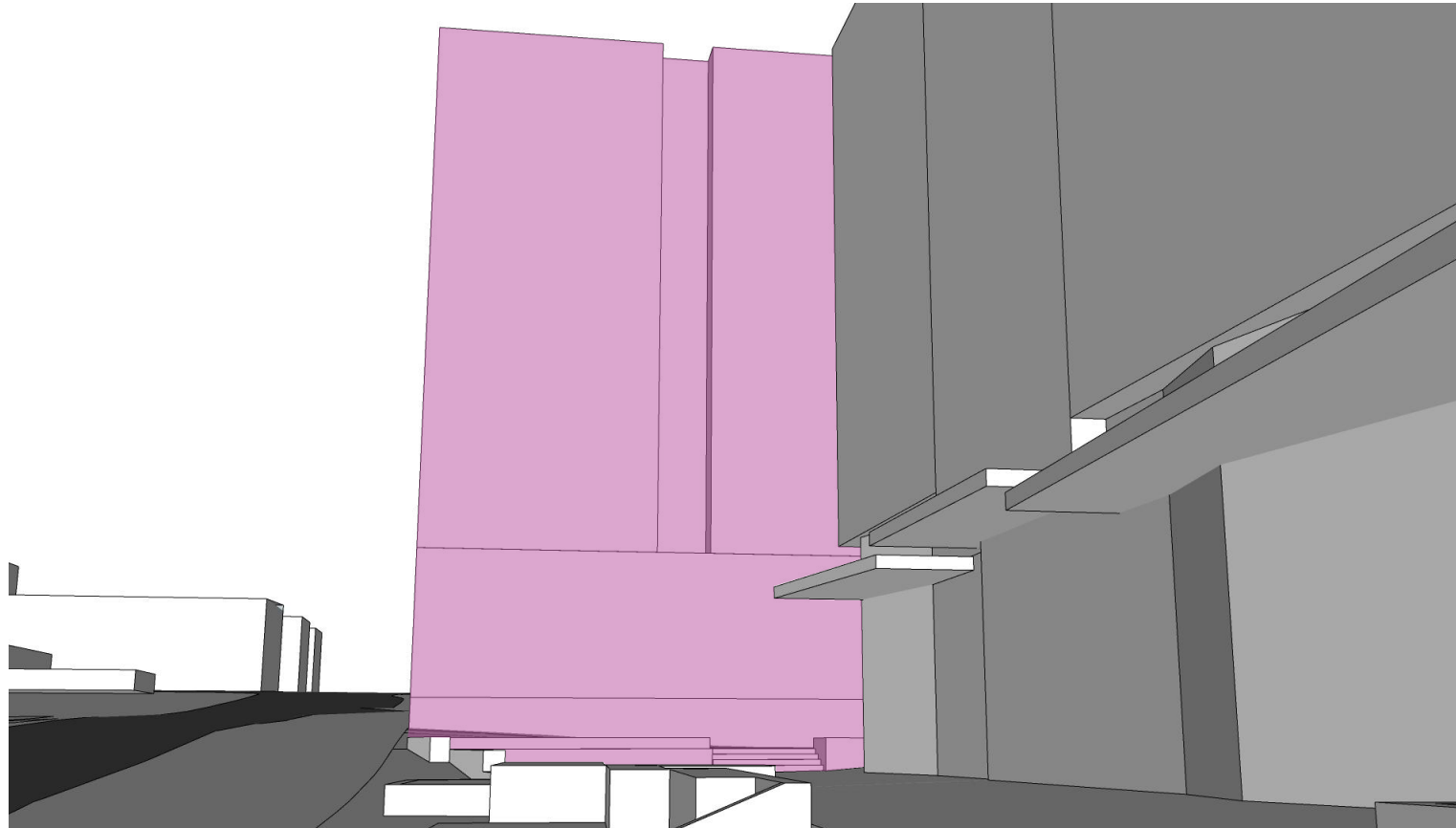
2 SITE FROM MERCER ST LOOKING NORTHWEST



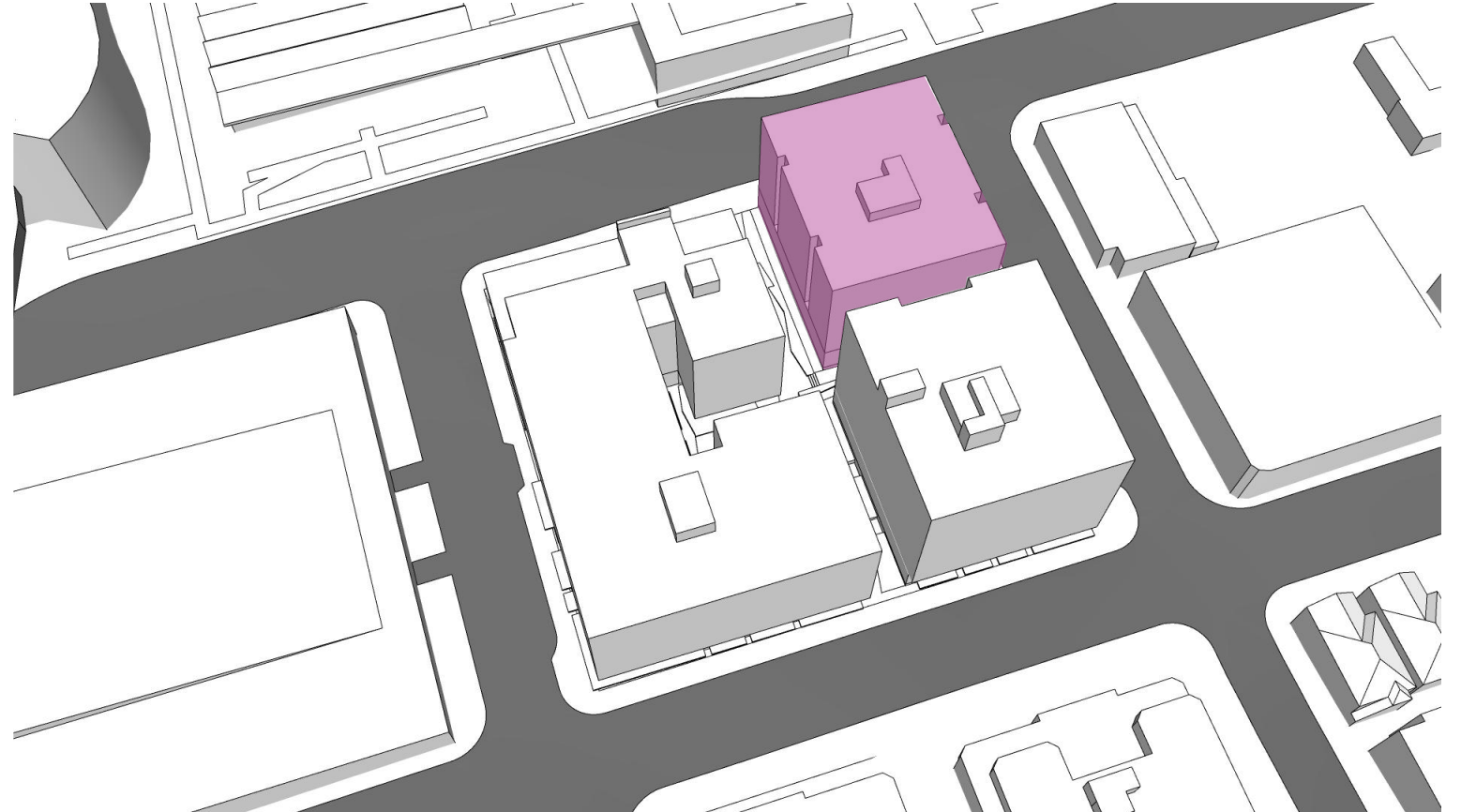


## DESIGN ALTERNATIVE 2

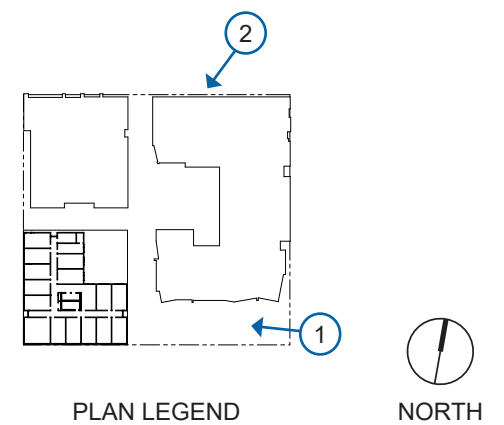
EXISTING ZONING - CODE COMPLIANT



① ACROSS PUBLIC PLAZA AT MERCER ST TOWARDS SITE

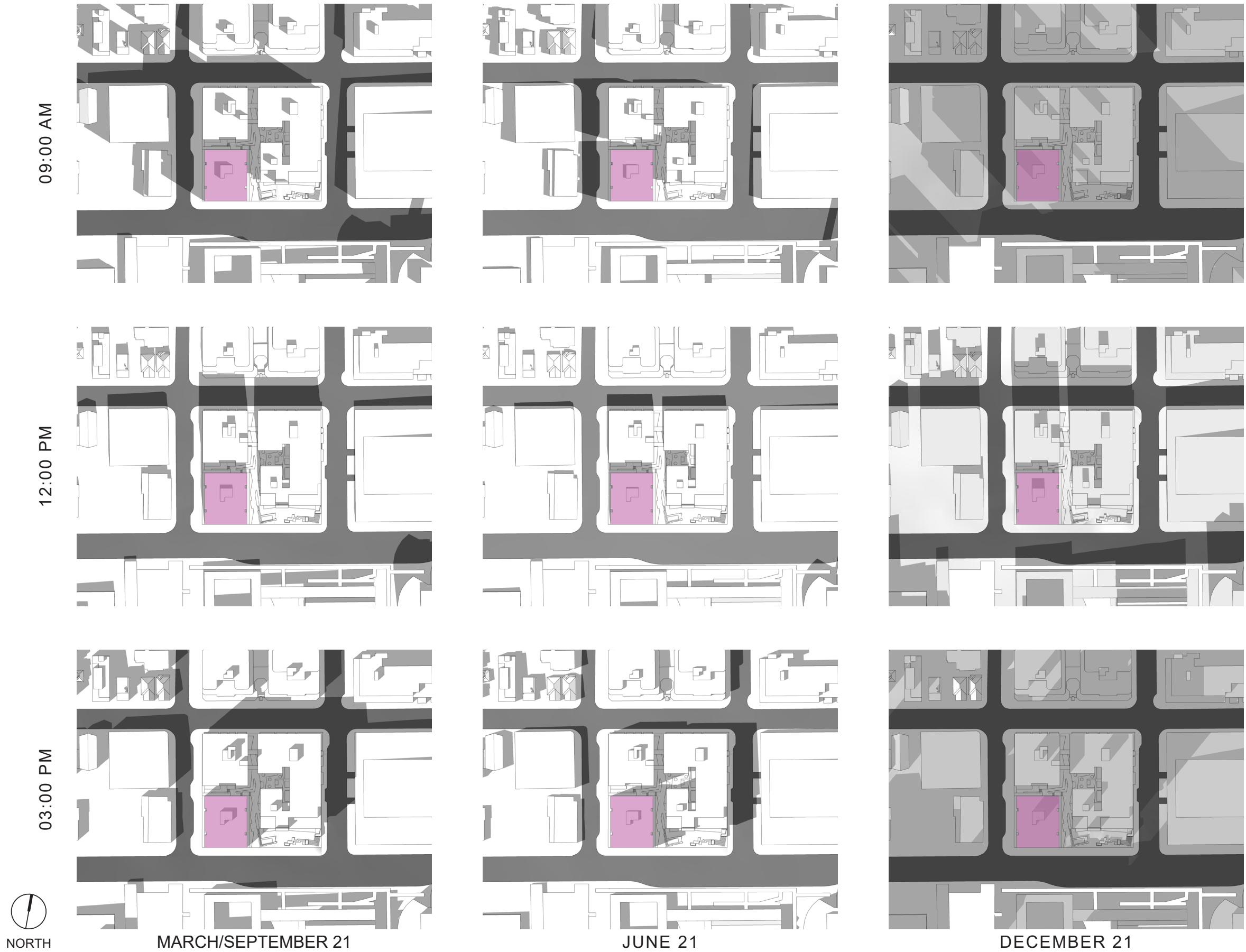


② SOUTHWEST AERIAL VIEW





SOLAR DIAGRAMS - ALTERNATIVE 2





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DESIGN ALTERNATIVE 2

EXISTING ZONING - CODE COMPLIANT



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



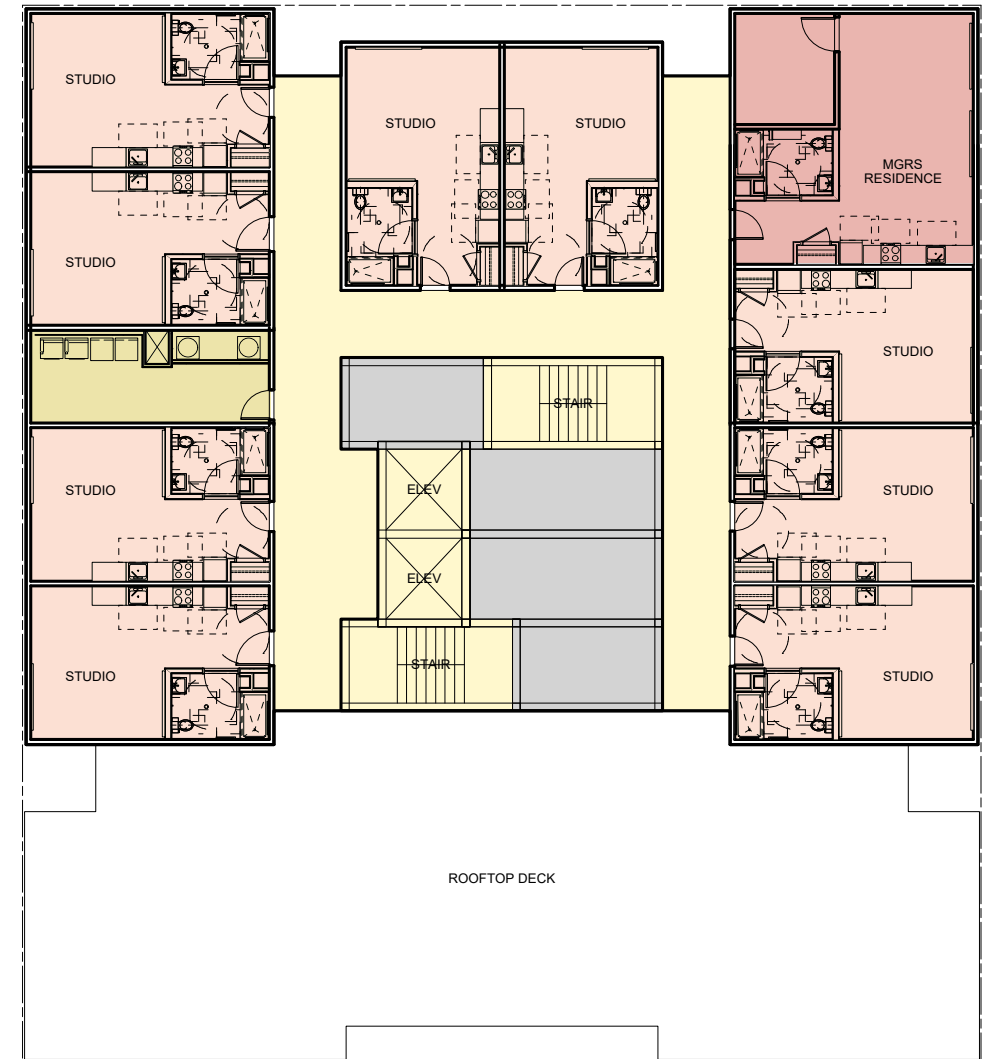


# DESIGN ALTERNATIVE 2

## EXISTING ZONING - CODE COMPLIANT



LEVELS 3-6 (TYP.) FLOOR PLAN



LEVELS 7 FLOOR PLAN

### LEGEND

- RESIDENTIAL
- CIRCULATION
- COMMUNITY SPACES
- OFFICES / STAFF SPACES
- UTILITY / STORAGE SPACES

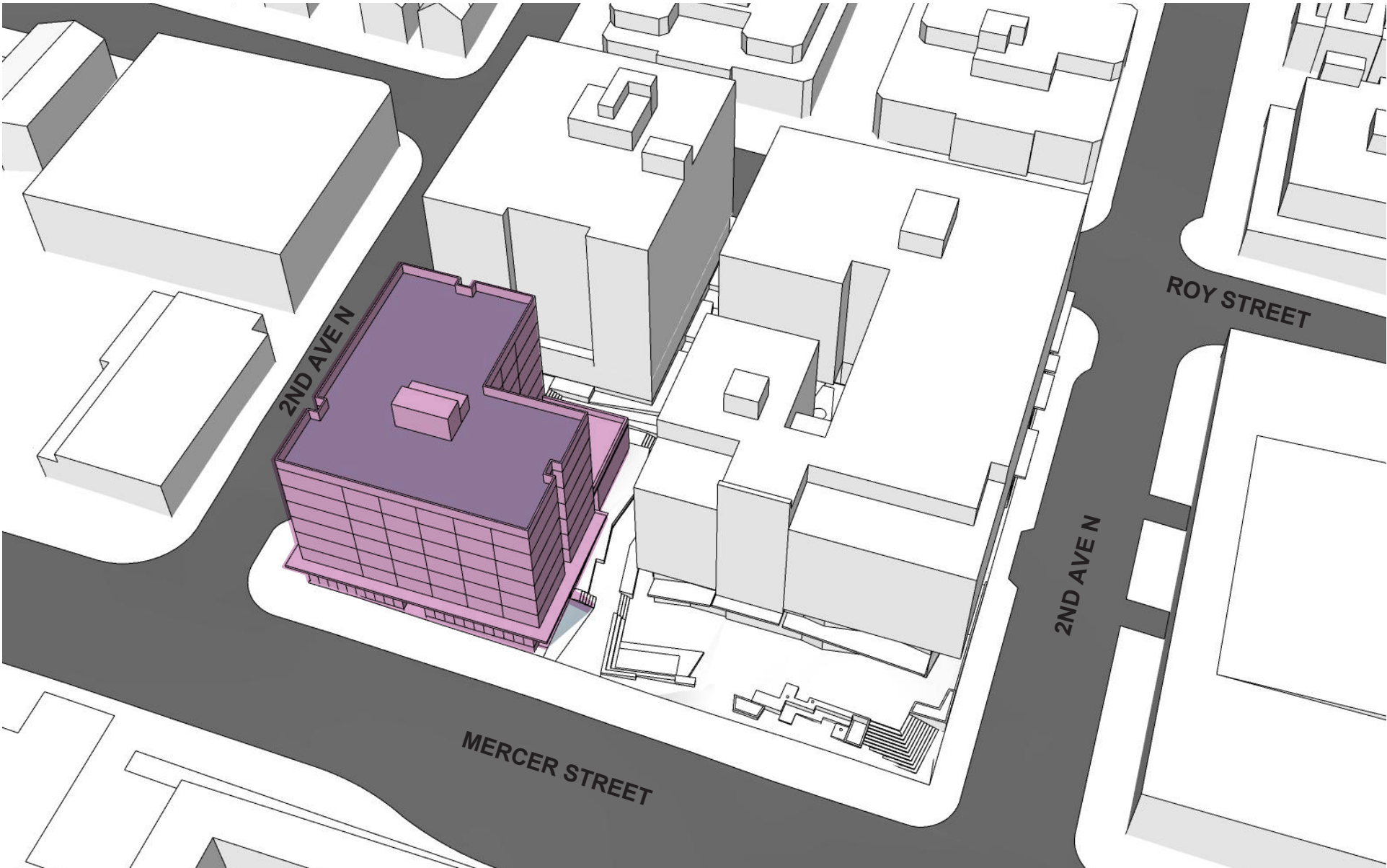








DESIGN ALTERNATIVE 3  
PREFERRED - CODE COMPLIANT



NORTH-WEST AERIAL VIEW

MASSING CONCEPT

'L' Form Massing. The preferred massing scheme optimizes the site through its efficient layout allowing for a reduced building volume at the residential levels. The volume eliminated has been taken from the north east portion to maximize the amount of available light to reach the interior courtyard of the adjacent development and provide for a private exterior amenity for the residents and staff. This also serves to provide higher visibility of the sky from the interior court and the mid-block pedestrian way.

OPPORTUNITIES

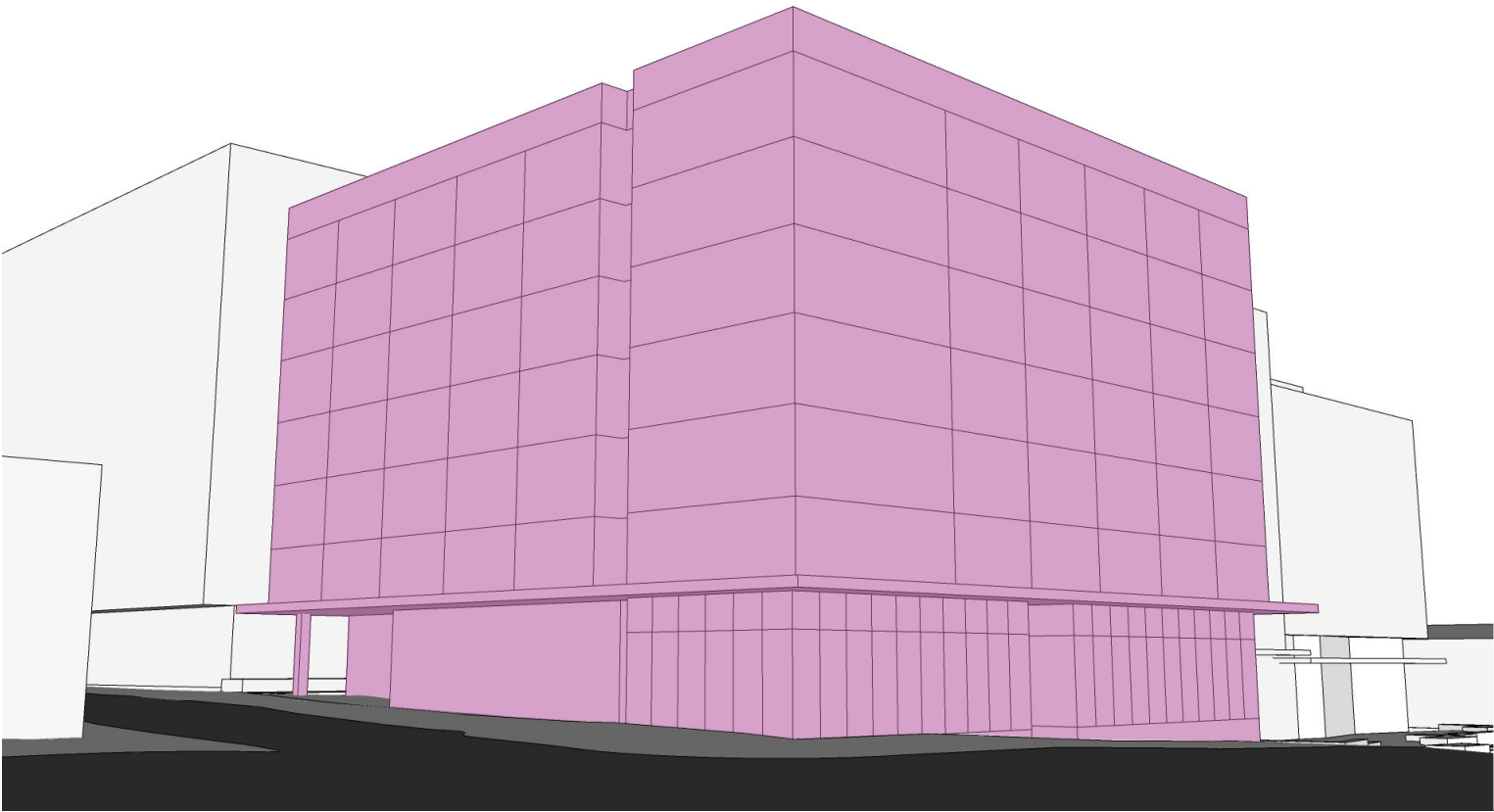
- Massing is consistent with adjacent development
- Establishes the street wall along Mercer and 2nd Avenue North
- 'L' shaped volume allows for more light to reach the interior court for a greater part of the year. Reduces 'canyon sensation' at mid-block pedestrian ways and interior courtyard.
- Second floor exterior courtyard provides private outdoor amenity separate from the public courtyard below.
- Maximizes the number of units through efficiency of the layout (93)

CONSTRAINTS

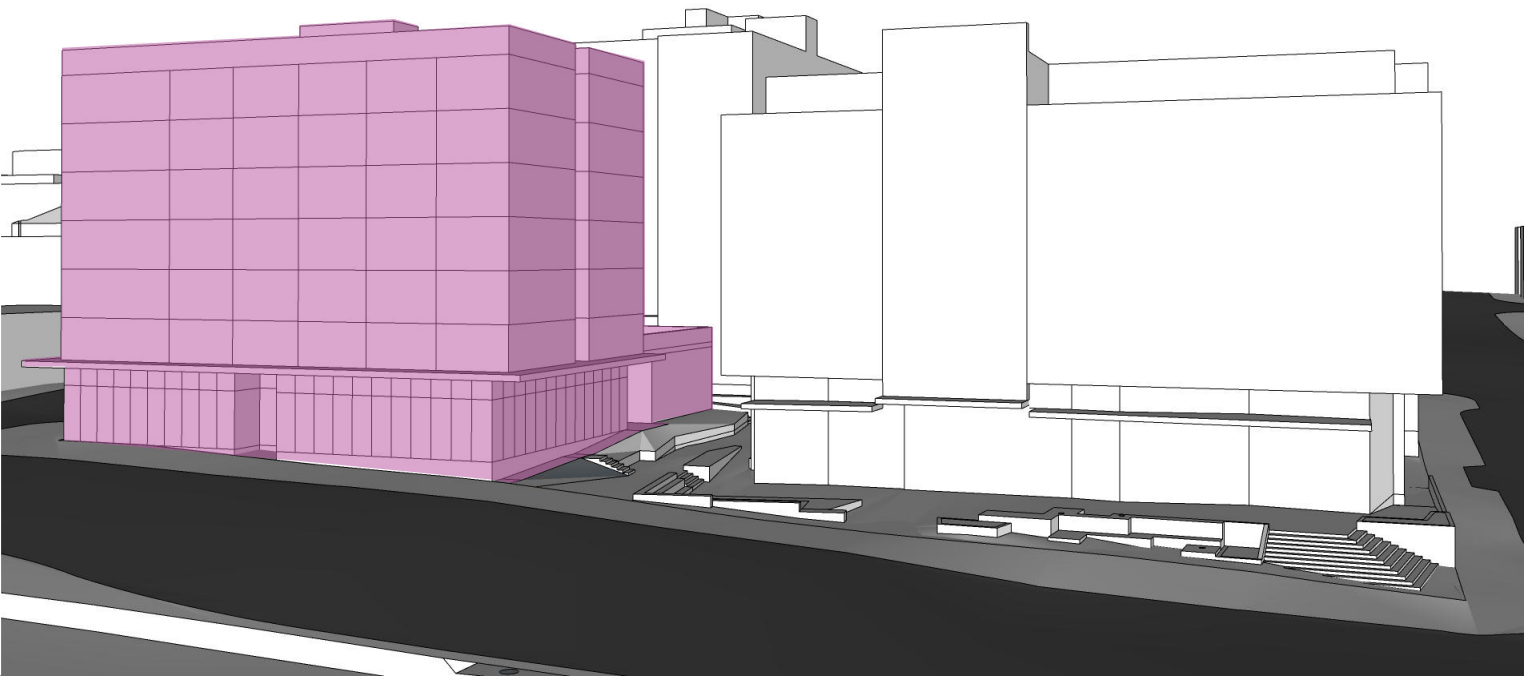
- Less modulation of Mercer and 2nd Avenue facades is possible.



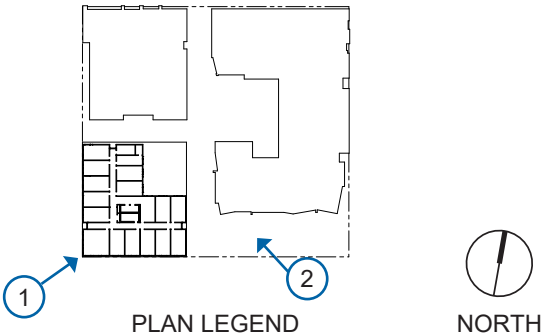
DESIGN ALTERNATIVE 3  
PREFERRED - CODE COMPLIANT



1 SITE FROM MERCER ST & 2ND AVE N. LOOKING NORTHEAST



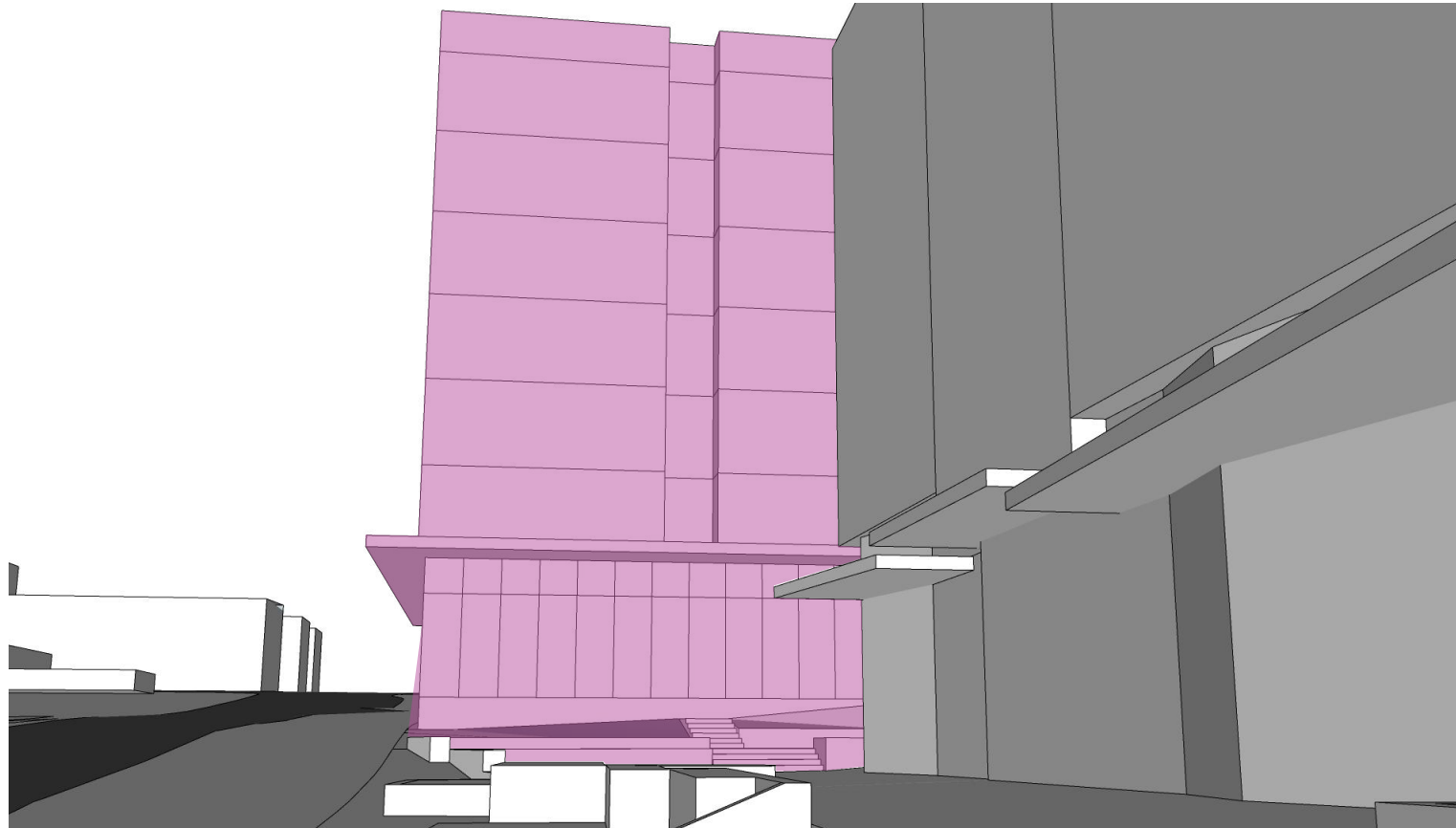
2 SITE FROM MERCER ST LOOKING NORTHWEST



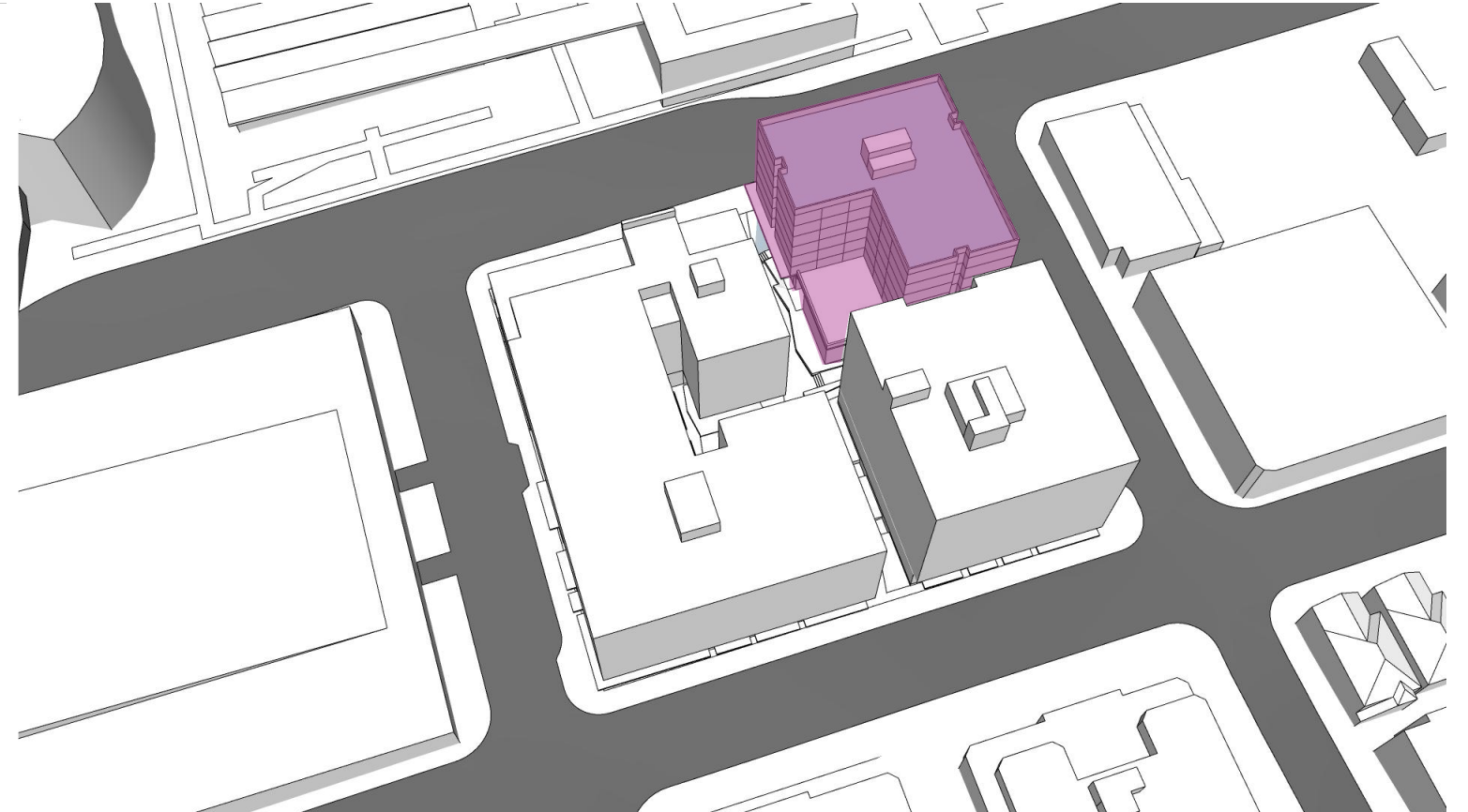


# DESIGN ALTERNATIVE 3

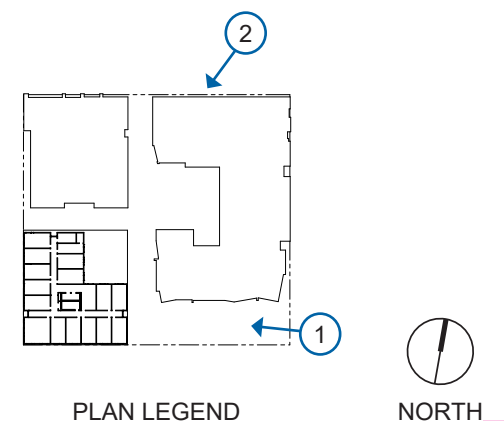
## PREFERRED - CODE COMPLIANT



① ACROSS PUBLIC PLAZA AT MERCER ST TOWARDS SITE



② SOUTHWEST AERIAL VIEW

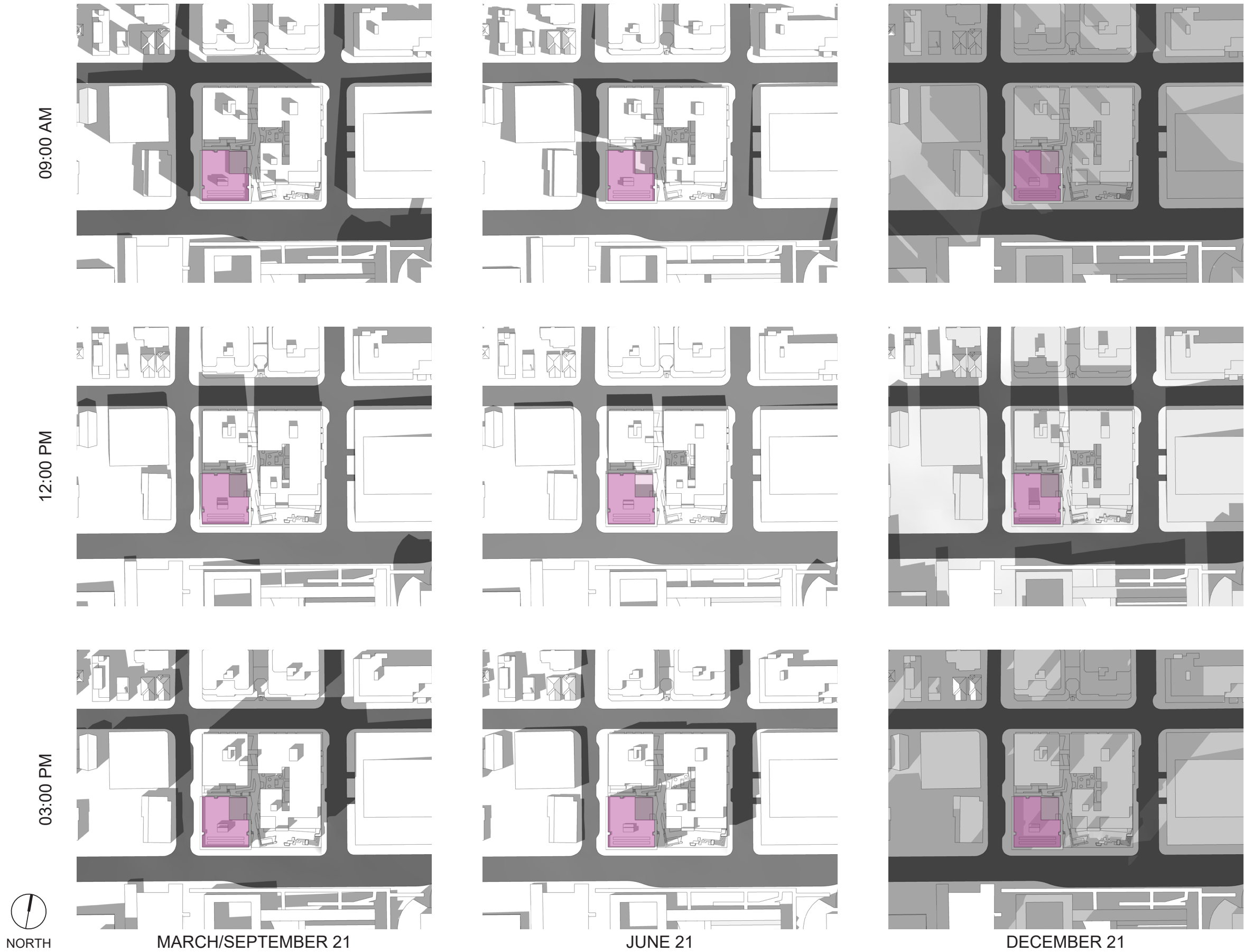


PLAN LEGEND





SOLAR DIAGRAMS - PREFERRED - ALTERNATIVE 3



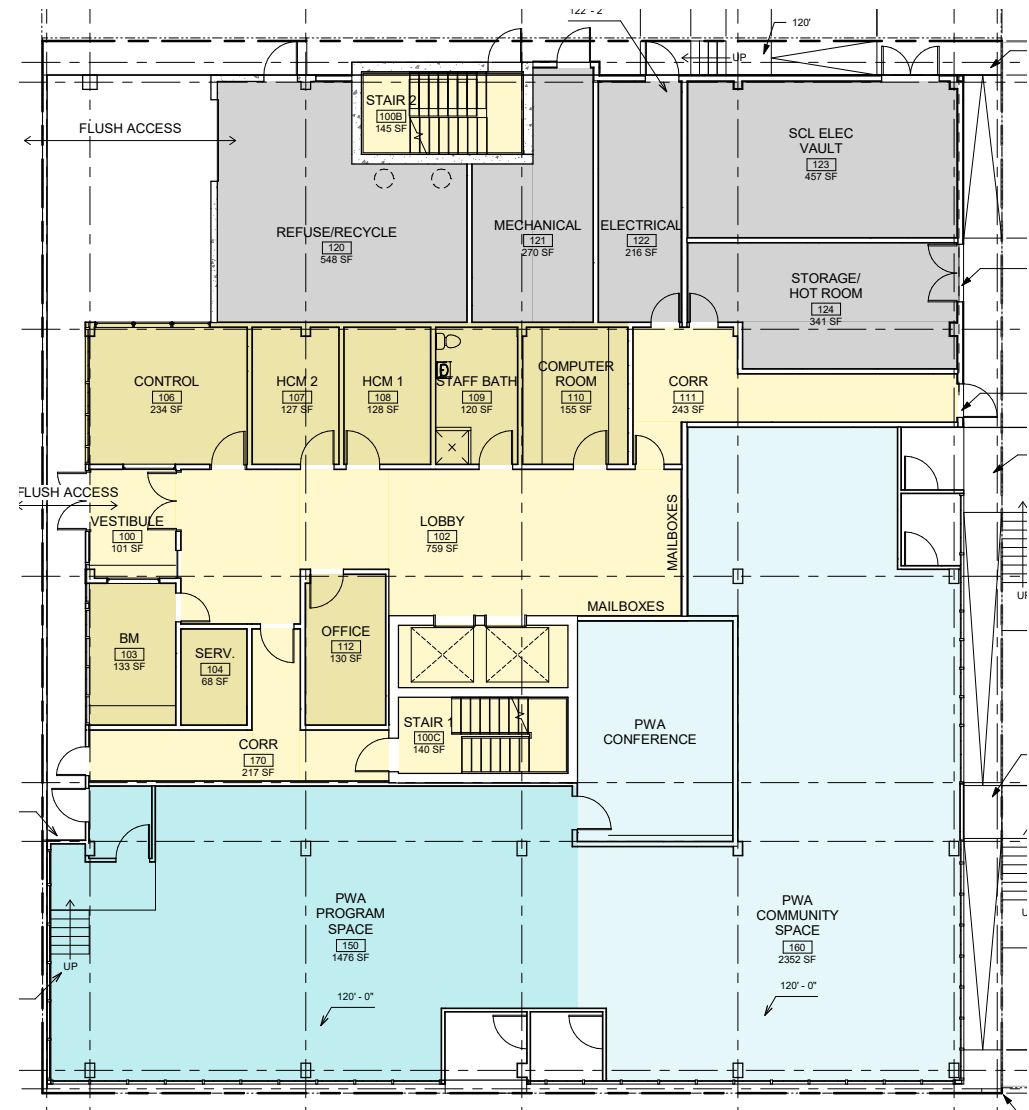


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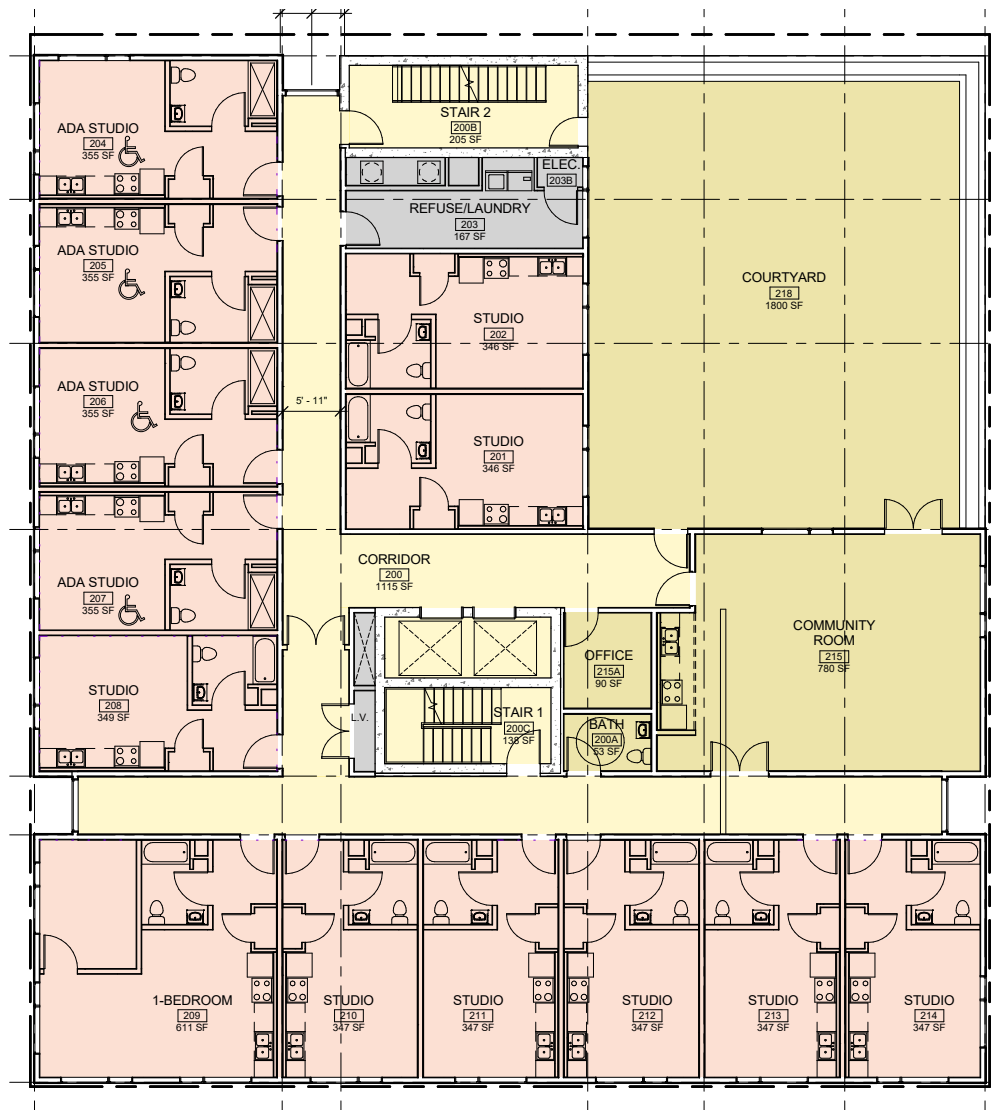


DESIGN ALTERNATIVE 3

PREFERRED - CODE COMPLIANT



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



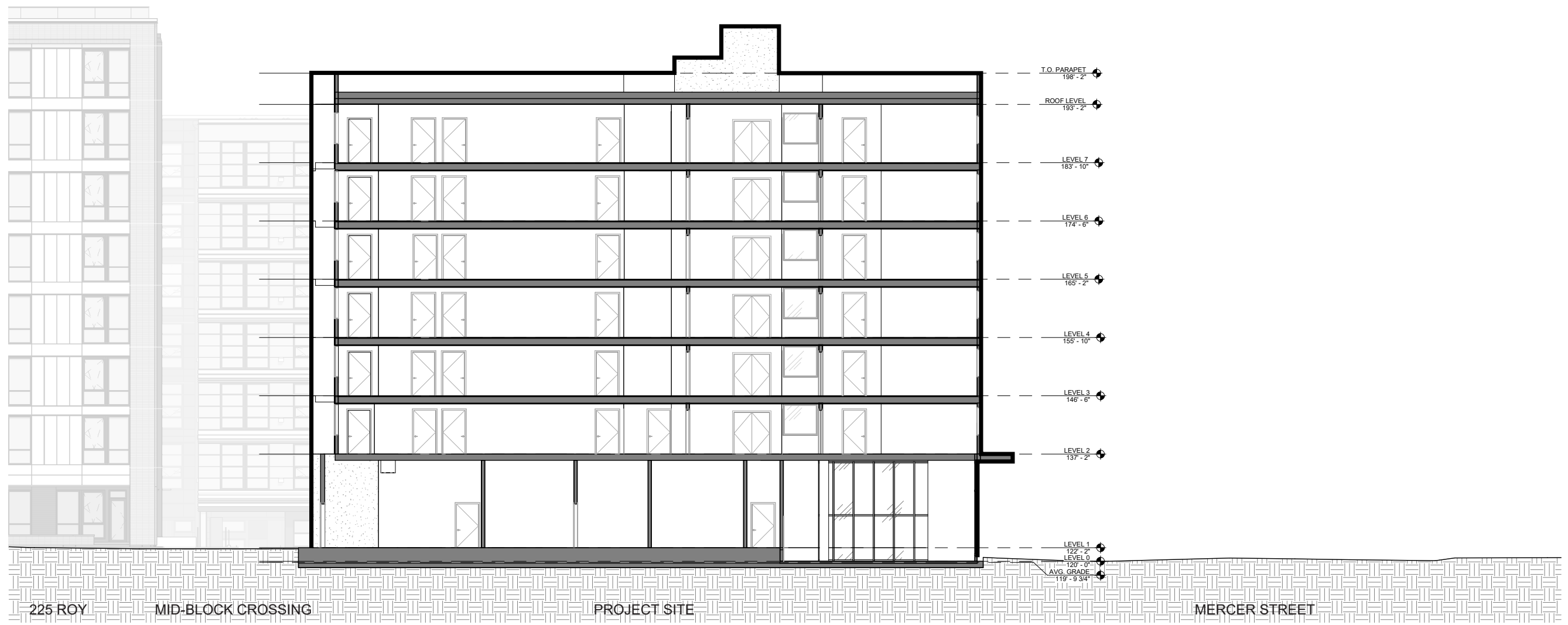




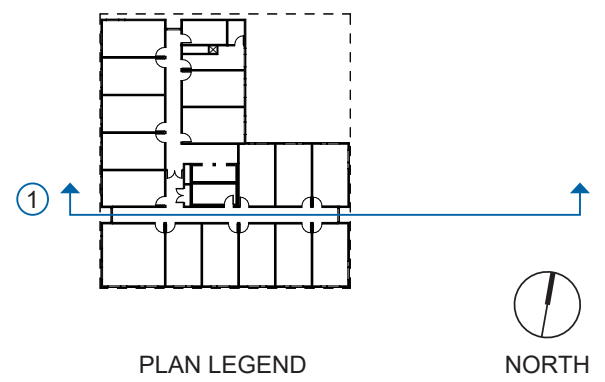


DESIGN ALTERNATIVE 3

PREFERRED - CODE COMPLIANT



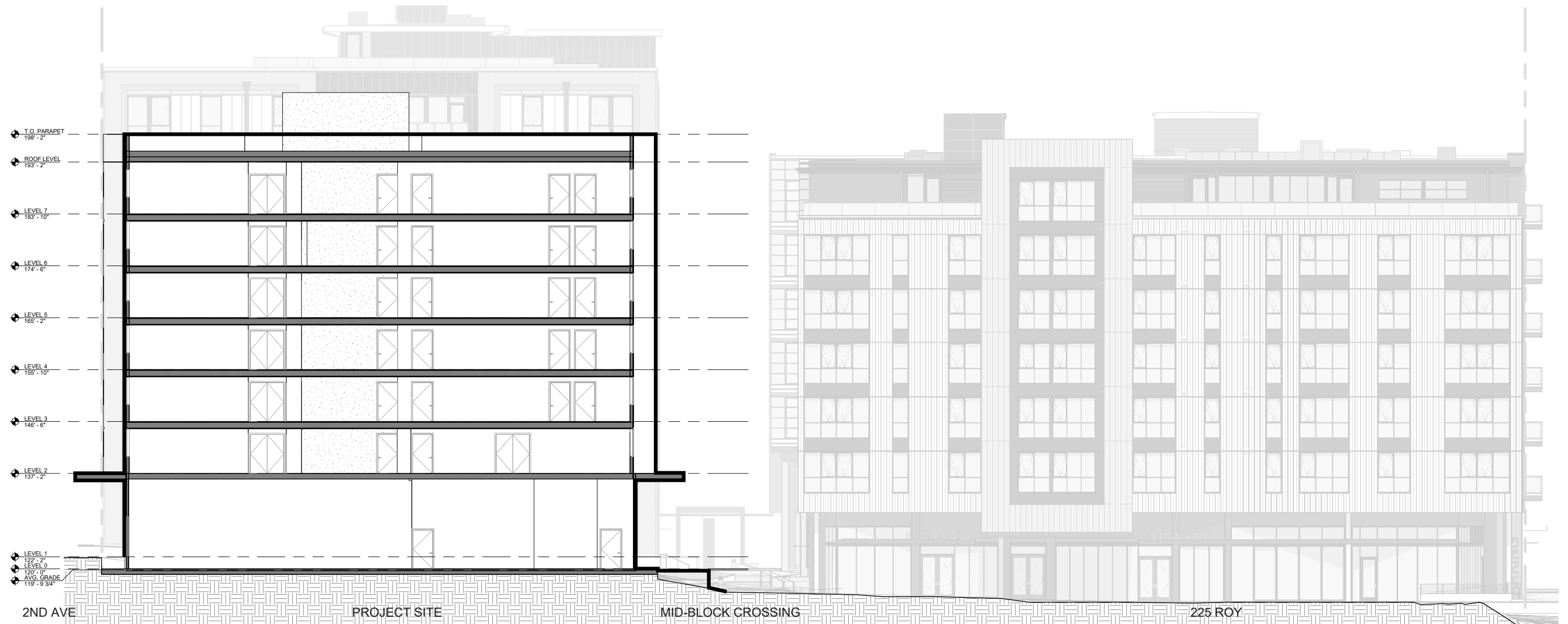
1 N-S SITE SECTION



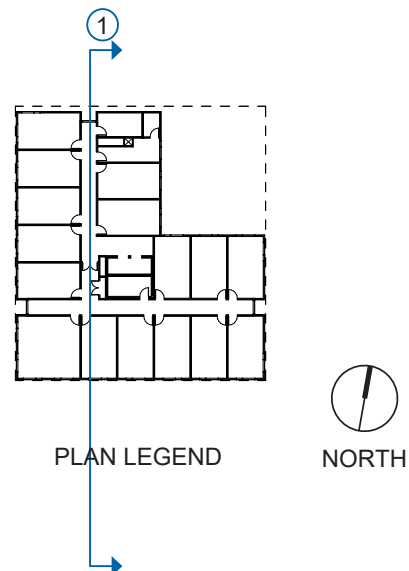


# DESIGN ALTERNATIVE 3

## PREFERRED - CODE COMPLIANT

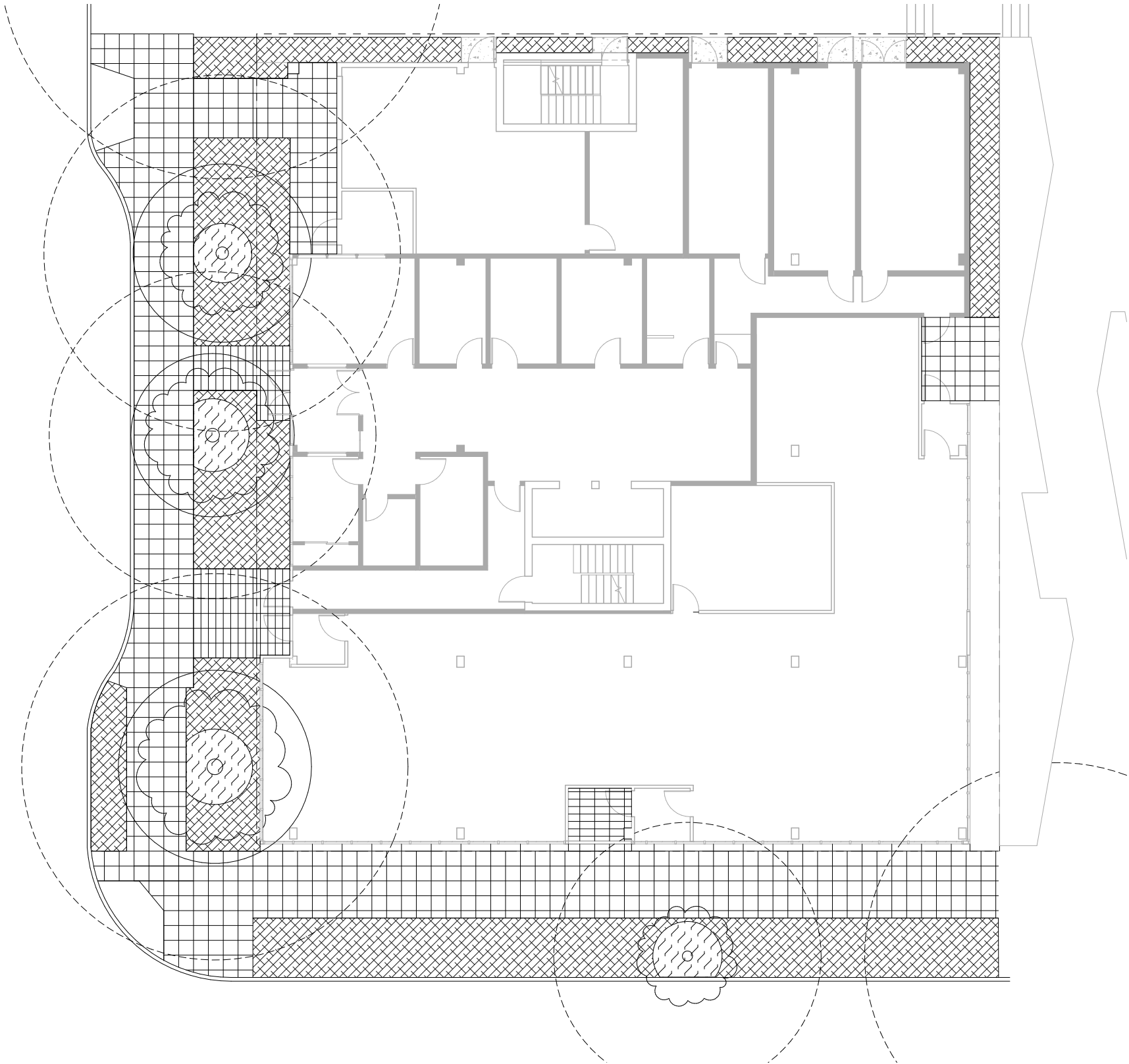


① E-W SITE SECTION



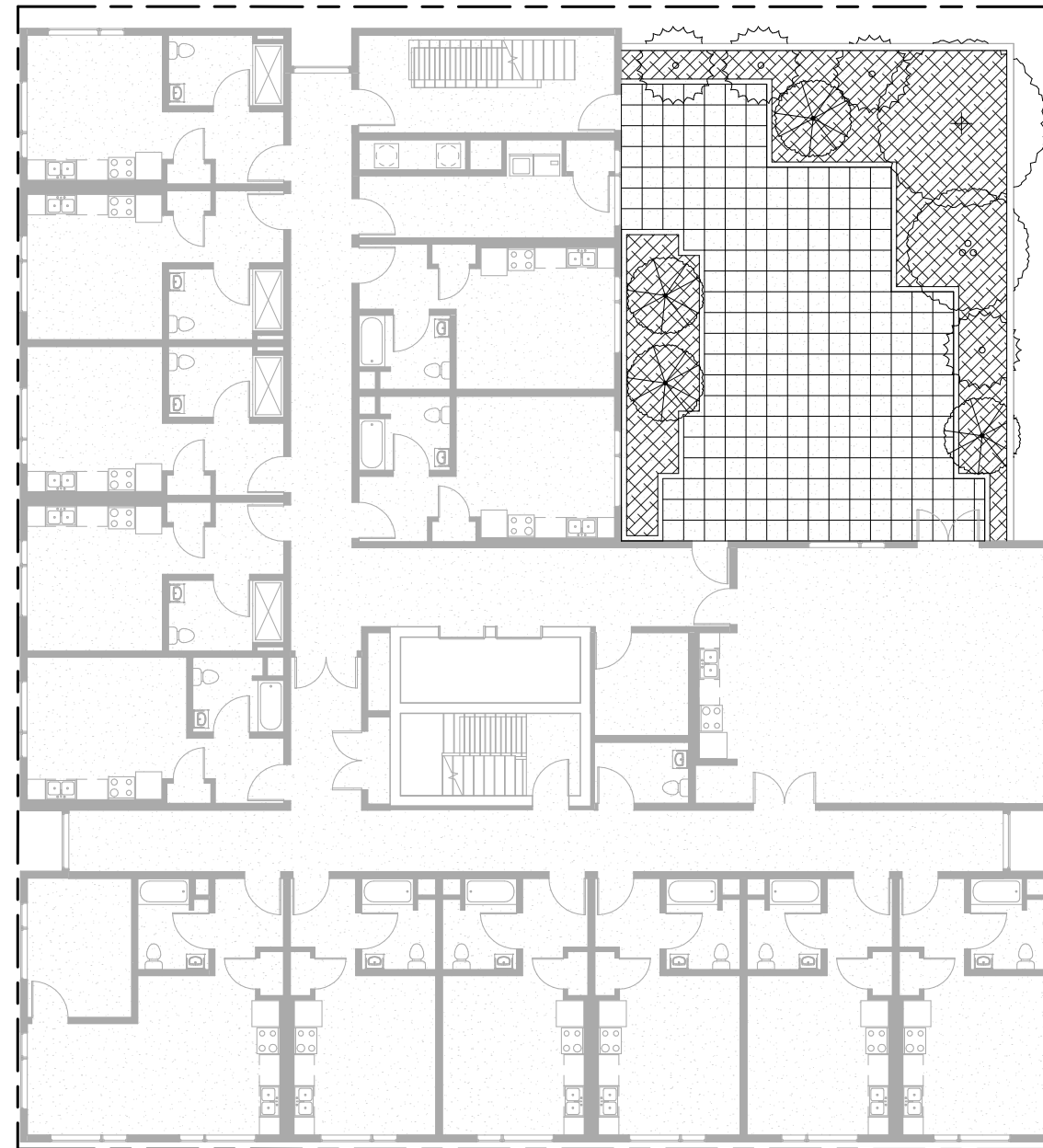


DESIGN ALTERNATIVE 3 - LANDSCAPE PLANS



LEVEL 1 LANDSCAPING





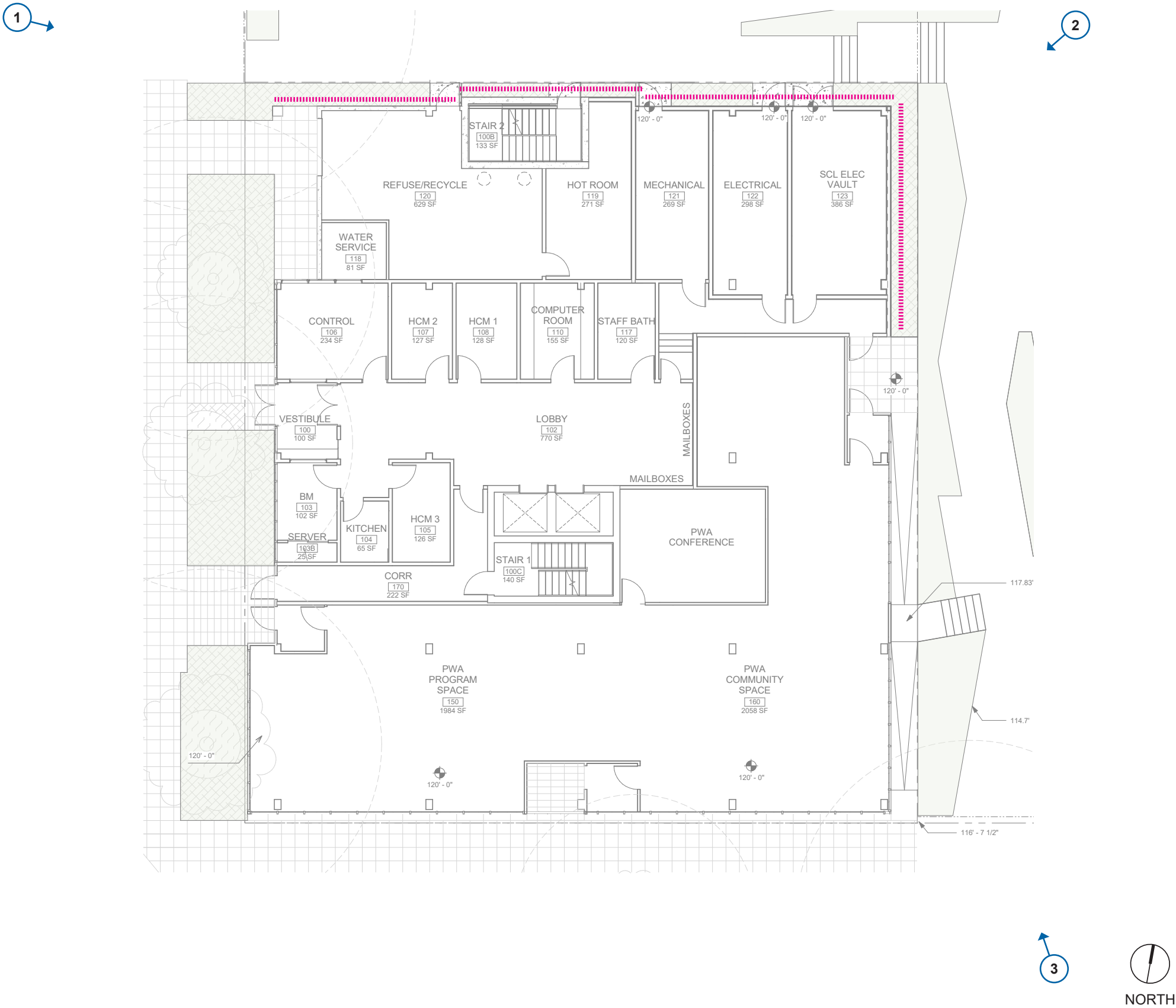
**LEVEL 2 LANDSCAPING**



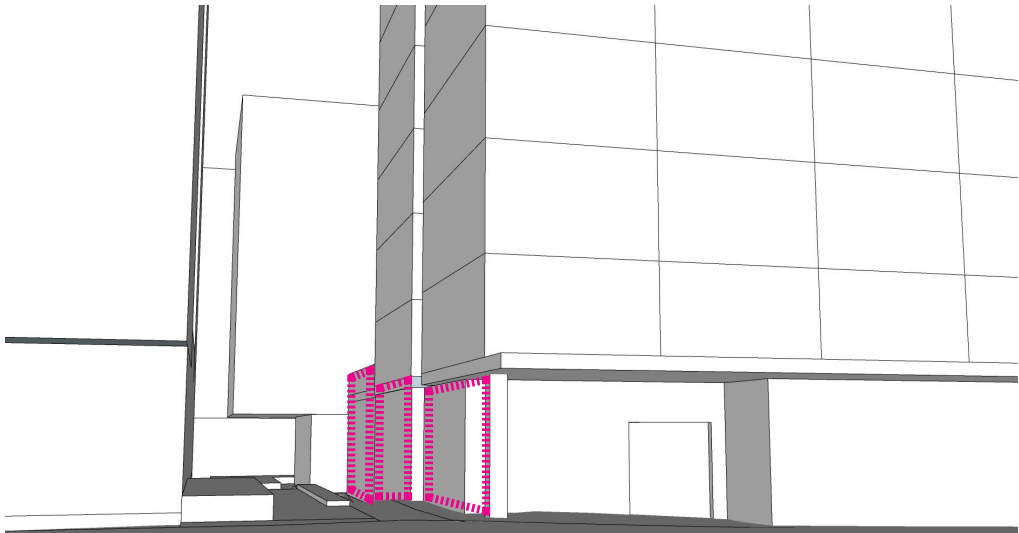
# PUBLIC ART

Recognizing the unique opportunities presented by the project site, and with the project partners, Path With Art, the owner is seeking to seize on these opportunities and engage with a community deeply supportive of the arts community in integrating art into the project. With Path With Art’s activation of the commercial frontages along 2nd Avenue North, Mercer Street and at the mid-block crossing through their arts programming, the owner is proposing the extension of arts elements around the ground plane façade in an effort to enliven the ground plane along all four pedestrian level facades.

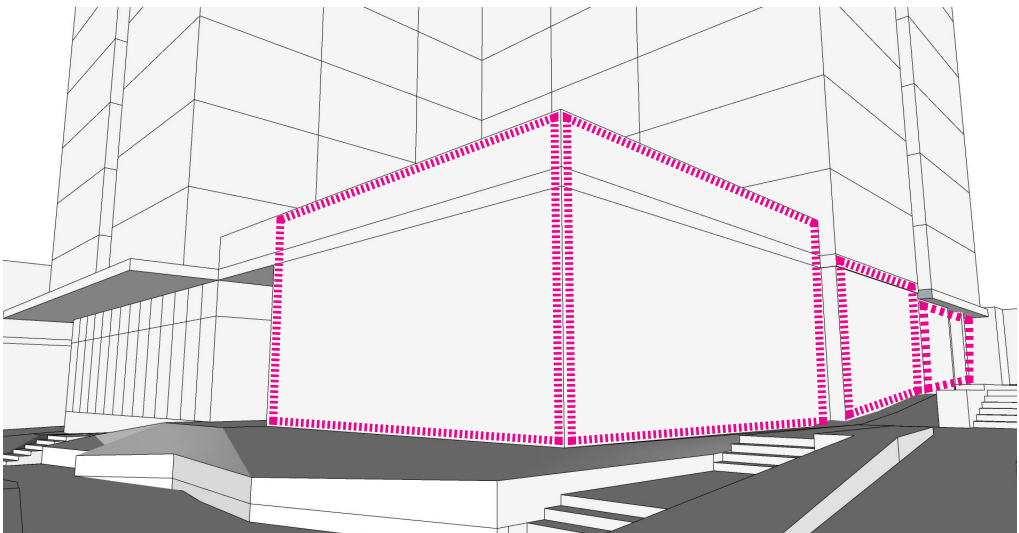
We are proposing the integration of 2-dimensional, or low-relief art at the facades along the north east and north elevations of the structure. Selection of the work will be a community driven process, engaging community members, the Uptown Alliance, the Uptown Arts & Culture Coalition, and working with Path With Art and their partners to determine the art work to be installed.



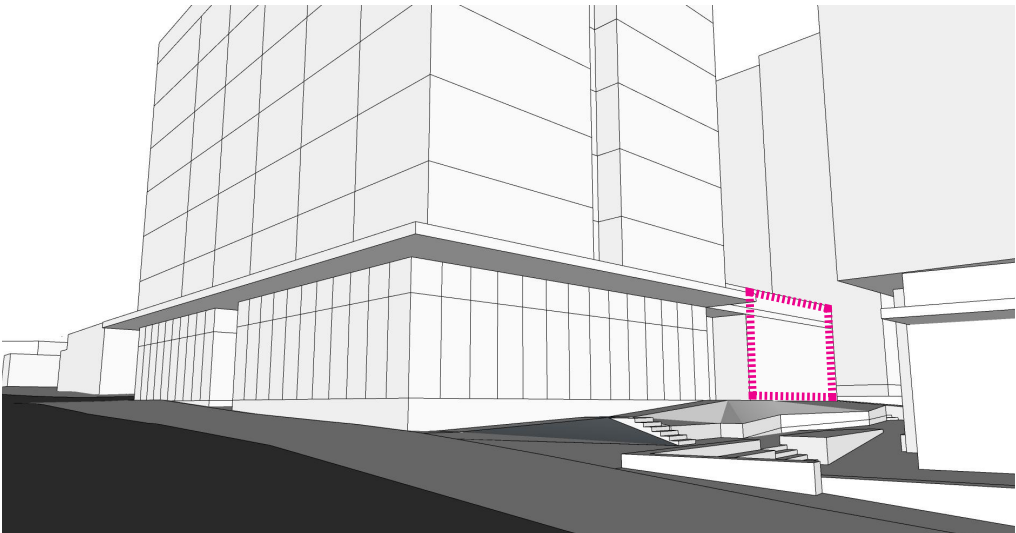




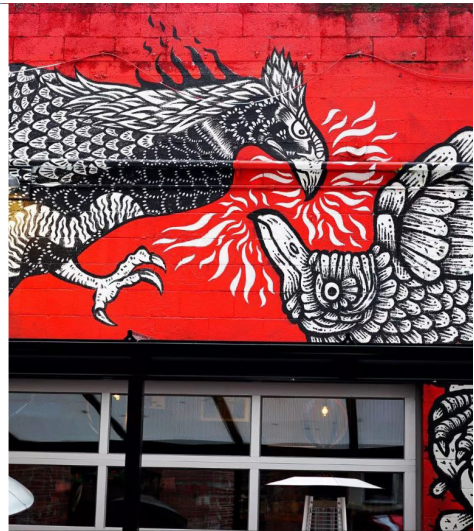
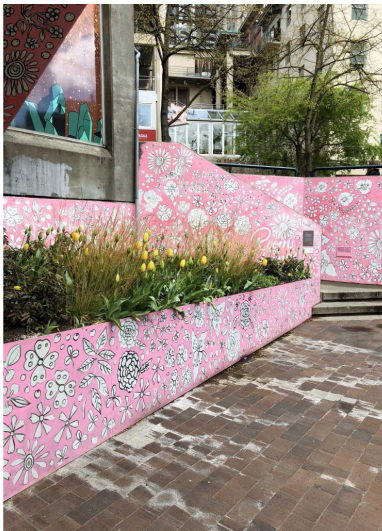
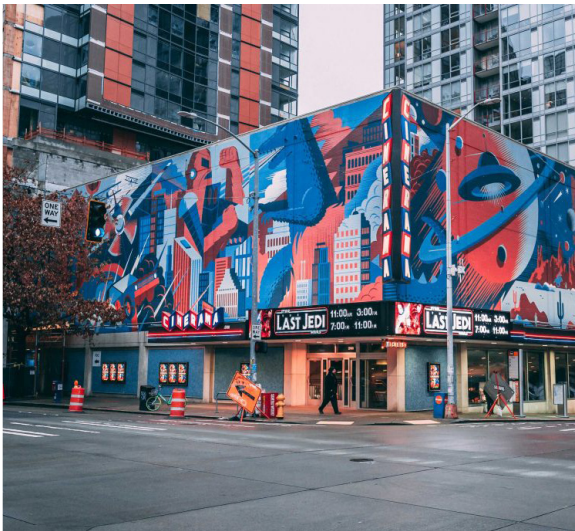
1 PUBLIC ART ALONG PEDESTRIAN THRU-BLOCK, FROM SECOND AVENUE



2 PUBLIC ART ALONG PEDESTRIAN THRU-BLOCK, FROM THRU-BLOCK



3 PUBLIC ART ALONG PEDESTRIAN THRU-BLOCK, FROM MERCER



PUBLIC / MURAL ART INSPIRATION



# MASSING & MATERIAL INSPIRATION

## MASSING

As part of the initial redevelopment of the Uptown neighborhood, and one of the first two buildings to be developed within the Uptown Urban area specifically, the building will help to define the street edge along Mercer Streets and 2nd Avenue North. The adjacent parcels are presently under construction and maximize their respective building envelopes under the new Uptown zoning. The 2nd and Mercer building seeks to do the same, in an effort to establish a contextual reference for future development along the Mercer Roy corridor.

The ground floor commercial space seeks to engage the community by providing a high degree of transparency along the Mercer Street façade and at the mid-block crossing. The space to be occupied and activated by Path With Art will be enclosed by an envelope of high quality materials, rich in quality and texture.

The building’s massing will be differentiated horizontally by material changes signifying and distinguishing the commercial and residential uses. Subtle modulations at the ends of corridors identify circulation and a regularized grid of window openings will communicate the residential use and scale.



MULTIPLE DISCRETE MASSES



RATIONAL FACADE



MASSING & MATERIAL INSPIRATION

MATERIAL

The materials chosen will have the durability and scale suitable for a multi-family building and deliberate use of materials, colors and textures will emphasize the programmatic uses, points of entry, and amenity areas. Street-level materials, visible at close-range, will be of a high quality, providing tactile quality and visual texture. Upper level materials will be highly durable and complimentary to the materials and color palette used at the street-level while distinguishing their respective functions.



STREETFRONT TRANSPARENCY



GROUND FLOOR MATERIALS



DURABLE MAIN MASSING MATERIAL





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