

PLYMOUTH HOUSING 12TH & SPRUCE SUPPORTIVE HOUSING

169 12TH AVE
SEATTLE, WA 98122

SDCI PROJECT # 3032409-EG

EARLY DESIGN GUIDANCE
MEETING DATE: TBD



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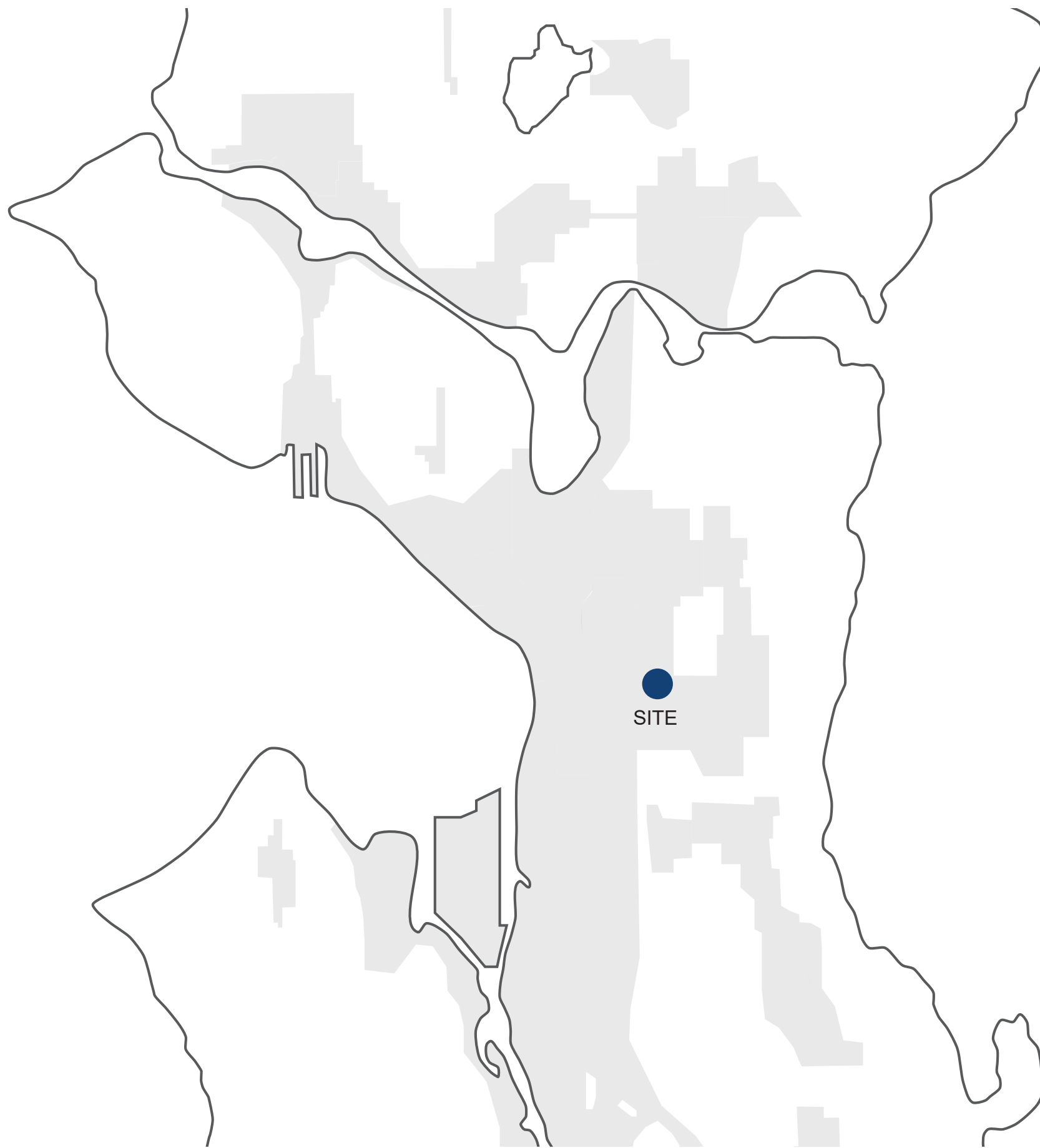


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ABOUT

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.





PAT WILLIAMS APARTMENTS | SOUTH LAKE UNION

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.

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. Today we serve hundreds of people each week, Monday through Friday. No one is turned away.

At 10 AM, St. Francis House opens the doors to a line of people patiently waiting outside. Hot coffee, pastries and sandwiches are served by our volunteers to these clients until we close our doors at 2:00 PM. Orders are then filled for those people who need clothing, hygiene kits, bedding, household items, furniture, food or other items given by St. Francis House donors. Everything that is donated to us is given away, free of charge, no questions asked. We are the ultimate recycling center.



SYLVIA ODOM'S PLACE | BELLTOWN

DEVELOPMENT OBJECTIVES

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.



EVANS HOUSE | CENTRAL AREA

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.



CLEMENT PLACE | AURORA- LICTON SPRINGS



HOA MAI GARDENS | YESLER TERRACE



COMMUNITY OUTREACH | ARCHITECT WITH IMAGE BOARDS AND POWERPOINT



COMMUNITY OUTREACH | LURC, PLYMOUTH HOUSING, AND RESIDENTS

DEVELOPMENT OBJECTIVES

SUMMARY OF COMMUNITY OUTREACH

LURC and Community Meeting Notes – at Byrd Barr Place, 722 18th Avenue, on September 23rd, 2019. 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.

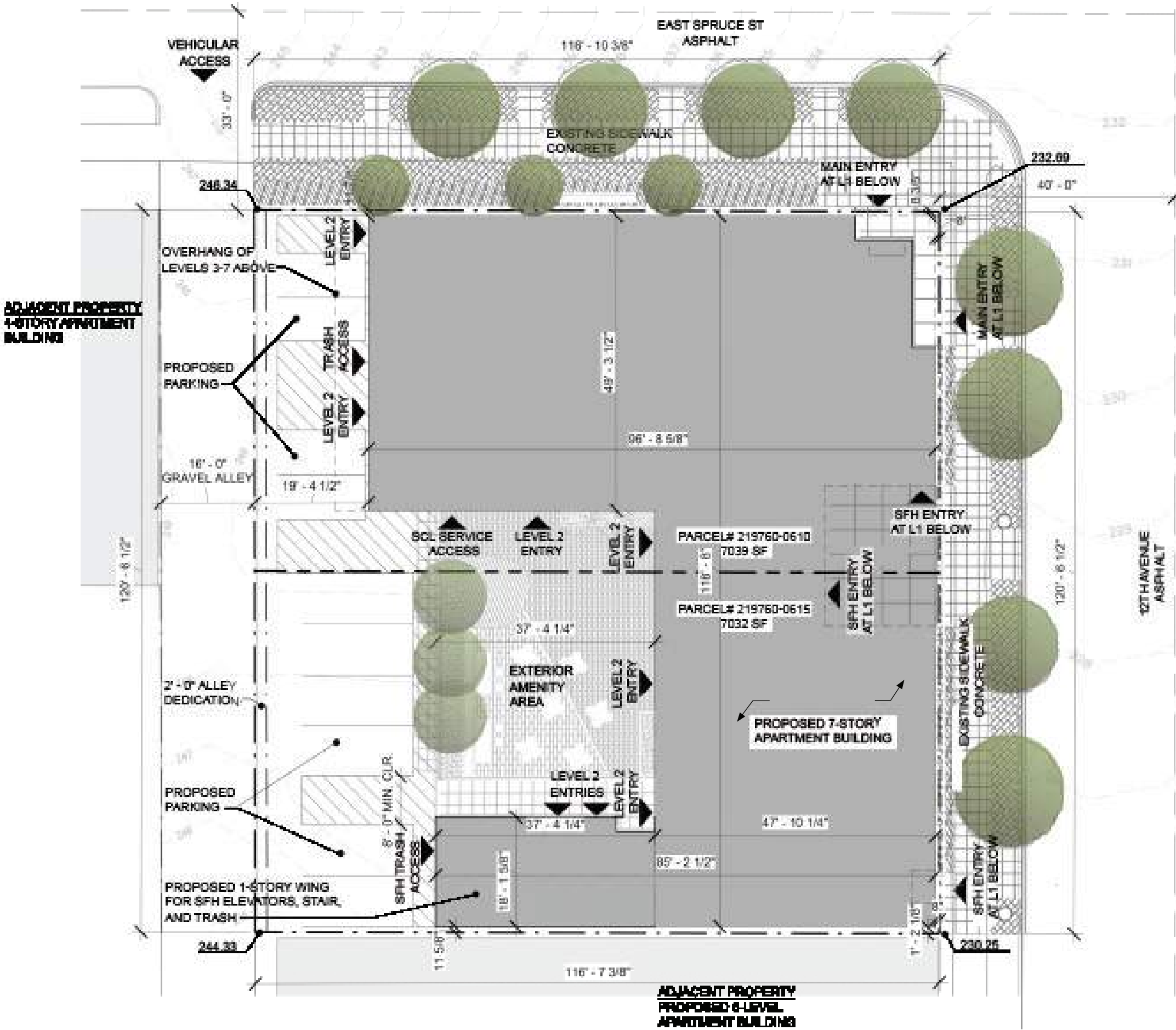
- The response was resoundingly positive to the project. Residents acknowledged the need for housing in the community and were appreciative of the efforts made by both the owners and the architects to present the project.
- Residents discussed boards (at left) with the architect, and their preferences 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.

LURC Meeting Notes – at Byrd Barr Place on October 28, 2019. Plymouth Housing and SMR Architects presented to the Land Use Review Committee.

- The LURC was supportive of methods used to integrate the building into the pedestrian experience and the rest of the block and offered additional suggestions.
 - Supportive of current proportion of two stories of base with five stories above.
 - Supportive of creating a cohesive block with neighboring buildings.
 - Suggested exploring how the building would impact sunlight on 12th Avenue.
- The LURC was supportive of art integrated into the building and of nods to local culture in design
 - Suggested 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.
 - Suggested working with longtime Plymouth partners Path with Art to fulfill cultural requirements of Design Review Guidelines. For example working with Path with Art on gate design for St Francis House entrance.
 - Suggested 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 offered some suggestions for Plymouth to creatively expand access to outdoor space.
 - Supported Plymouth exploring feasibility of sliding doors between common room and Plymouth courtyard.
 - Suggested 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 due to separate ownership of the parking area by St. Francis House.

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SITE PLAN



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.



URBAN DESIGN ANALYSIS:
SITE CONTEXT

SITE

ADDRESS: 169 12th Ave Seattle, WA 98122
ZONE: Neighborhood Commercial 3 Pedestrian (NC3P-75M); First Hill/ Capitol Hill Urban Center
SITE AREA: 14,071 sq. ft.; approx. 0.32 acres

PROPOSAL

BUILDING FOOTPRINT: 8,621 sq. ft.
TOTAL AREA: 60,525 gross sq. ft.
HEIGHT: 67'-8 5/8" (75'-0" max. allowed)
TOTAL AREA TOWARDS FAR: 40,442 sq. ft.
FAR: 3.96 (5.5 max. allowed)
UNIT COUNT: 103
VEHICLE PARKING: 10 stalls
SHORT-TERM BIKE PARKING: 9 provided
TOTAL AREA TOWARDS AMENITY: 1621 sq. ft.
REQUIRED AMENITY (5%): 2,633 sq. ft.

SUMMARY

The site is located in the First Hill/Capitol Hill Urban Center, specifically in the 12th Avenue Urban Center. This site is located in the proximity of many other neighborhoods having influence on the character such as Yesler Terrace, First Hill, and Chinatown/ International District. The neighborhood is mainly characterized by mixed-use apartment buildings with small commercial spaces on a high-traffic arterial street. The King County Juvenile Detention Center has a large presence to the northeast of the site. There are numerous projects in the planning phases in the immediate vicinity indicating this is an area of higher impacts and change.

LEGEND

- FIRST HILL/CAPITOL HILL URBAN CENTER
- NEIHBORHOOD/DISTRICT WITHIN URBAN CENTERS
- MAJOR ARTERIAL
- SITE

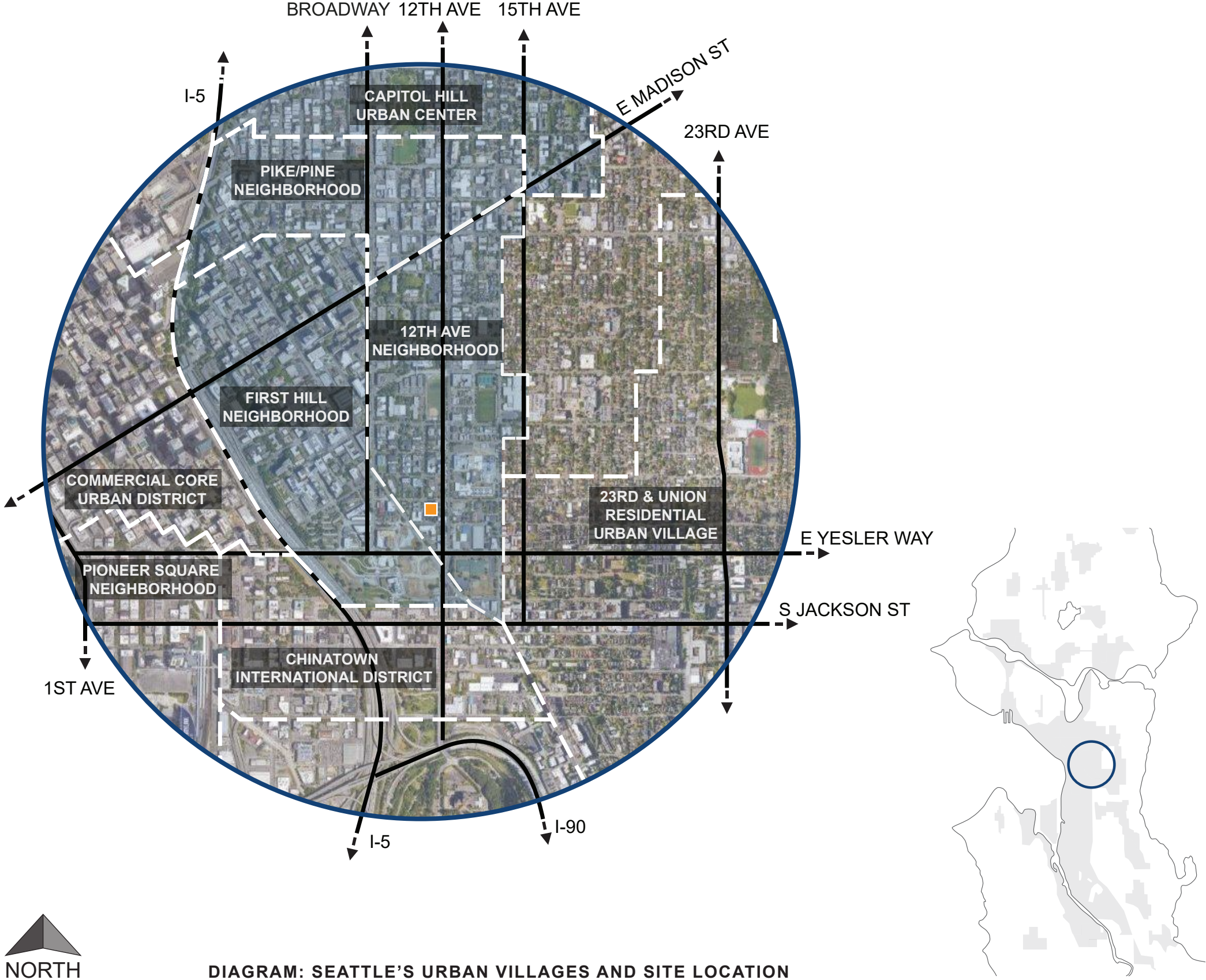
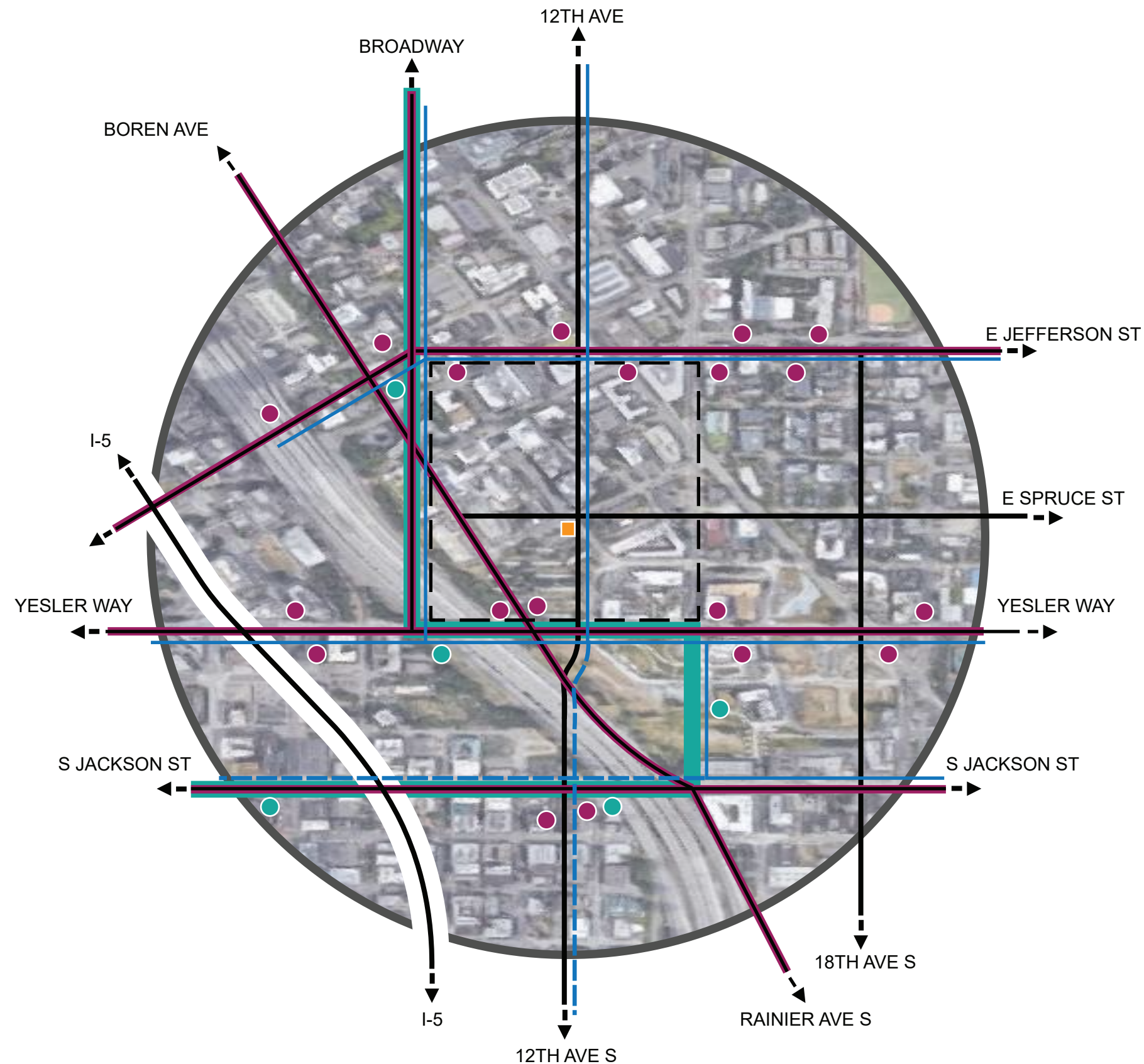


DIAGRAM: SEATTLE'S URBAN VILLAGES AND SITE LOCATION

CONTEXT ANALYSIS: TRANSIT OPPORTUNITIES

SUMMARY

Since the site is located in the First Hill/Capitol Hill Urban Center, there are many options for public transit. Just a short walk away, occupants of the proposed design have access to multiple bus routes, and streetcar.



LEGEND

- METRO BUS ROUTE
- FIRST HILL STREETCAR
- - - 9 BLOCK BOUNDARY
- BIKE ROUTES
- - - BIKE-FRIENDLY STREET
- SITE

BUS ROUTES:

3, 4, 7, 9, 14, 27, 36, 43, 49, 60, 63, 64, 193, 303, 309



DIAGRAM: TRANSIT OPPORTUNITIES

URBAN DESIGN ANALYSIS:
NOTABLE ARCHITECTURE
AND SITING PATTERNS
SUMMARY

The area immediately surrounding the site is undergoing rapid expansion and therefore increased density. Most of the local development within the last decade has been multi-story mixed-use buildings which have been geared towards the current market for smaller units. 12th Avenue in particular has extended its commercial and retail corridor in the immediate vicinity of the site while preserving greenery and enhancing the public experience. The proposed building draws from these threads in and has introduced an entry courtyard centered on the 12th Avenue façade for St Francis House and a recessed residential entry for Plymouth Housing at the corner of 12th Avenue and Spruce Street to further improve public interaction and eyes on the street. The contextual influence on the building is also in its massing, which is similar to that of buildings nearby, and its materials, which will be the similar as other multi-use buildings in the area. A rear courtyard along the alley offers a resting spot for tenants and a tree canopy which will be visible from neighboring buildings. The building respects the sloping topography of the site by providing entries at two levels (12th Avenue and the Alley) and separating the program by elevation (between St Francis House and Plymouth Housing services).

LEGEND

PROPOSED DEVELOPMENT

NOTABLE ARCHITECTURE & PRECEDENTS

ARCHITECTURAL CONTEXT

SITE

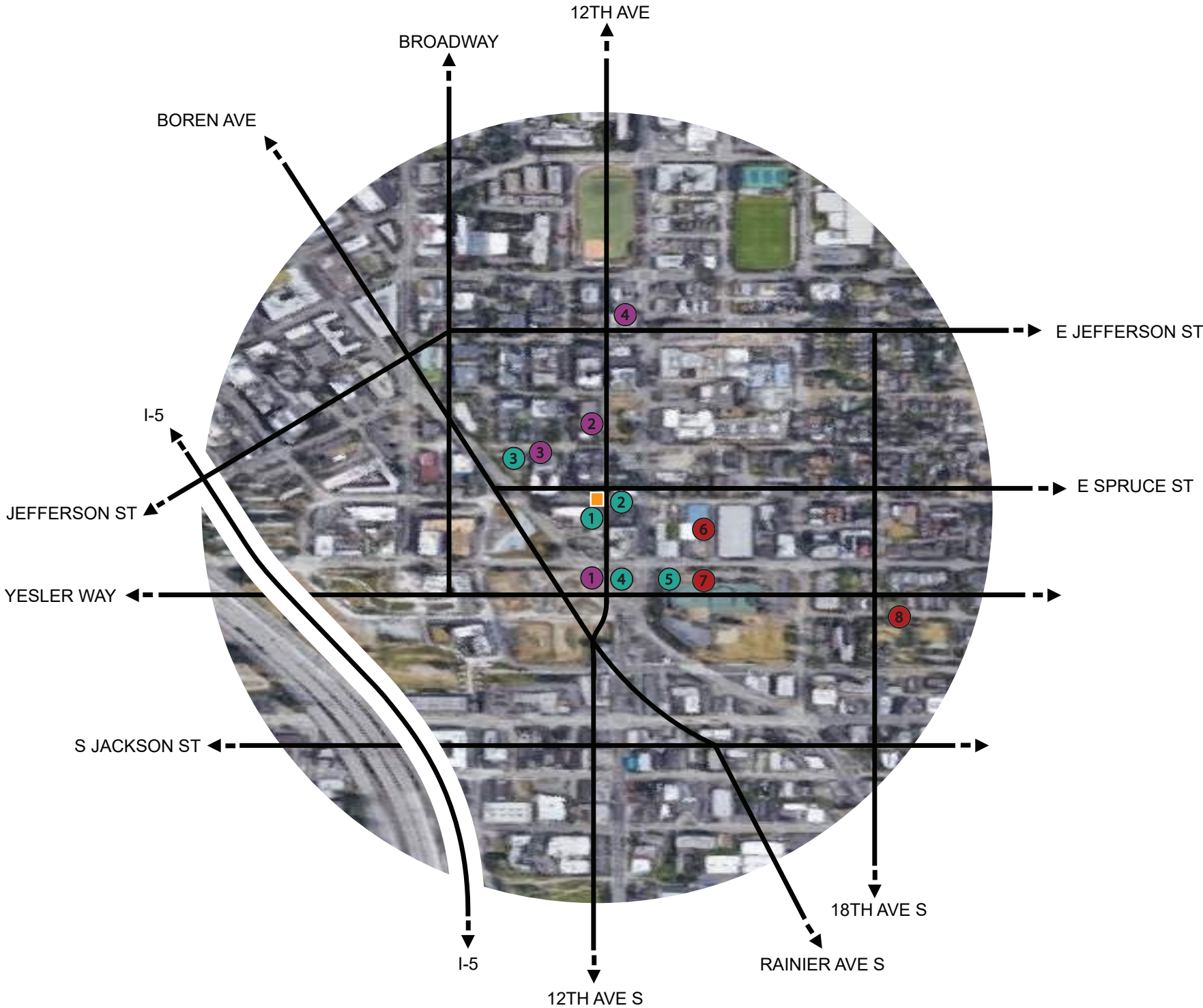


DIAGRAM: NOTABLE ARCHITECTURE AND SITING PATTERNS

NOTABLE ARCHITECTURE AND SITING PATTERNS



1. SOUND FLATS | OPEN BASE



2. FIRST CENTRAL STATION | MODULATED FAÇADE



3. 10TH AVE FLATS | RECESSED BASE



4. 12TH AND YESLER | RHYTHM IN FAÇADE & CORNER ANCHOR



5. YESLER FAMILY | OPEN BASE



6. WASHINGTON HALL | PATTERNED FAÇADE



7. ST. GEORGE HOTEL | PRONOUNCED CORNER



8. LANGSTON HUGHES PERFORMING ARTS CTR. | CLEAR ENTRY



9. ANTHEM BUILDING | PRONOUNCED CORNER & COLOR POPS



10. DECIBEL BUILDING | OPEN BASE & COLOR POPS



11. REVERB APARTMENTS | COLOR POPS



12. THE JEFFERSON BUILDING | COLOR POPS

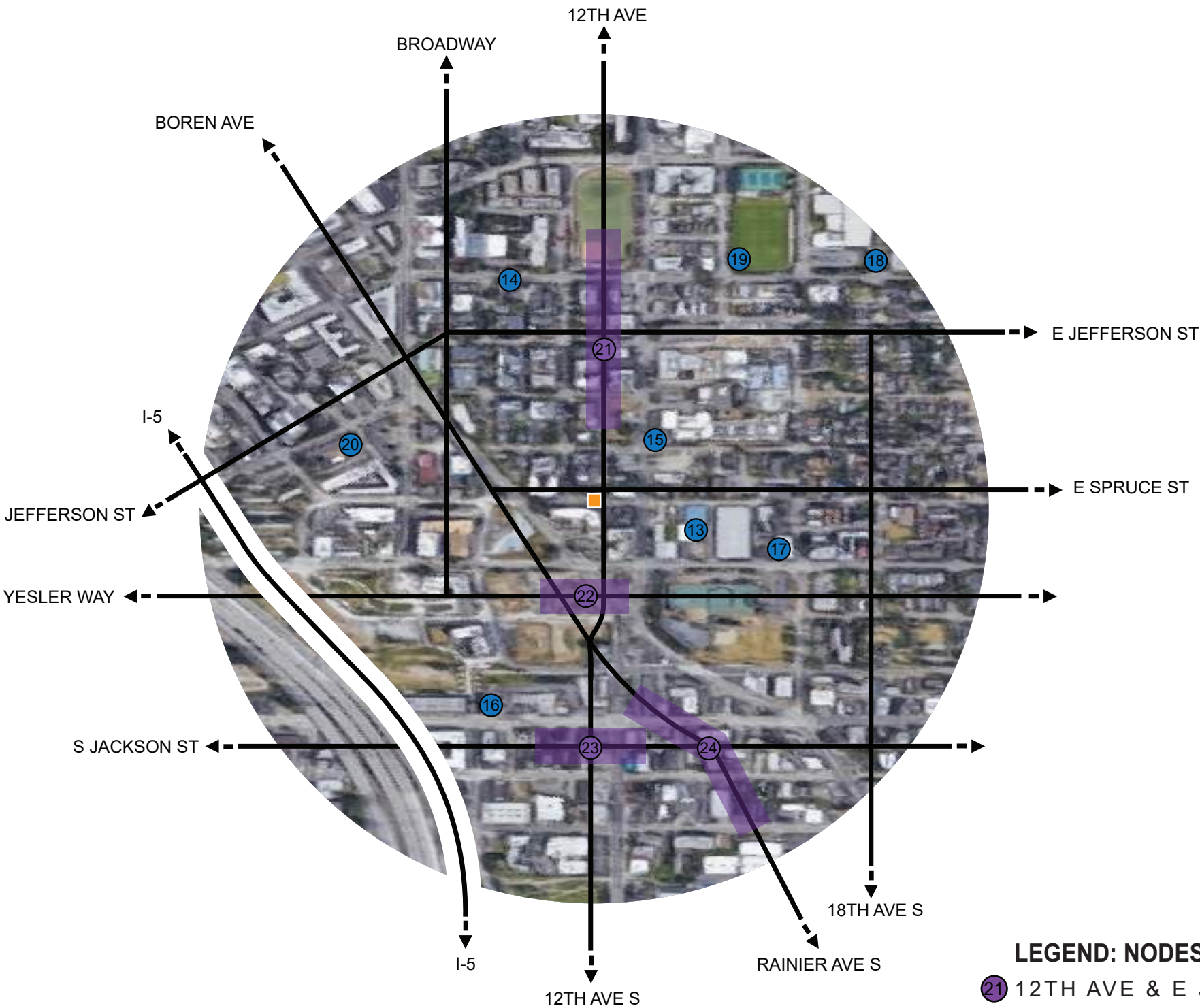
URBAN DESIGN ANALYSIS:
EXISTING LANDMARK PLACES
AND NODES

The site is located near the intersection of many neighborhoods and nodes. 12th Avenue transforms to the north with Seattle University having a great presence before transitioning to the Capitol Hill neighborhood. To the south, streets intersect creating areas of opportunity for pedestrians to interact such as at 12th & Yesler Way, 12th & S Jackson and Rainier Avenue S & S Jackson.

There are many neighborhood places and “landmarks” in the surrounding area to take note of. The King County Youth Detention Center has a significant presence along 12th Avenue. Many of the other neighborhood places and “landmarks” include churches and medical facilities that have long served this community.

LEGEND: LANDMARK PLACES

- 13 WASHINGTON HALL
- 14 JAPANESE TEA GARDEN
- 15 KING COUNTY YOUTH DETENTION FACILITY
- 16 YESLER TERRACE HILLCLIMB
- 17 GOODWILL BAPTIST CHURCH
- 18 SWEDISH HOSPITAL (CHERRY HILL)
- 19 SEATTLE UNIVERSITY, REDHAWK CENTER
- 20 HARBORVIEW MEDICAL CENTER



LEGEND: NODES

- 21 12TH AVE & E JEFFERSON ST
- 22 12TH AVE & YESLER WAY
- 23 12TH AVE & S JACKSON ST
- 24 BOREN AVE & S JACKSON ST



DIAGRAM: EXISTING LANDMARKS AND NODES

EXISTING LANDMARK PLACES AND NODES



13. WASHINGTON HALL



14. SEATTLE UNIVERSITY QUADRANGLE



15. KING COUNTY YOUTH DETENTION FACILITY



16. YESLER TERRACE HILL CLIMB



17. GOODWILL BAPTIST CHURCH



18. SWEDISH HOSPITAL (CHERRY HILL)



19. SEATTLE UNIVERSITY REDHAWK CENTER



20. HARBORVIEW MEDICAL CENTER



21. 12TH AVE & E JEFFERSON ST



22. 12TH AVE & YESLER WAY



23. 12TH AVE & S JACKSON ST



24. BOREN AVE & S JACKSON ST

CONTEXT ANALYSIS:
AMENITIES AND GREEN SPACE

SUMMARY

As the site is located in the First Hill/Capitol Hill Urban Center, the residents of the proposed building will have access to many green spaces and neighborhood amenities. There are a number of green spaces, grocery stores, medical facilities, entertainment spaces, and other amenities where they can engage with the neighborhood's community.

LEGEND: AMENITIES

- 1 YESLER COMMUNITY CENTER
- 2 SOUTHSEA GROCERY
- 3 ARADA CENTER MARKET
- 4 SCOOP MARKETPLACE
- 5 VIET-WAH SUPERMARKET
- 6 CENTER FOR MULTICULTURAL HEALTH
- 7 HARBORVIEW HOSPITAL
- 8 NEIGHBORCARE AT BAILEY GATZERT ELEMENTARY
- 9 EASTERN'S PHARMACY
- 10 CHILDHAVEN CHILD CARE
- 11 BAILEY GATZERT ELEMENTARY SCHOOL
- 12 ALDER ACADEMY
- 13 SEATTLE UNIVERSITY
- 14 RAINIER OCCUPATIONAL MEDICAL CENTER
- 15 FRYE ART MUSEUM
- 16 LANGSTON HUGHES PERFORMING ARTS INSTITUTE
- 17 PRATT FINE ARTS CENTER
- 18 CHEVRON GAS STATION
- 19 NW FITNESS GYM
- 20 ANTHEM ON 12TH
- 21 H & I AUTOMOTIVE
- 22 BLUE NILE ETHIOPIAN RESTAURANT
- 23 BA BAR RESTAURANT
- 24 JUCIVANA COFFEE & SMOOTHIES
- 25 TAMARIND TREE

LEGEND: GREENSPACE

- 1 SQUIRE PARK P-PATCH
- 2 WISTERIA PARK
- 3 HORIUCHI PARK
- 4 PRATT PARK
- 5 YESLER TERRACE P-PATCH
- 6 YESLER TERRACE HILLCLIMB
- 7 YESLER PLAYFIELD
- 8 KOBE GARDEN
- 9 SEATTLE UNIVERSITY
- 10 BOREN PLACE

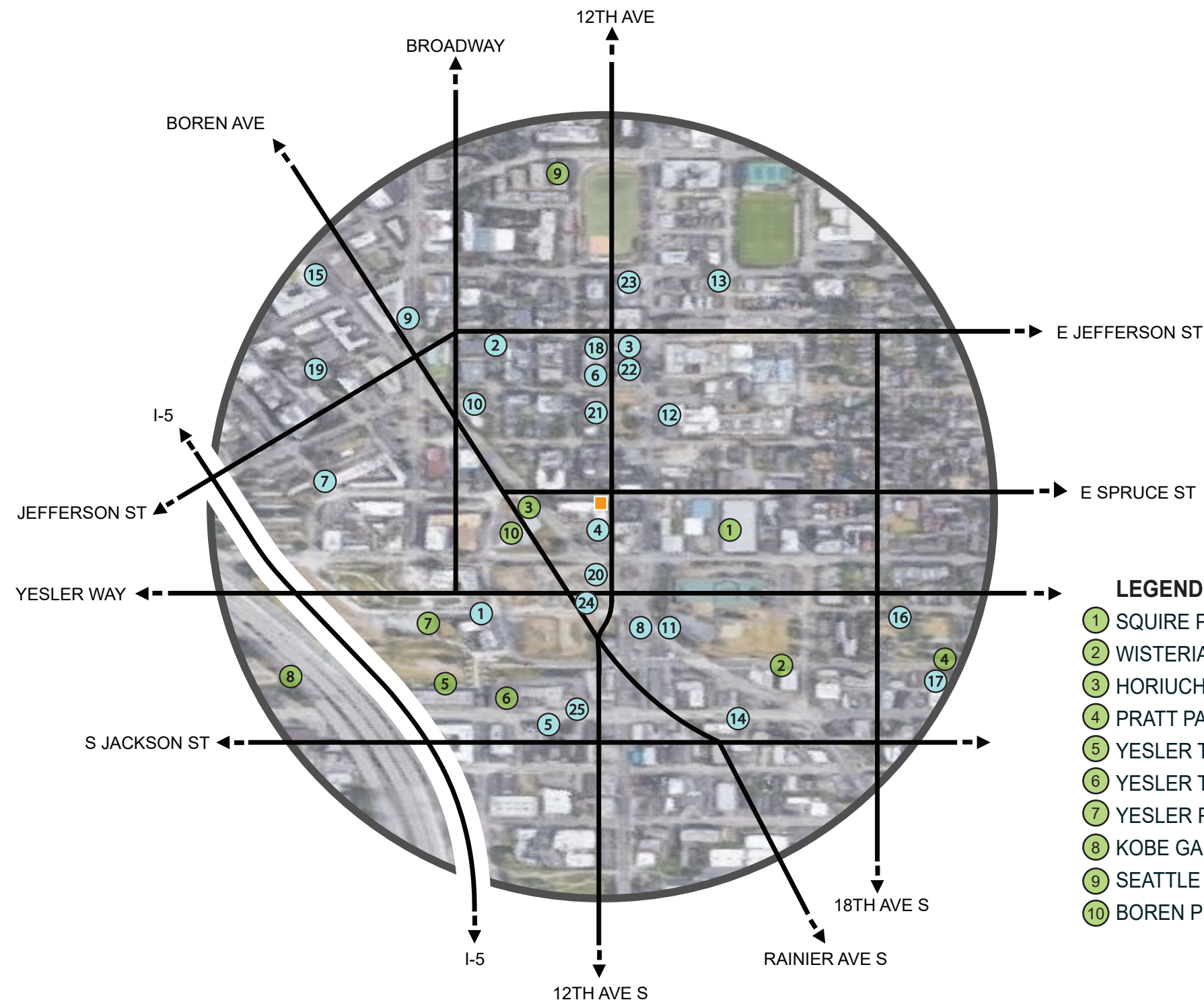


DIAGRAM: AMENITIES AND GREENSPACE

IMAGES



1. SQUIRE PARK P-PATCH | GREENSPACE



2. WISTERIA PARK | GREENSPACE



6. YESLER TERRACE HILLCLIMB | GREENSPACE



7. YESLER PLAYFIELD | GREENSPACE



1. YESLER COMMUNITY CENTER | AMENITY



2. ARADA CENTER MARKET | AMENITY



5. VIET-WAH SUPERMARKET | AMENITY



6. CENTER FOR CULTURAL HEALTH | AMENITY



15. LANGSTON HUGHES PERFORMANCE ARTS CTR. | AMENITY



20. ANTHEM COFFEE SHOP | AMENITY



22. BLUE NILE ETHIOPIAN RESTAURANT | AMENITY

CONTEXT ANALYSIS: AMENITIES AND GREEN SPACE

CONTEXT ANALYSIS:
ART AND PEDESTRIAN
SUMMARY

The streetscape and art in the Central District have been formative in the design of this project. SMR has a history of designing with a conscientious adherence to neighborhood design guidelines. Featured here are some notable examples from the community outreach meetings.

LEGEND: ART

- 1 PRATT FINE ARTS CENTER MURAL
- 2 STATUE OF SHINRAN SHONIN, WISTERIA PARK
- 3 UNION SCULPTURE
- 4 SPRUCE STREET MURALS

LEGEND: PEDESTRIAN

- 1 YESLER TERRACE
- 2 LIBERTY BANK BUILDING CANOPIES
- 3 ANTHEM BUILDING
- 4 DECIBEL BUILDING
- 5 HOA MAI GARDENS
- 6 MTI PHYSICAL THERAPY

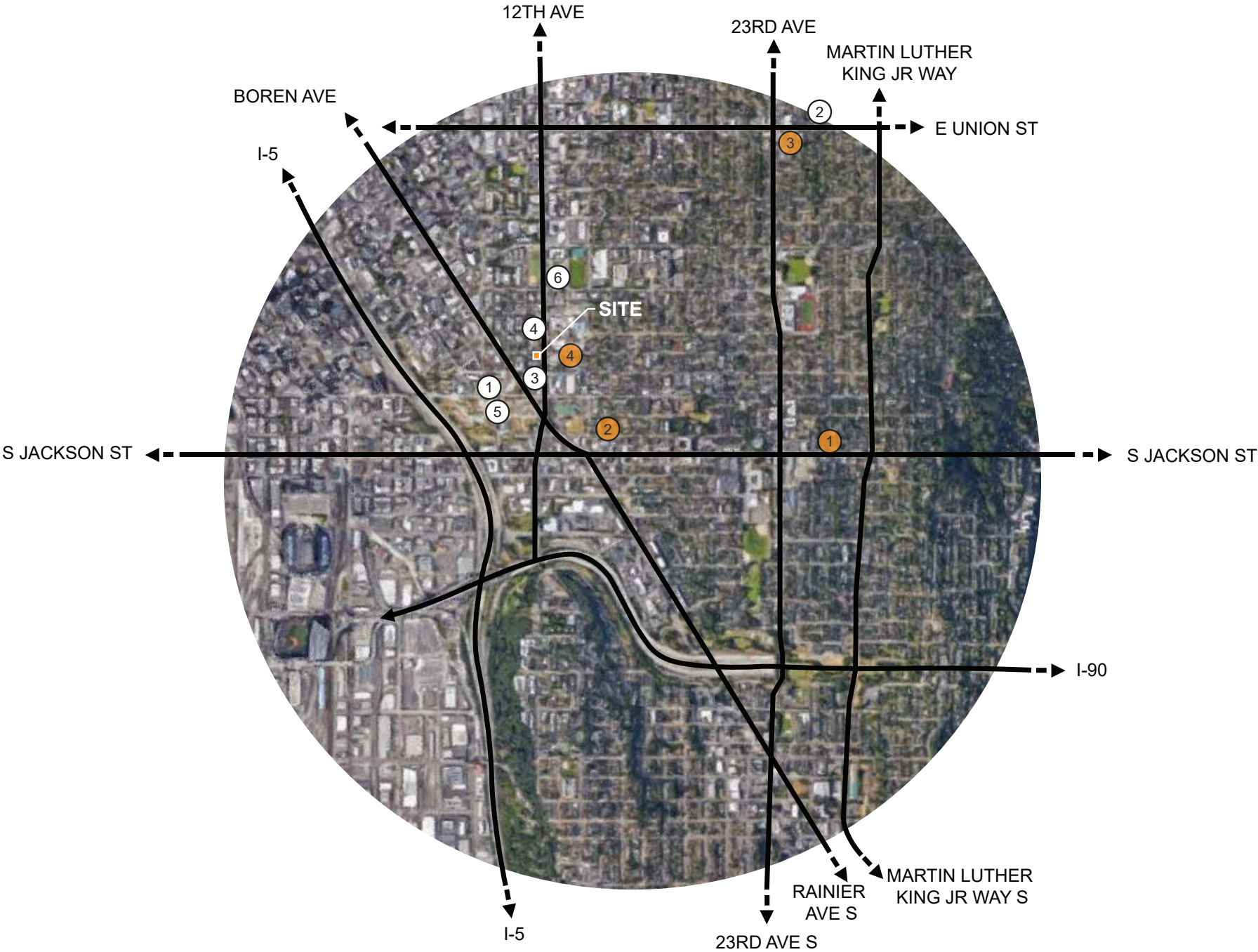


DIAGRAM: ART AND PEDESTRIAN

ART AND PEDESTRIAN



1. PRATT CENTER MURAL | ART



3. UNION SCULPTURE | ART



2. WISTERIA PARK | ART



1. YESLER TERRACE | PEDESTRIAN



2. LIBERTY BANK BUILDING | PEDESTRIAN



4. SPRUCE STREET MURALS | ART



3. DECIBEL BUILDING | PEDESTRIAN



4. DECIBEL BUILDING | PEDESTRIAN



5. HOA MAI GARDENS | PEDESTRIAN



6. MTI PHYSICAL THERAPY | PEDESTRIAN

URBAN DESIGN ANALYSIS: 9-BLOCK DEVELOPMENT



LEGEND: ZONING

- | | | |
|-------------|------------|------------|
| NC3-95 (M) | NC2-75 (M) | MIO-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) | MIO-105-MR | |

DIAGRAM: 9-BLOCK PLAN



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 |

URBAN DESIGN ANALYSIS: 9-BLOCK DEVELOPMENT

SUMMARY

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.

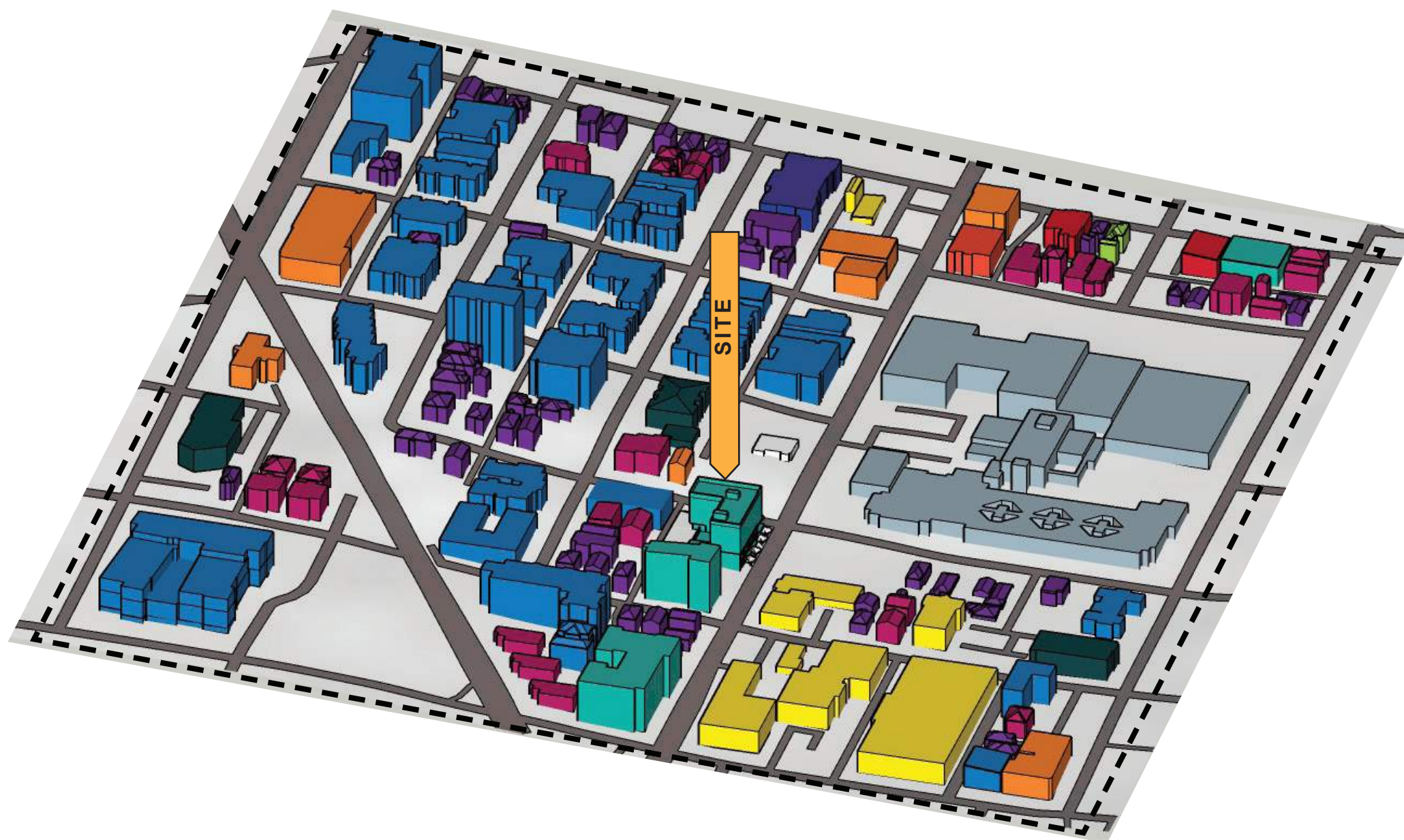


DIAGRAM: 9-BLOCK USE PERSPECTIVE

SITE LOCATION



① 12TH AVE LOOKING WEST

SITE LOCATION
(ACROSS THE STREET)



② 12TH AVE LOOKING EAST

SITE LOCATION

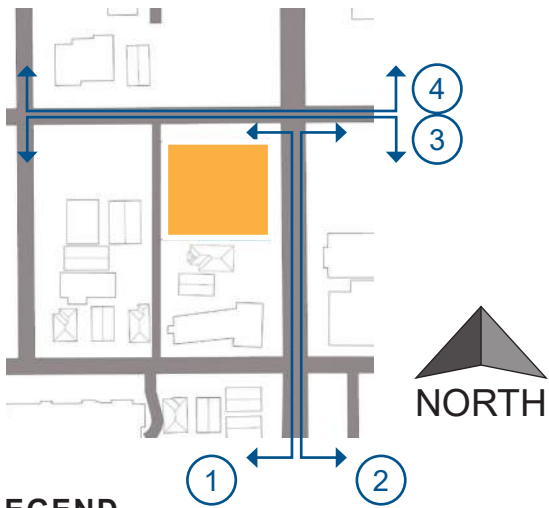


3 SPRUCE ST LOOKING SOUTH

SITE LOCATION
(ACROSS THE STREET)



4 SPRUCE ST LOOKING NORTH



LEGEND

SITE PHOTOS



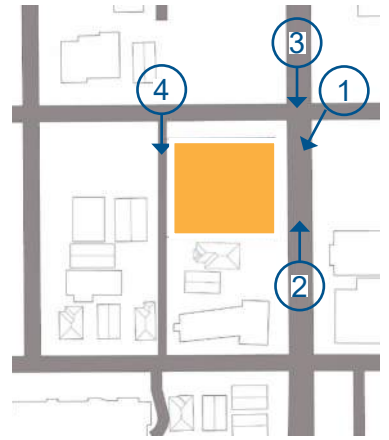
2 LOOKING NORTH ON 12TH AVE



3 LOOKING SOUTH ON 12TH AVE



4 LOOKING SOUTH ON ALLEY



LEGEND



1 LOOKING INTO THE SITE FROM 12TH AVE

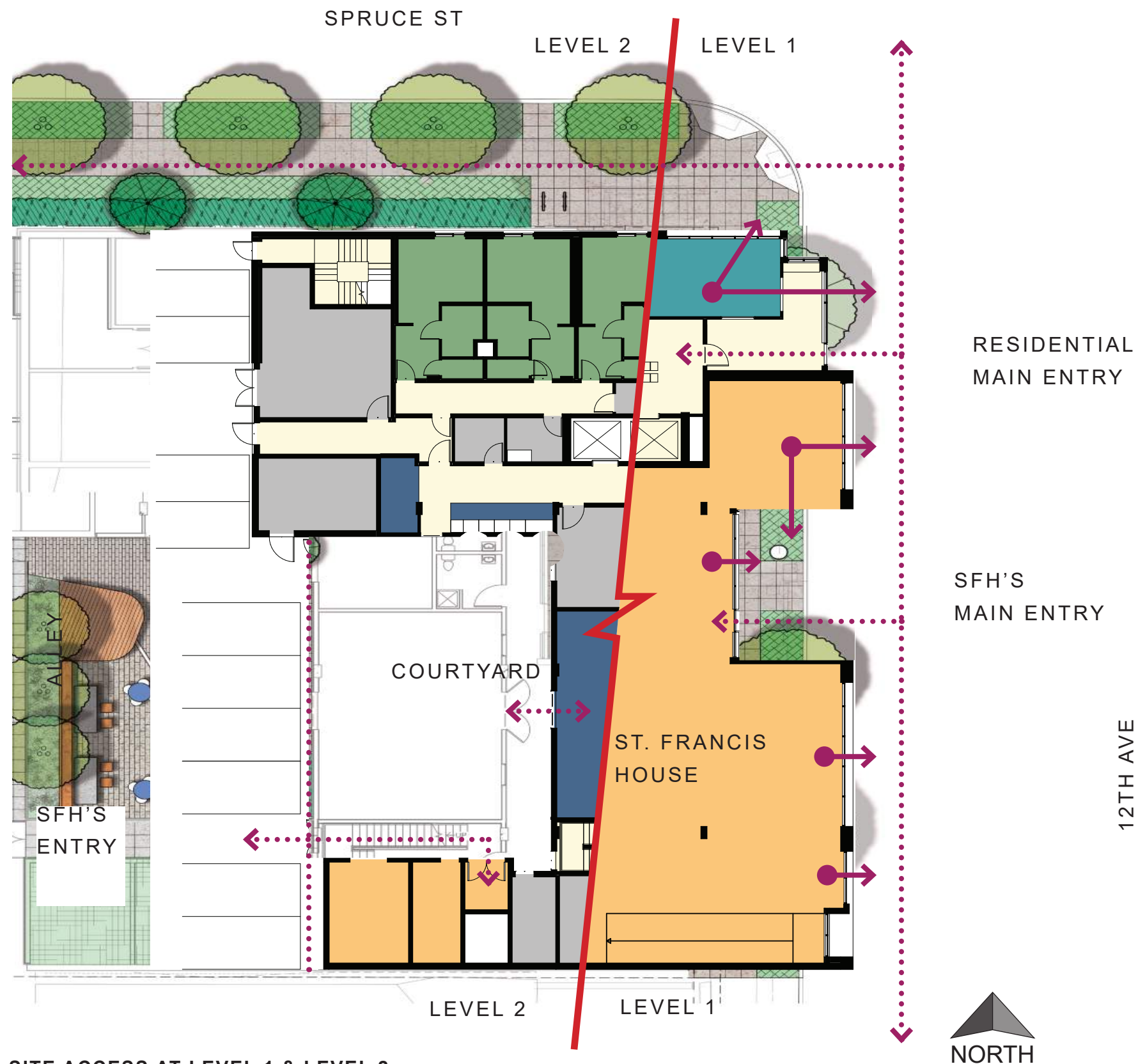


DIAGRAM: SITE ACCESS AT LEVEL 1 & LEVEL 2

LEGEND

- | | | |
|--|--|--|
| COMMUNITY SPACES | UTILITY SPACES | PEDESTRIAN CONNECTIONS |
| STAFF SPACES | TENANT IMPROVEMENT | VIEWS |

URBAN DESIGN ANALYSIS: SITE ACCESS DIAGRAM

SUMMARY

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 Spruces 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, 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.

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ZONING DATA: LAND USE CODE ANALYSIS

Parcel No.: 169 12TH Ave, No. 2197600610, No. 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 are located within 10 feet of the lot line.

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.

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. overhead weather protection is provided (as canopies) along 60 percent of the street frontage of a structure on a principal pedestrian street (12th Ave)

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.
e. adequate lighting for pedestrians is provided; lighting is located on the façade of the building.

6.a. Project is on pedestrian street with 5000 sf - 8000 sf of commercial space; complies with Table A 23.47A.008.C for one comm. space only.

D.1. building has a prominent pedestrian entry as it on a street-level, street-facing façade.

23.47A.012 Structure Height:

75 feet limit in the NC3P - 75(M) zone.

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 to be placed min.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.

23.47A.014 Setbacks and Separations:

Property Line	Type	Level	Code Requirement	Proposed Setback	Departure Requested
North	Side Setback from East Spruce Street	L1-7	None	1'-0"	No
		Roof/Parapet	None	1'-0"	No
East	Front Setback from 12th Avenue	L1-7	Up to 65': None	8"	No
		Roof/Parapet	Above 65': 8' avg setback	8"	Yes
West	Rear Setback from Alley	L1	Up to 13': None (Underground)	25'-9"	No
		L2-7	13' - 65': 10' setback	25'-9"	No
		Roof/Parapet	1' setback per 10' of height	25'-9"	No
South	Side Setback from Interior Lot Line	L1-7	None	10"	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 qualifies for very low income exemption.

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 60,641 gsf; 5% requirement is 2633 sf; amenity area is 1621 sf.

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.

23.54.015 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. Min. width of alley in NC-3 Zone is 20 feet. Alley is 16 feet.

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.

DESIGN GUIDELINES

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.



LOCAL TOPOGRAPHY: EXISTING SITE

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 visibility and connection 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.



CORNER SITE

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.



EXISTING DEVELOPMENT AND ZONING

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 of the alley is setback approximately 12’ plus the 2’ alley dedication. In addition, the exterior amenity space is located along the alley providing vegetation as a buffer as well.



HEIGHT, BULK AND SCALE

CS3: ARCHITECTURAL CONTEXT AND CHARACTER
Central Area Neighborhood Supplemental Guidance
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 will explore articulation, patterns 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/EESTABLISHED 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 in 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

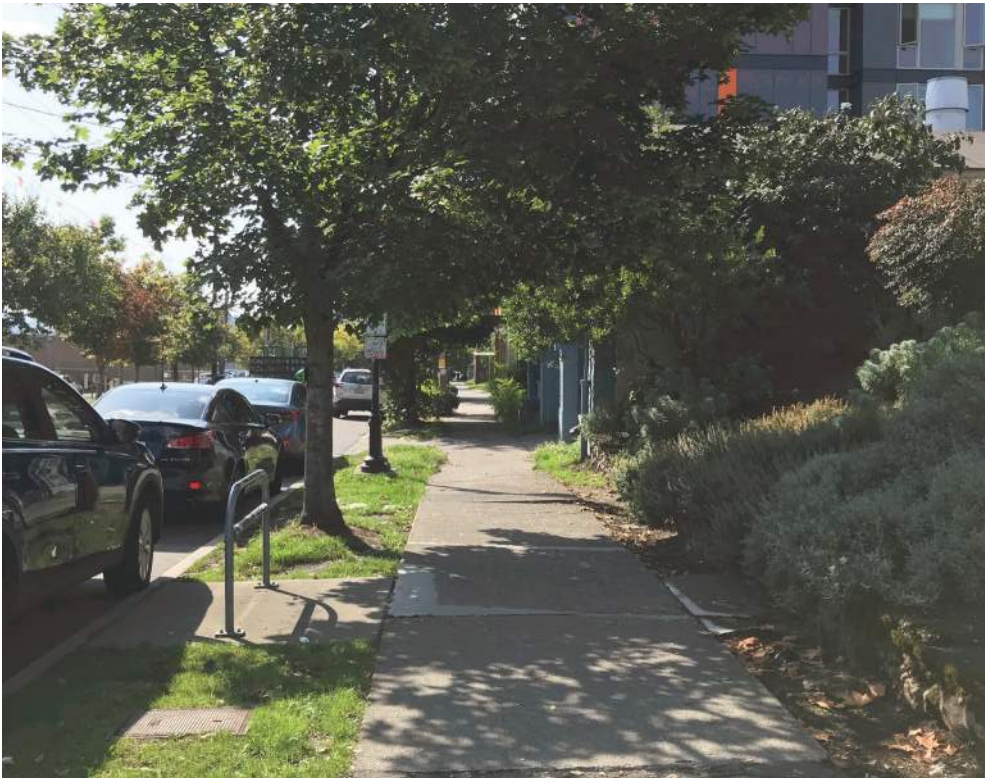


PL3: STREET-LEVEL INTERACTION
Central Area Neighborhood Supplemental Guidance
PL3-1: Frontages
PL3-2: Streetscape Treatment
Seattle Design Guidelines
PL3-A: Entries
PL3-C: Retail Edges

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.



FRONTAGES, AND ENTRIES

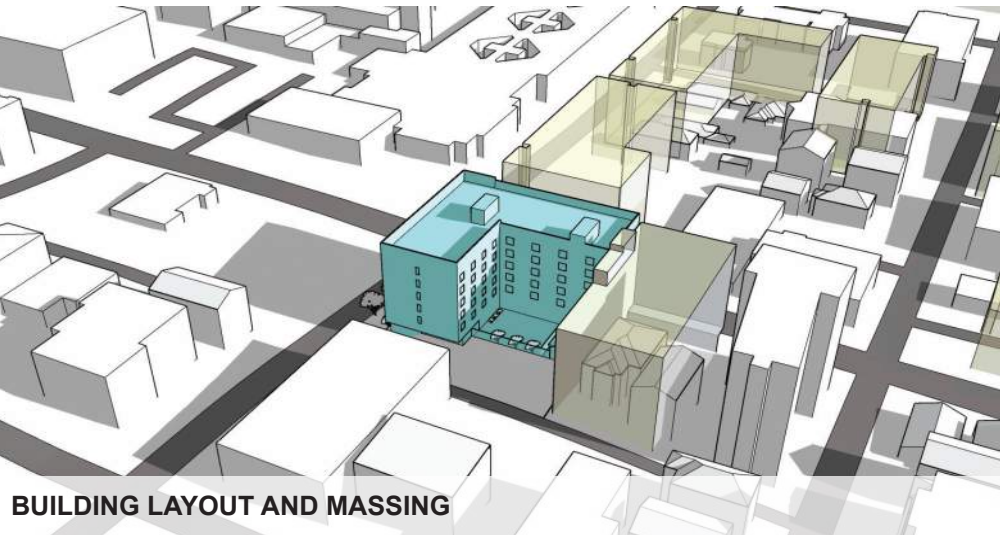


STREETSCAPE

DESIGN GUIDELINES

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 will be organized with a consistent rhythm and will explore opportunities 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.

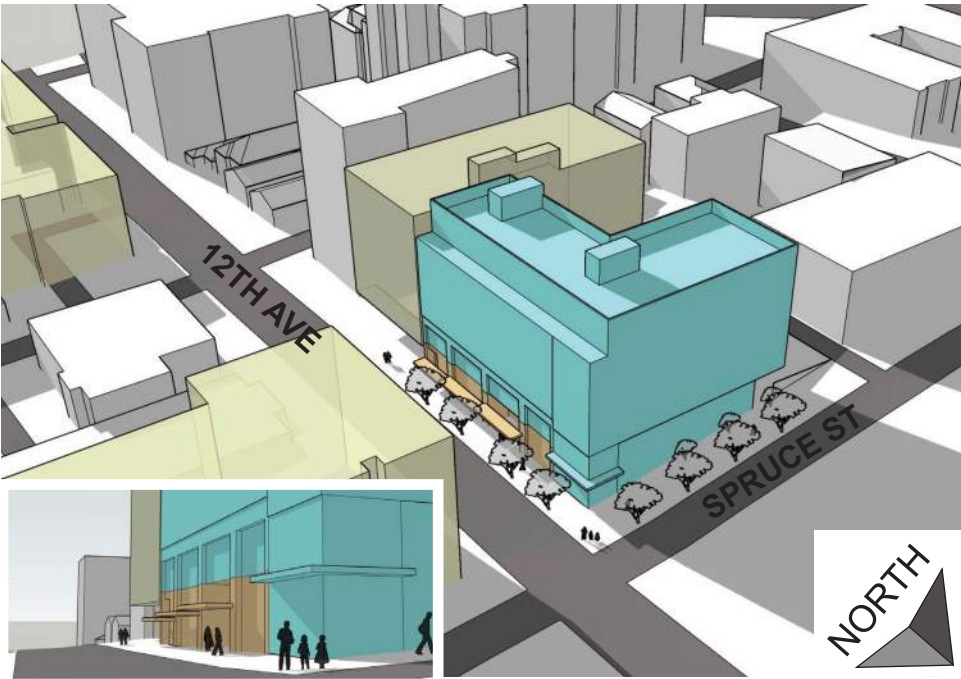


DC4: EXTERIOR ELEMENTS AND FINISHES
Central Area Neighborhood Supplemental Guidance
DC4-1: Screening
DC4-2: Building Materials
DC4-3: Building Details and Elements

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. A rhythm has started to emerge on the façade and will be explored further as the design progresses.



DESIGN ALTERNATIVE 1 - CODE COMPLIANT



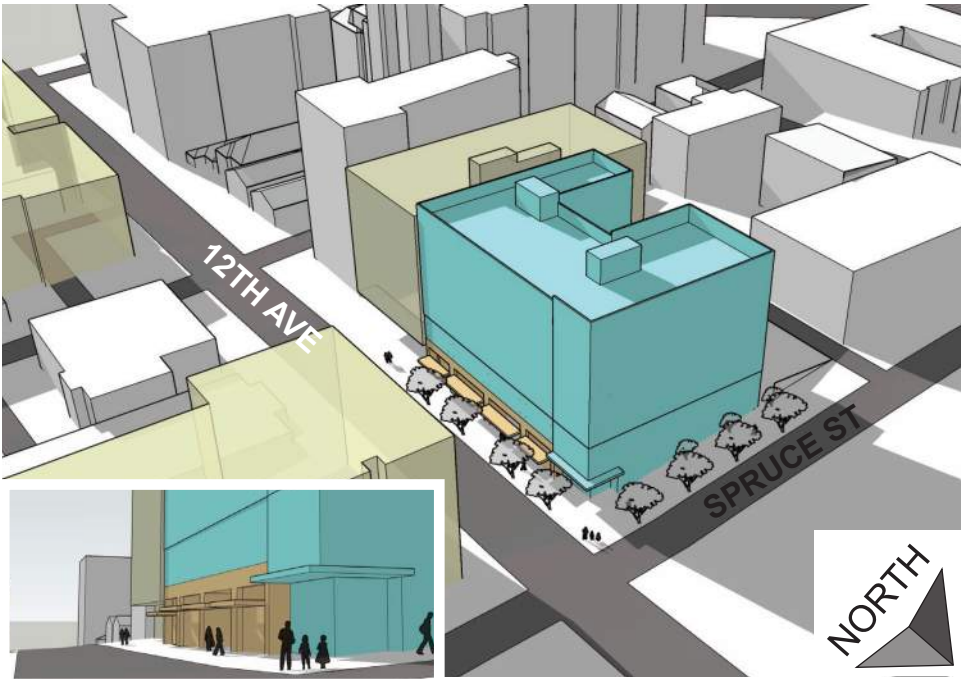
BUILDING OVERVIEW

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

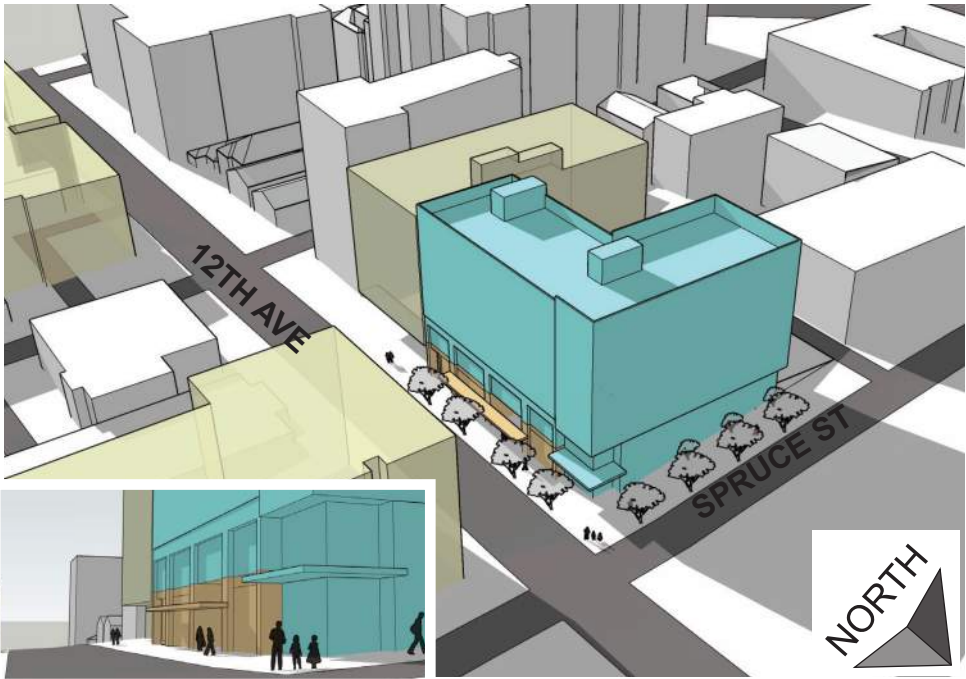
Building Area	62,535 SF
Building Height	66'-10" FT
FAR	4.10
Units	103
Parking	10
Departure	YES

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 ALTERNATIVES OVERVIEW

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	

DESIGN ALTERNATIVE 1

BUILDING FOOTPRINT: 10,563 SF

TOTAL AREA: 59,987 SF

HEIGHT: 66'-10" TO T.O. ROOF

STRUCTURE

FAR: 3.91

UNIT COUNT: 98

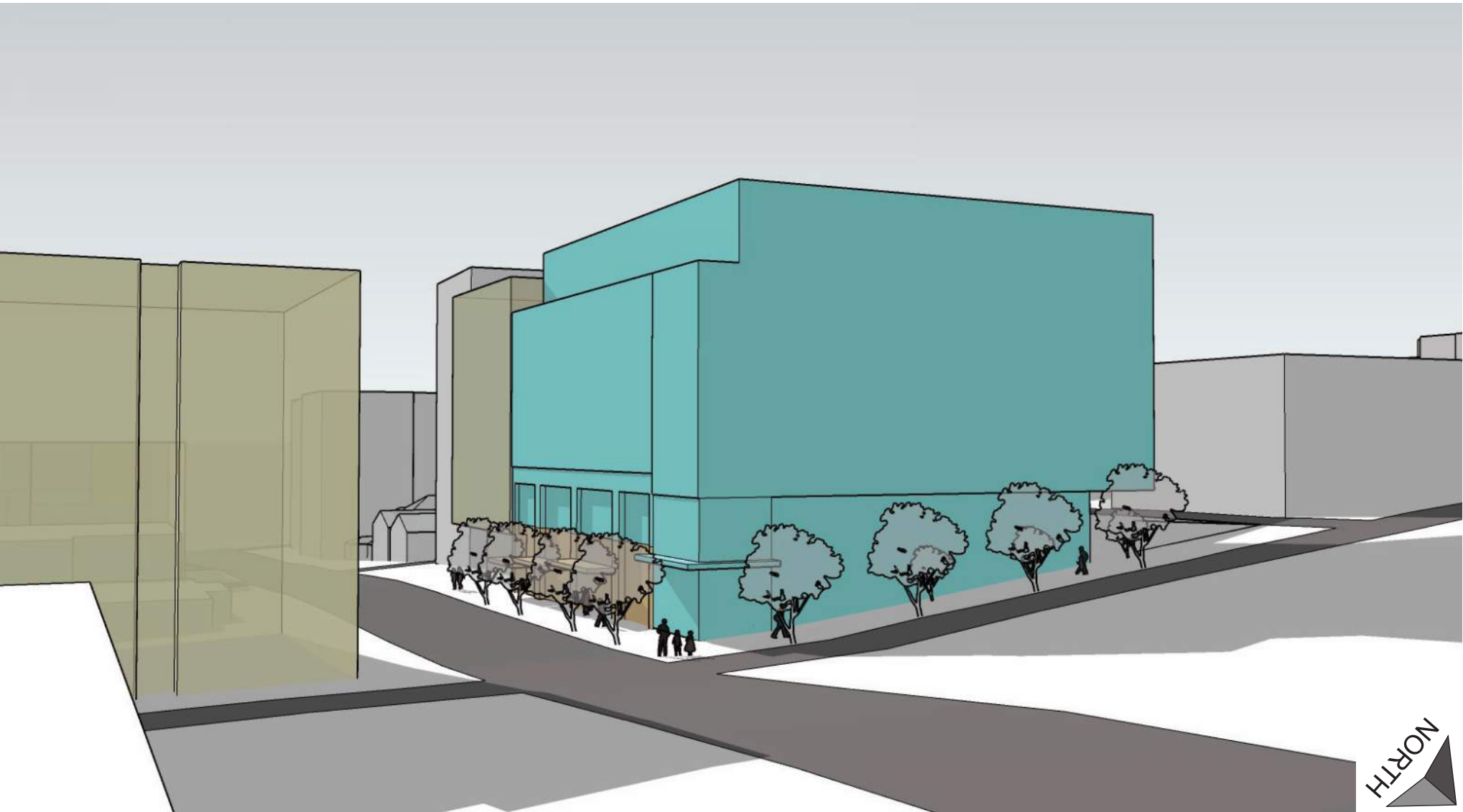
PARKING: 10

DEPARTURE REQUESTED:
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 COMPONENTS:
SOLID CORNER BASE
RHYTHMIC COMMERCIAL FACADE
UPPER LEVEL SETBACK TO REDUCE MASSING



LOOKING SOUTH ON 12TH AVE



VIEW LOOKING SOUTHWEST FROM ALLEY

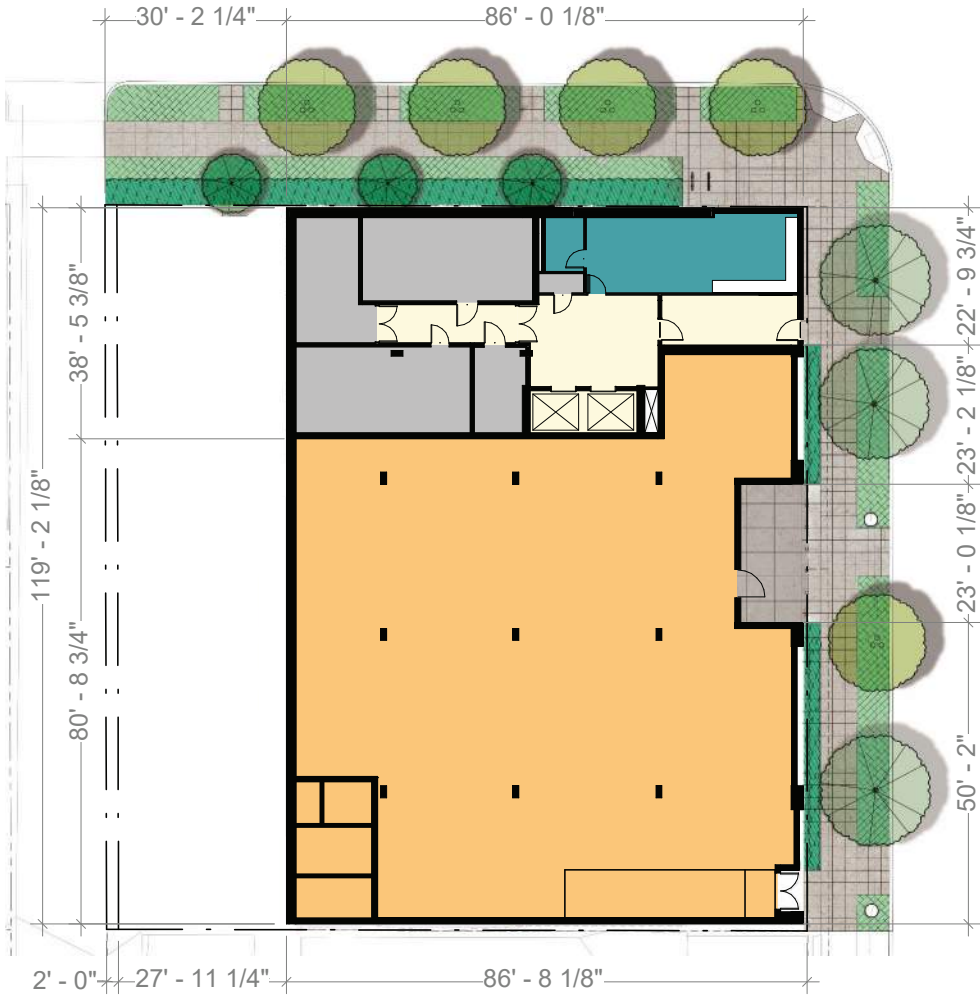


LOOKING NORTH ON 12TH AVE

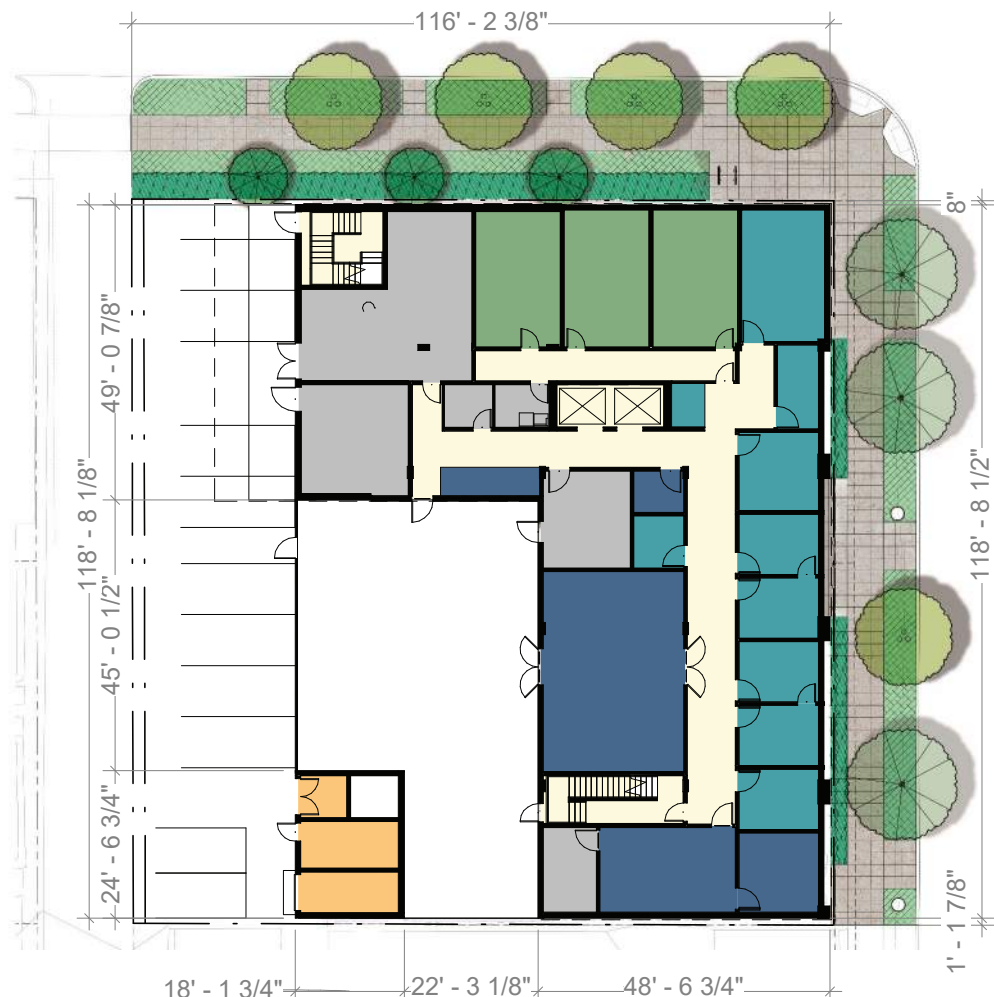


VIEW OF PEDESTRIAN EXPERIENCE

DESIGN ALTERNATIVE 1



FLOOR PLAN: LEVEL 1



FLOOR PLAN: LEVELS 2



FLOOR PLAN:
LEVELS 3-6

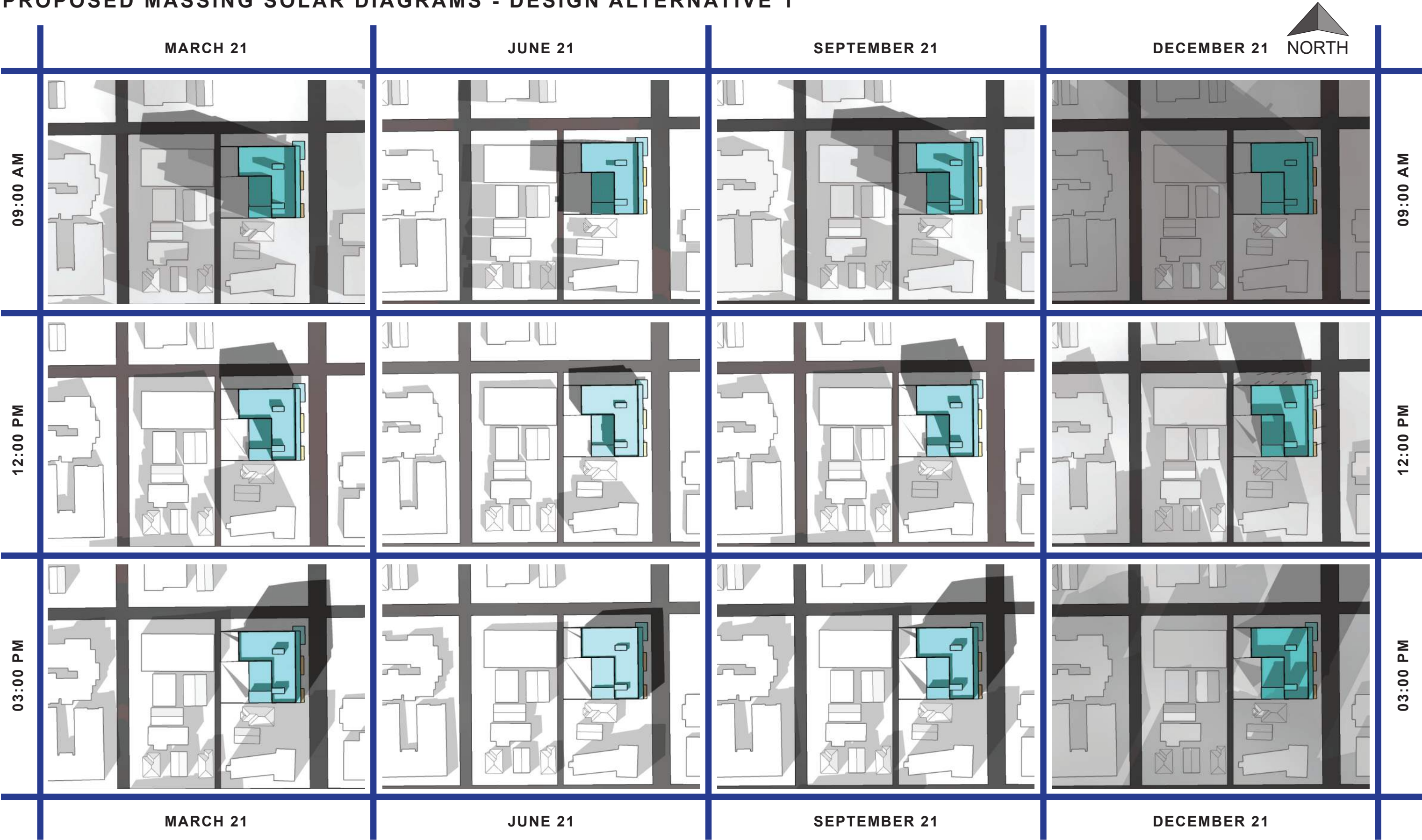


FLOOR PLAN:
LEVEL 7 - SETBACK

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



PROPOSED MASSING SOLAR DIAGRAMS - DESIGN ALTERNATIVE 1



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DESIGN ALTERNATIVE 2

BUILDING FOOTPRINT: 9,923 SF

TOTAL AREA: 62,535 SF

HEIGHT: 66'-10" TO TOP OF ROOF

STRUCTURE

FAR: 4.10

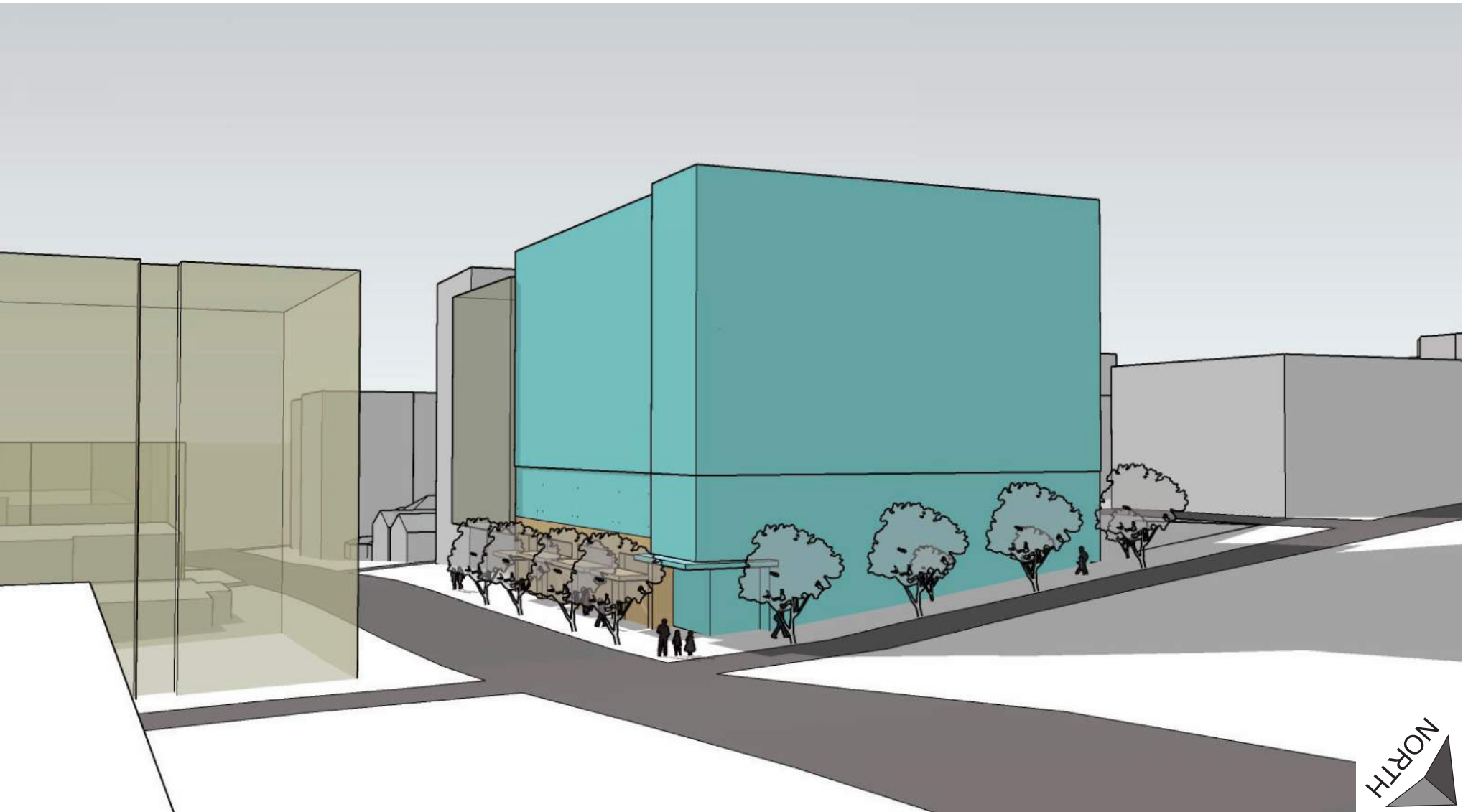
UNIT COUNT: 103

PARKING: 10

DEPARTURE REQUESTED: 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 COMPONENTS:
CORNER BREAK DOWN/RECESS
RHYTHMIC COMMERCIAL FACADE
U-SHAPED MASSING TO MAXIMIZE UNITS.



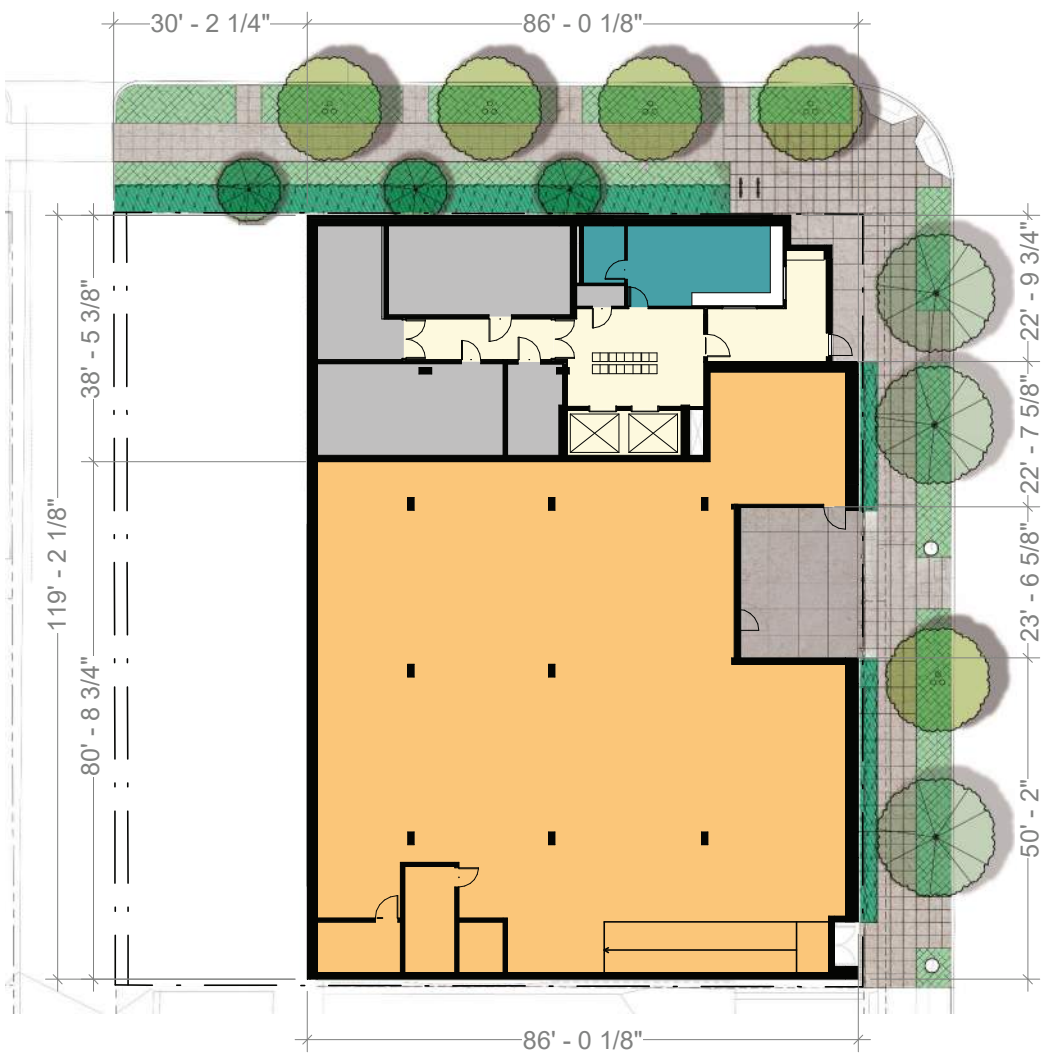
LOOKING SOUTH ON 12TH AVE



VIEW LOOKING SOUTHWEST FROM ALLEY



VIEW OF PEDESTRIAN EXPERIENCE



FLOOR PLAN: LEVEL 1



FLOOR PLAN: LEVELS 2

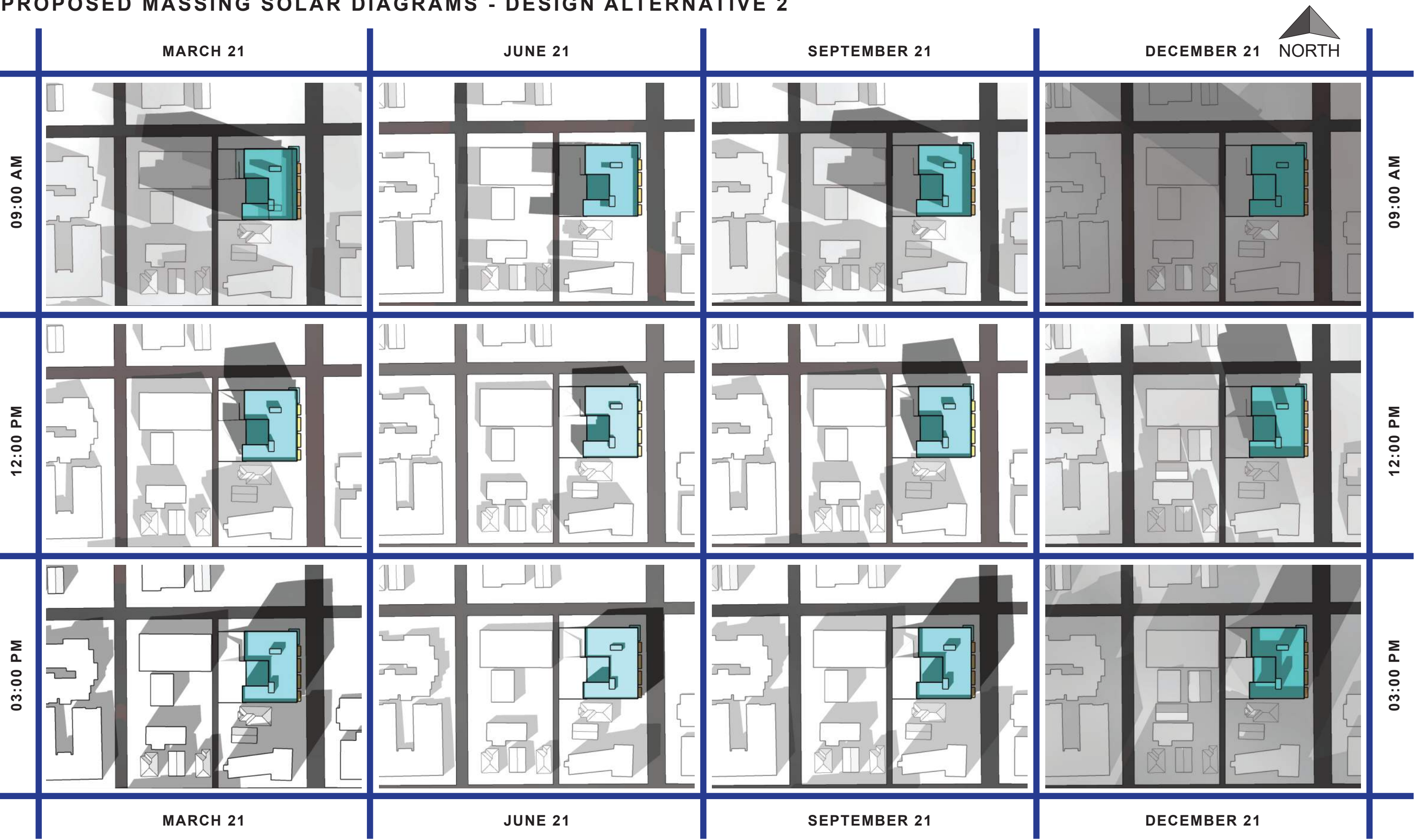


FLOOR PLAN: LEVELS 3-7 (TYP.)

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



PROPOSED MASSING SOLAR DIAGRAMS - DESIGN ALTERNATIVE 2



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DESIGN ALTERNATIVE 3 | PREFERRED

BUILDING FOOTPRINT: 10,486 SF UNIT COUNT: 103

TOTAL AREA: 60,641 SF PARKING: 10

HEIGHT: 66'-10" TO TOP OF ROOF DEPARTURE REQUESTED: YES

STRUCTURE

FAR: 3.96

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 COMPONENTS:

OPEN CORNER

RHYTHMIC COMMERICAL FACADE

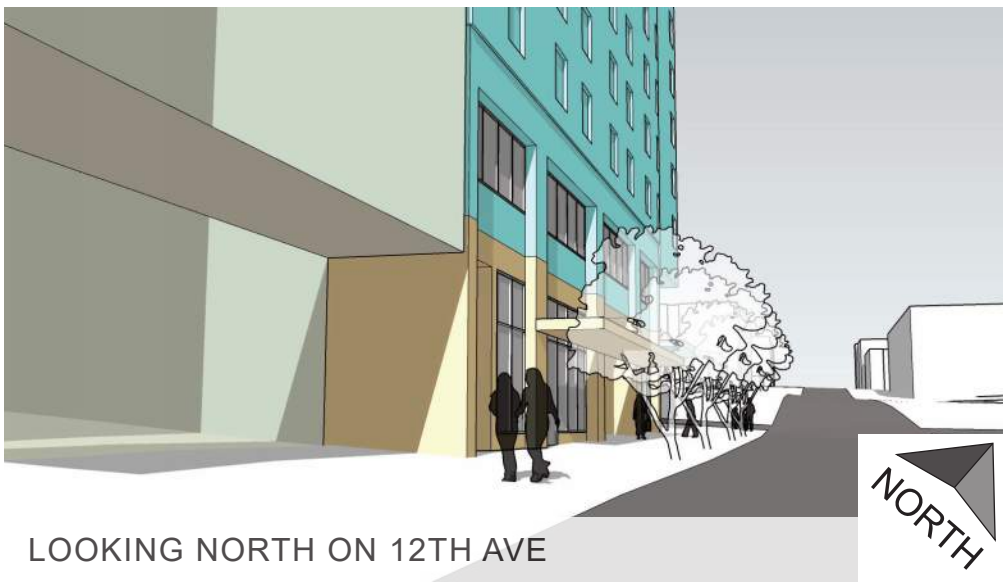
REDUCED MASSING ALONG THE WEST FACADE.



LOOKING SOUTH ON 12TH AVE



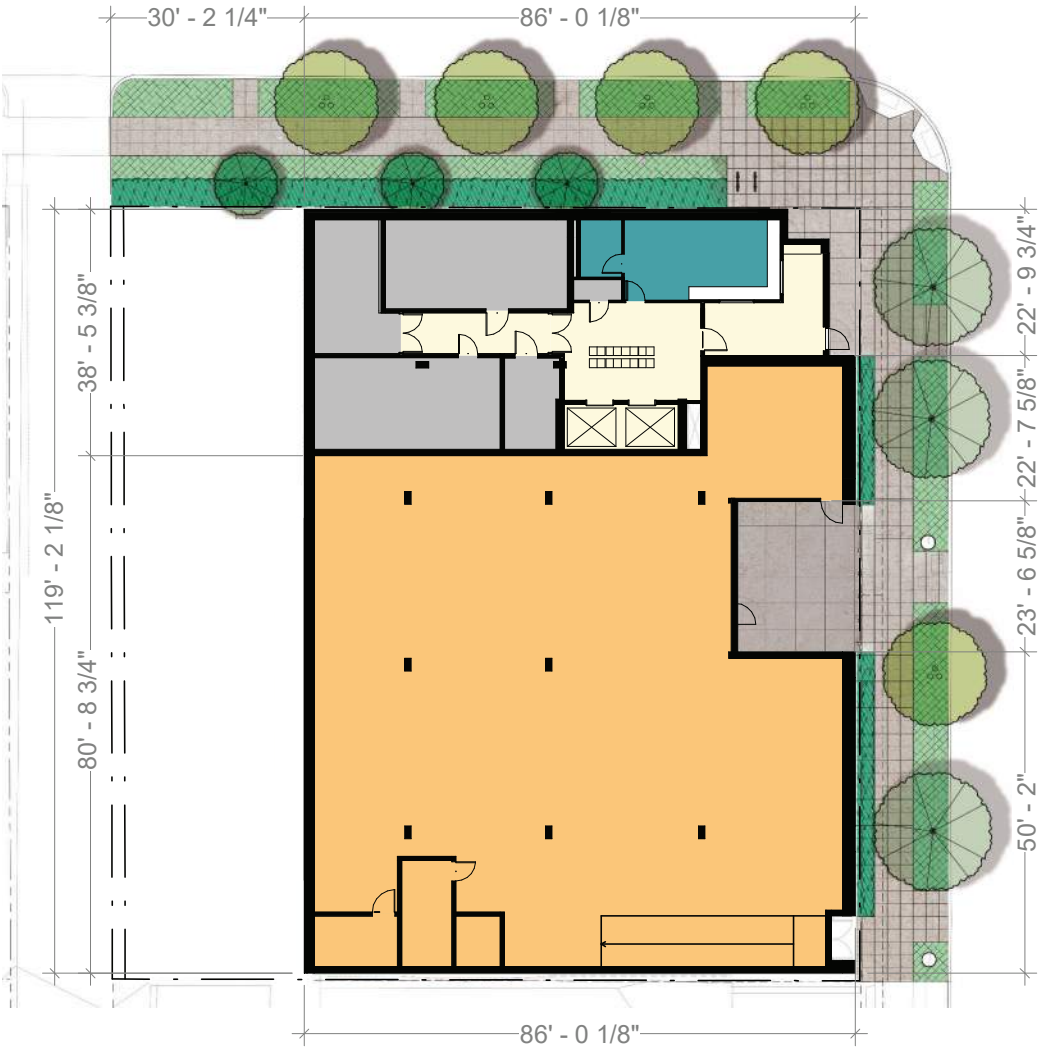
VIEW LOOKING SOUTHWEST FROM ALLEY



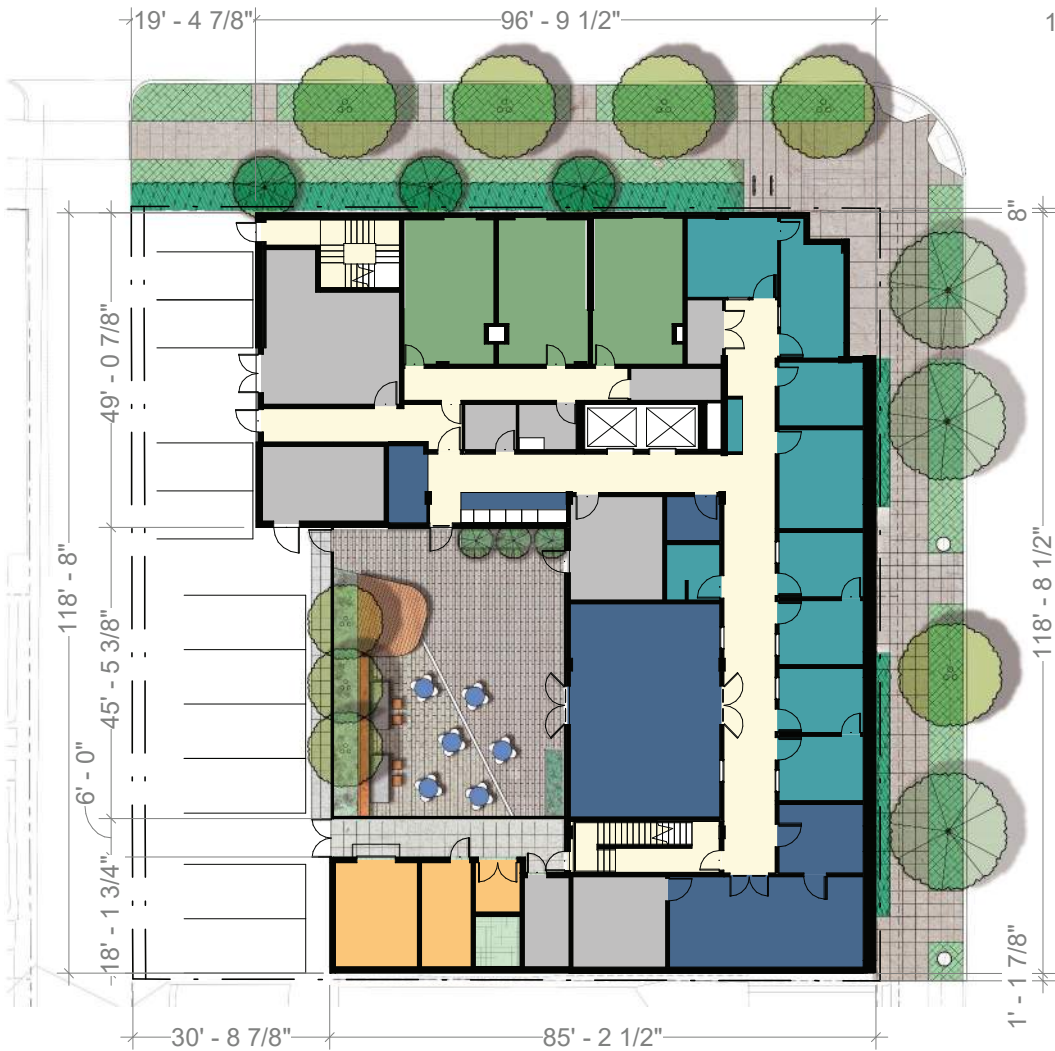
LOOKING NORTH ON 12TH AVE



VIEW OF PEDESTRIAN EXPERIENCE



FLOOR PLAN: LEVEL 1



FLOOR PLAN: LEVELS 2



FLOOR PLAN: LEVELS 3-7 (TYP.)

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



BUILDING MASSING EXAMPLES



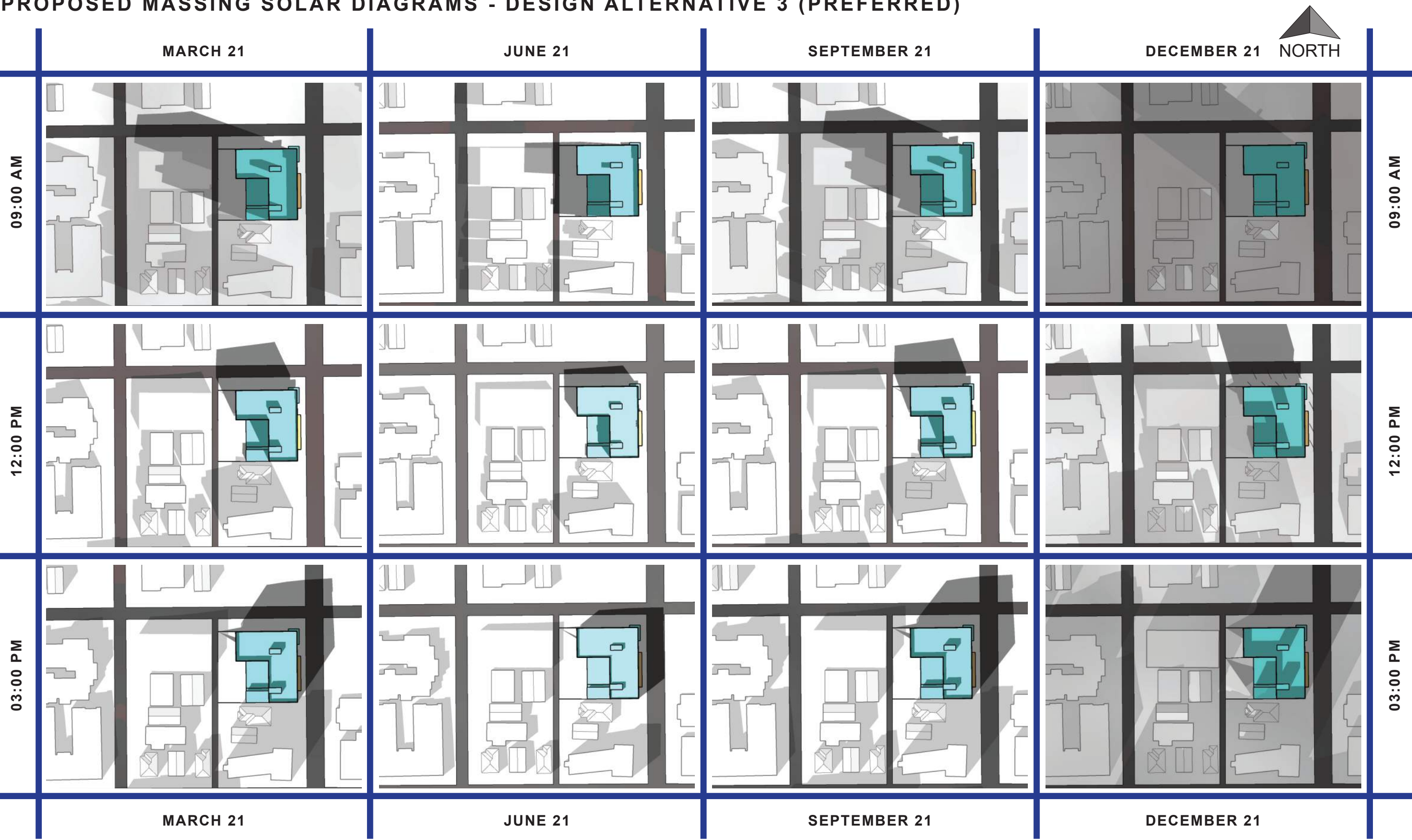
PEDESTRIAN SCALE EXAMPLES



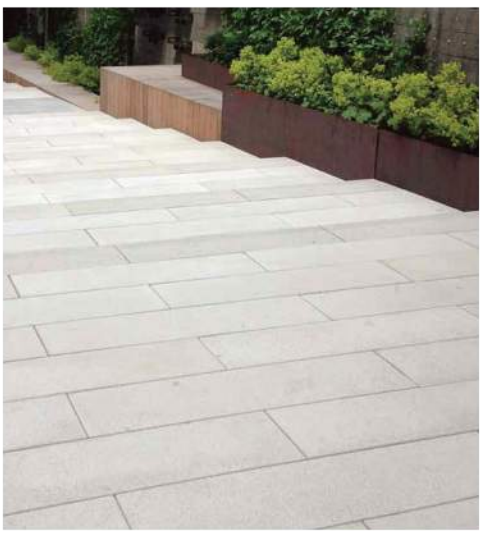
ST FRANCIS HOUSE ENTRY COURTYARD EXAMPLES

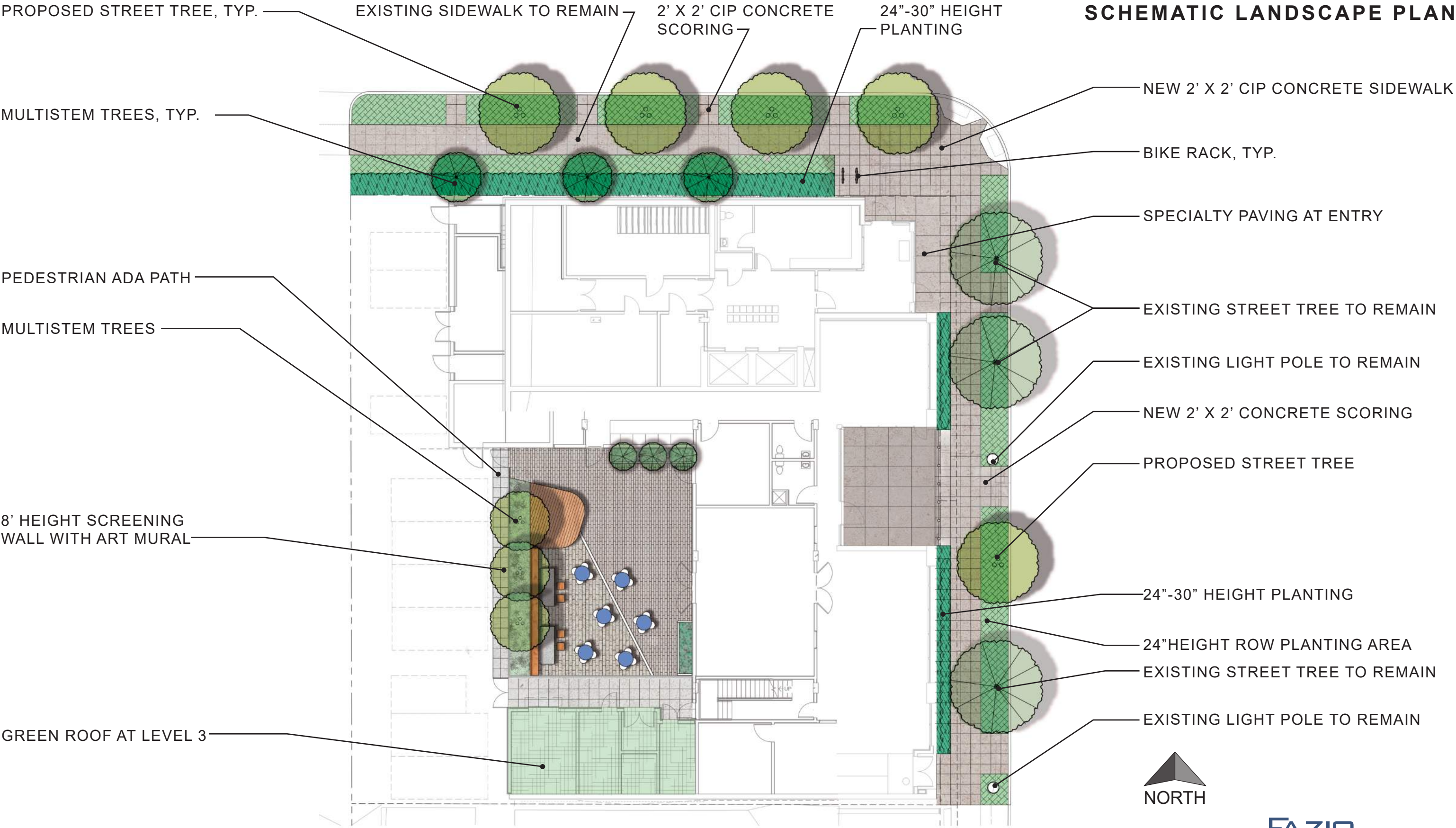


PROPOSED MASSING SOLAR DIAGRAMS - DESIGN ALTERNATIVE 3 (PREFERRED)



LANDSCAPE INSPIRATIONAL IMAGERY





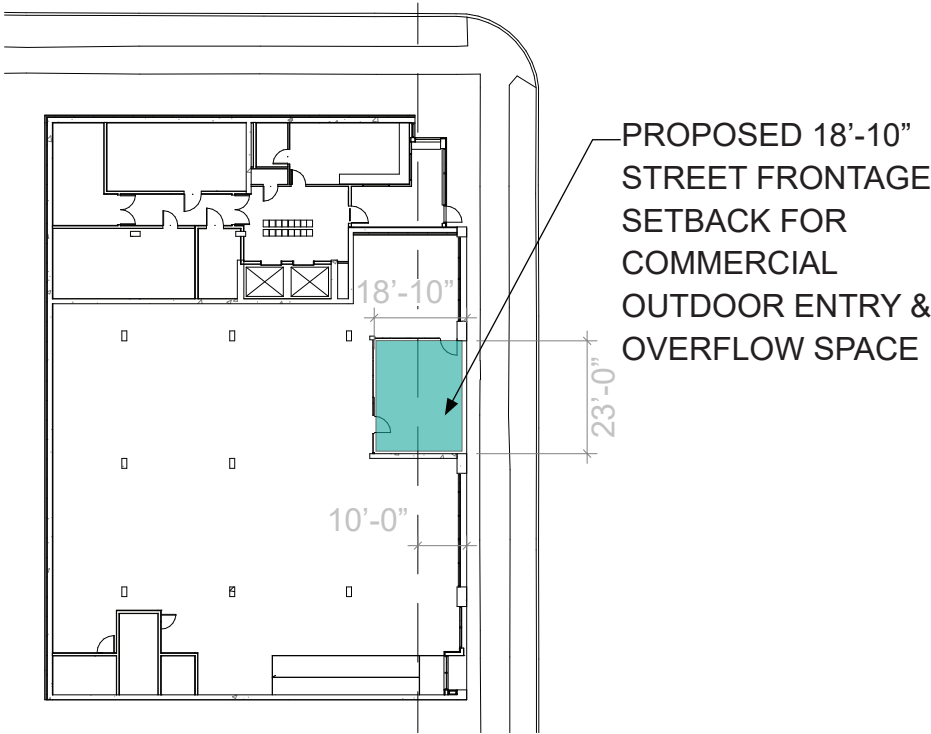
REQUESTED DEPARTURES

23.47A.008.A.3 STREET-LEVEL DEVELOPMENT STANDARDS:

Street-level, street-facing facades shall be located within 10 feet of the street lot line.

The St. Francis House Courtyard is set back 18'- 10" from the street lot line.

RATIONALE: Aligning with Central Area and Seattle Design Guidelines PL1 and PL3, a large, recessed commercial courtyard/ plaza entry is proposed that exceeds the 10' setback.



23.47A.008.A.3 DEPARTURE DIAGRAM:
STREET FRONTAGE

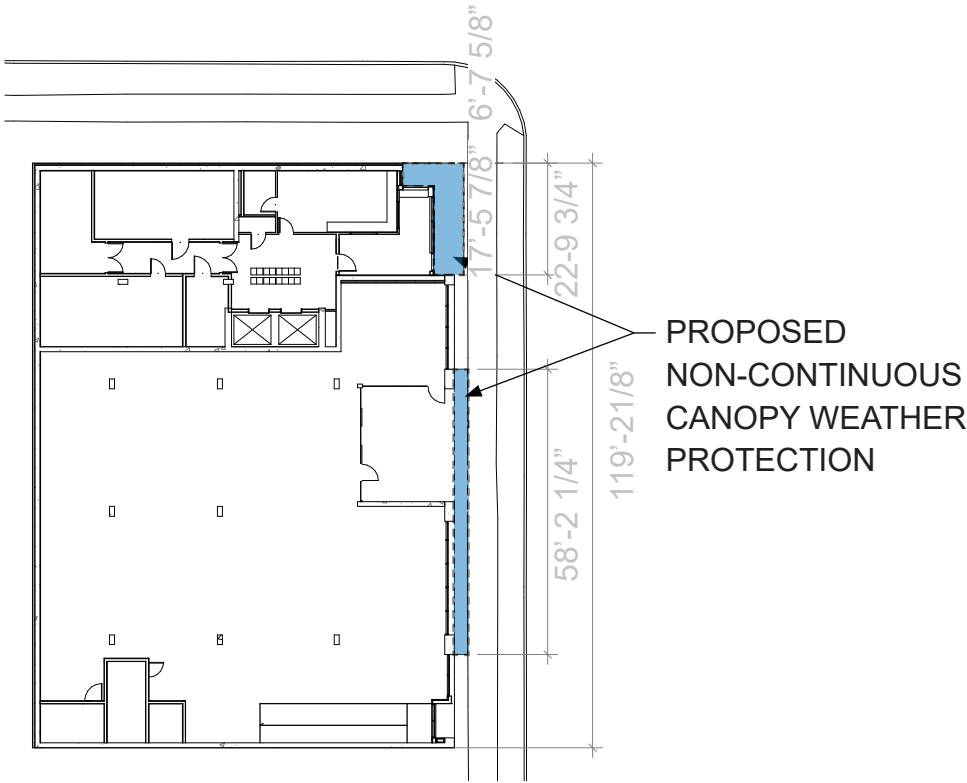


23.47A.008.C.4 STREET-LEVEL DEVELOPMENT STANDARDS:

Continuous canopies are required along at least 60 percent of the street frontage of a structure on a principal pedestrian street.

The building's 12th Avenue canopies, while covering 60% along the building's length, are not continuous.

RATIONALE: While still meeting the 60% minimum overhead weather protection, we are proposing breaking up the canopy along 12th Avenue to more clearly separate the uses of commercial entry and residential.



23.47A.008.C.4 DEPARTURE DIAGRAM:
WEATHER PROTECTION

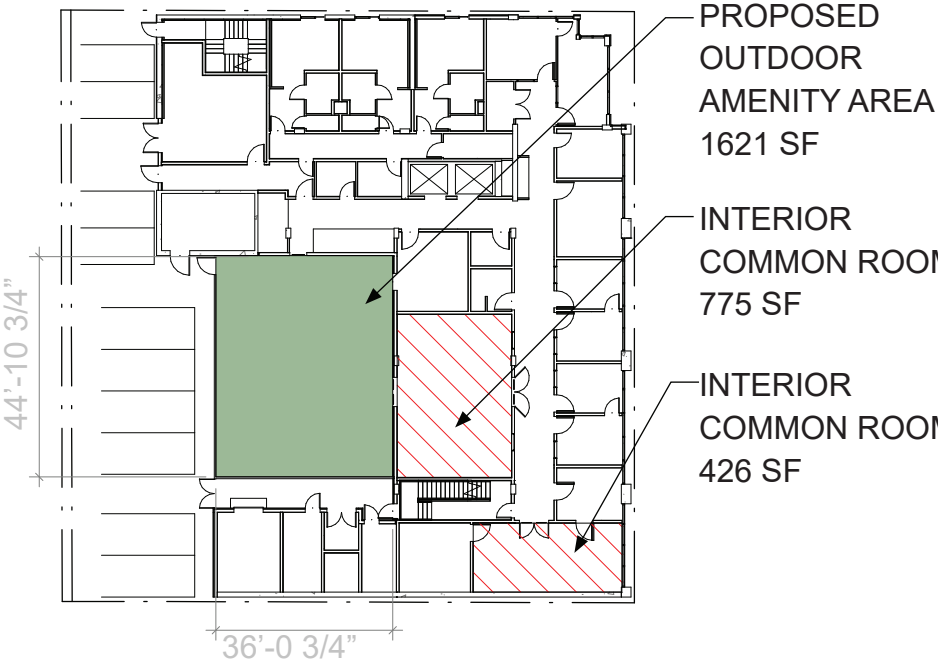


23.47A.024 AMENITY AREA:

Amenity areas are required to be 5% of total gross floor area excluding mechanical equipment; bioretention facilities qualify as amenity areas. Amenity area required to be exterior. All residents have access to the amenity area; the amenity area is not enclosed; the common amenity area has a minimum horizontal dimension of 10 feet, and it is not less than 250 sf in size.

Total residential gross floor area is 53,092 gsf/.05 = 2,633 sf
Provided exterior amenity area = 1,621 sf
Provided interior amenity area = 1,201 sf
Total amenity area = 2,822 sf (exceeds minimum requirement)

RATIONALE: Plymouth Housing utilizes both interior and exterior amenity space for their resident supportive programs. The combination of interior and exterior amenity area allows for program flexibility. Larger exterior amenity spaces make it difficult for Plymouth Housing to monitor and program. If the need for St Francis Housing volunteer parking reduces in the future, there may be an opportunity to increase the amenity area. The combination of interior and exterior amenity area provided exceeds the minimum required to provide.



23.47A.024 DEPARTURE DIAGRAM:
AMENITY AREA



23.54.015.K & TABLE B BICYCLE PARKING:

Bicycle long term storage requires 103 spaces and short-term storage requires 5 spaces.

The building provides 30 long-term spaces and 5 short-term spaces.

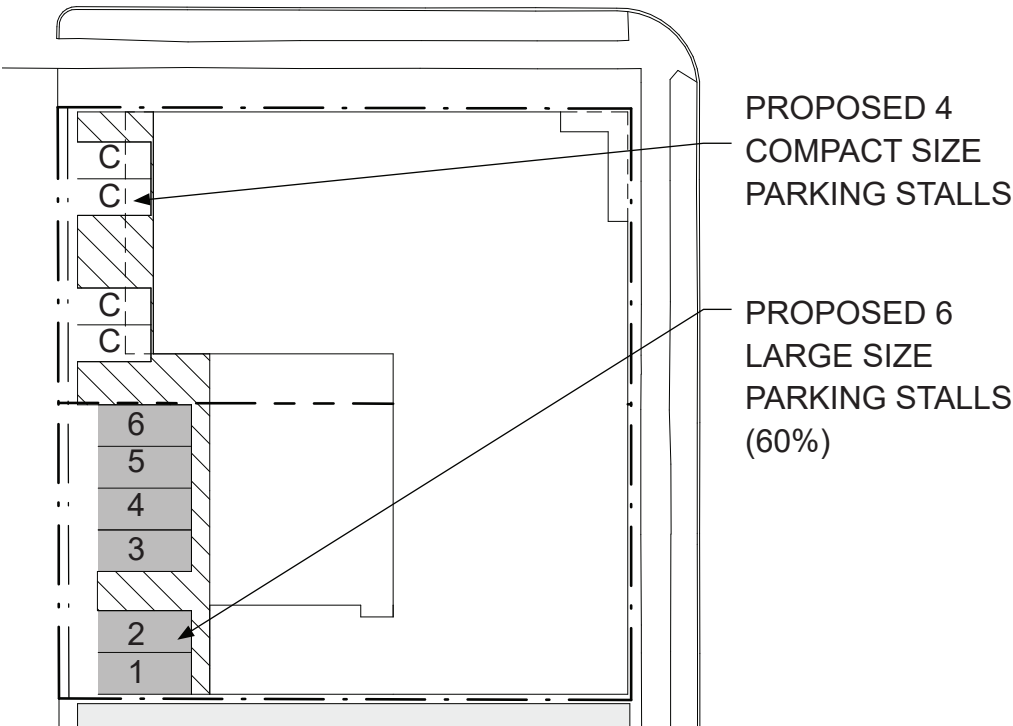
RATIONALE: Proposing to eliminate the long-term bike stall requirement for Plymouth Housing residents, of which approximately 88% identify as disabled and whom have experience homelessness. It is noted that if a resident does own a bicycle, they will likely store their bicycles in their unit rather than a common storage room for safety/security. Few residents at existing Plymouth Housing buildings inquire about common storage for bicycles. In order to meet the requirement for long-term bicycle storage, key program space would be eliminated – equivalent to the larger common room on level 2.

23.54.030.B.2.9 PARKING STALLS:

When ten or fewer parking spaces are provided, a maximum of 25 percent of the parking spaces may be striped for small vehicles. A minimum of 75 percent of the spaces shall be striped for large vehicles.

The building provides 6 large spaces and 4 small spaces.

RATIONALE: The parking stalls are intended for the SFH volunteers. Providing a larger number of stalls while adhering to design guidelines for massing and maximizing access to the building.



23.54.030.B.2.9 DEPARTURE DIAGRAM:
PARKING



23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS

Per Table A: More than 100 dwelling units = 575 sf min. storage space plus 4 sf for each additional unit above 100.

We are requesting a departure for the trash storage area. 587 sf total required storage for 103 residential units. 418 sf is provided. B. The required non-residential storage, 63 sf, is in a separate location.

RATIONALE: The setback along the alley is intentional to reduce the perceived massing to the MR zone. By utilizing a compactor, the waste will be reduced. A proposed layout will be proposed to SPU for review and approval.



23.54.040 DEPARTURE DIAGRAM:
TRASH STORAGE



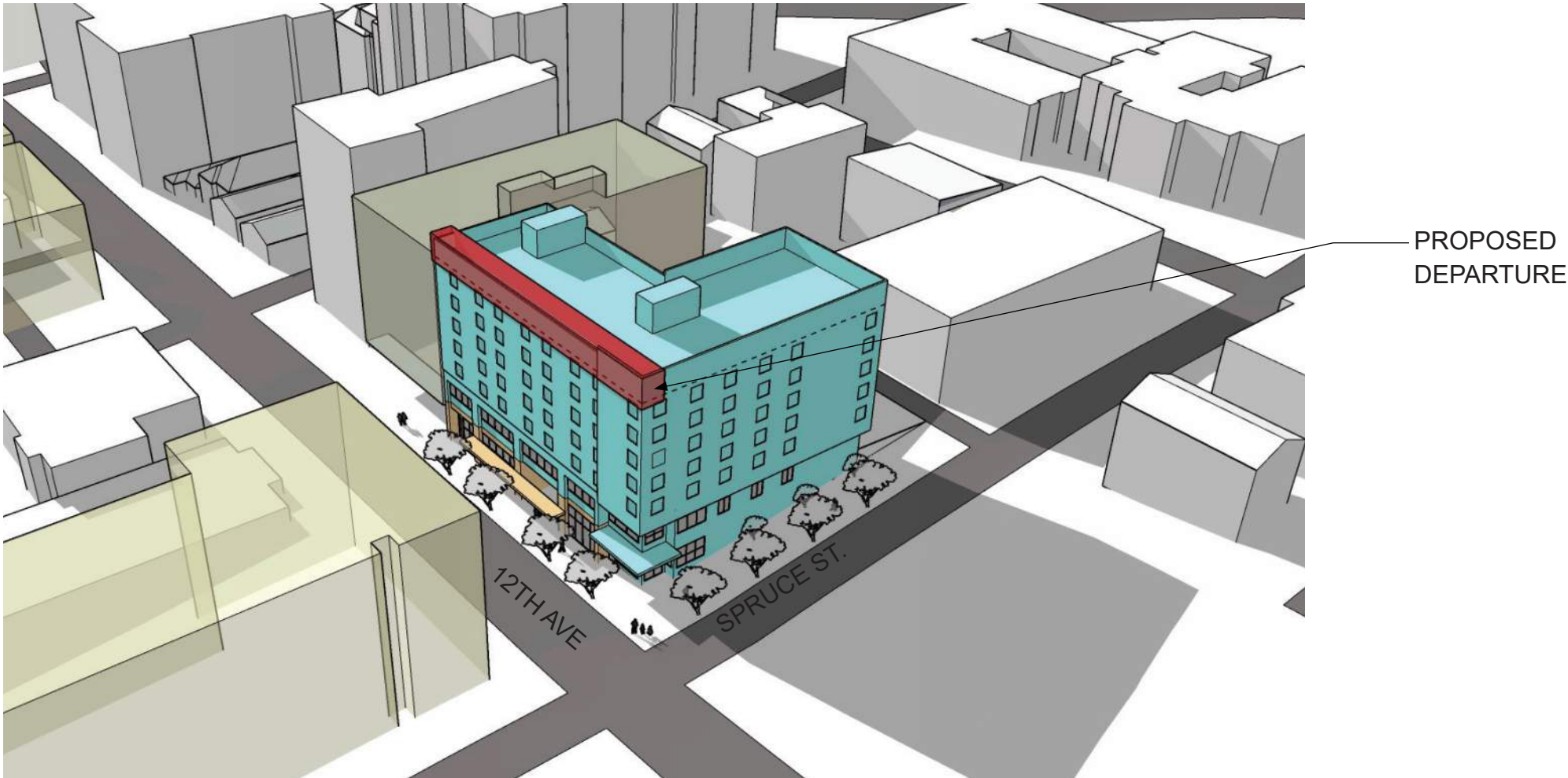
REQUESTED DEPARTURE
23.47A.014 SETBACKS AND SEPARATIONS:

C. Upper-level setbacks for street-facing facades. For zones with a height limit of 75 feet, 85 feet, or 95 feet, the street-facing facade shall be set back as follows:

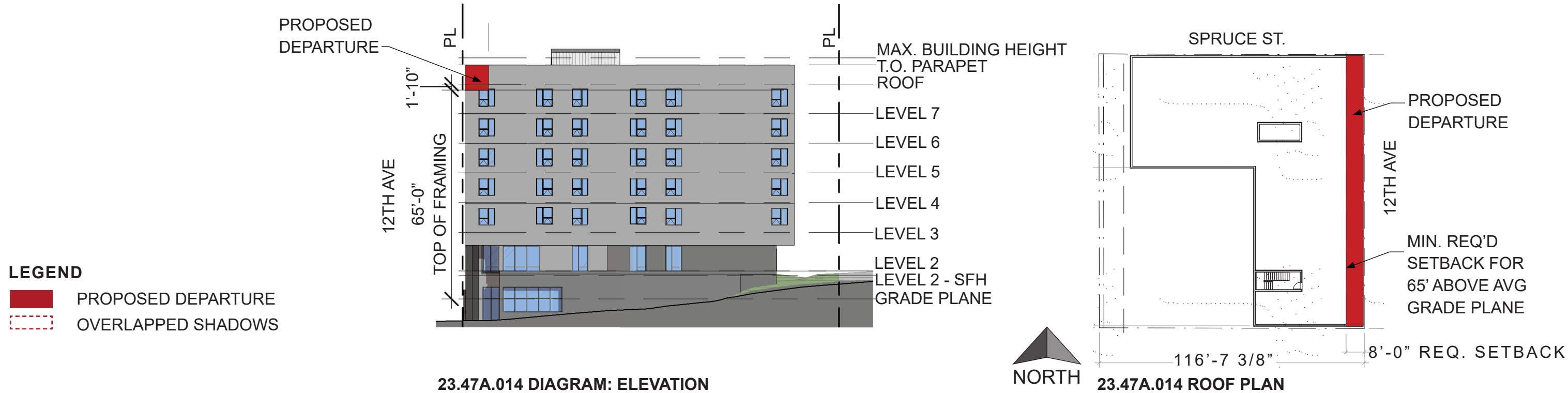
1. For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.

We are requesting a departure as the front lot setback is 1'-0" above 65' - 0". It impacts 1'-7" of the 7th floor.

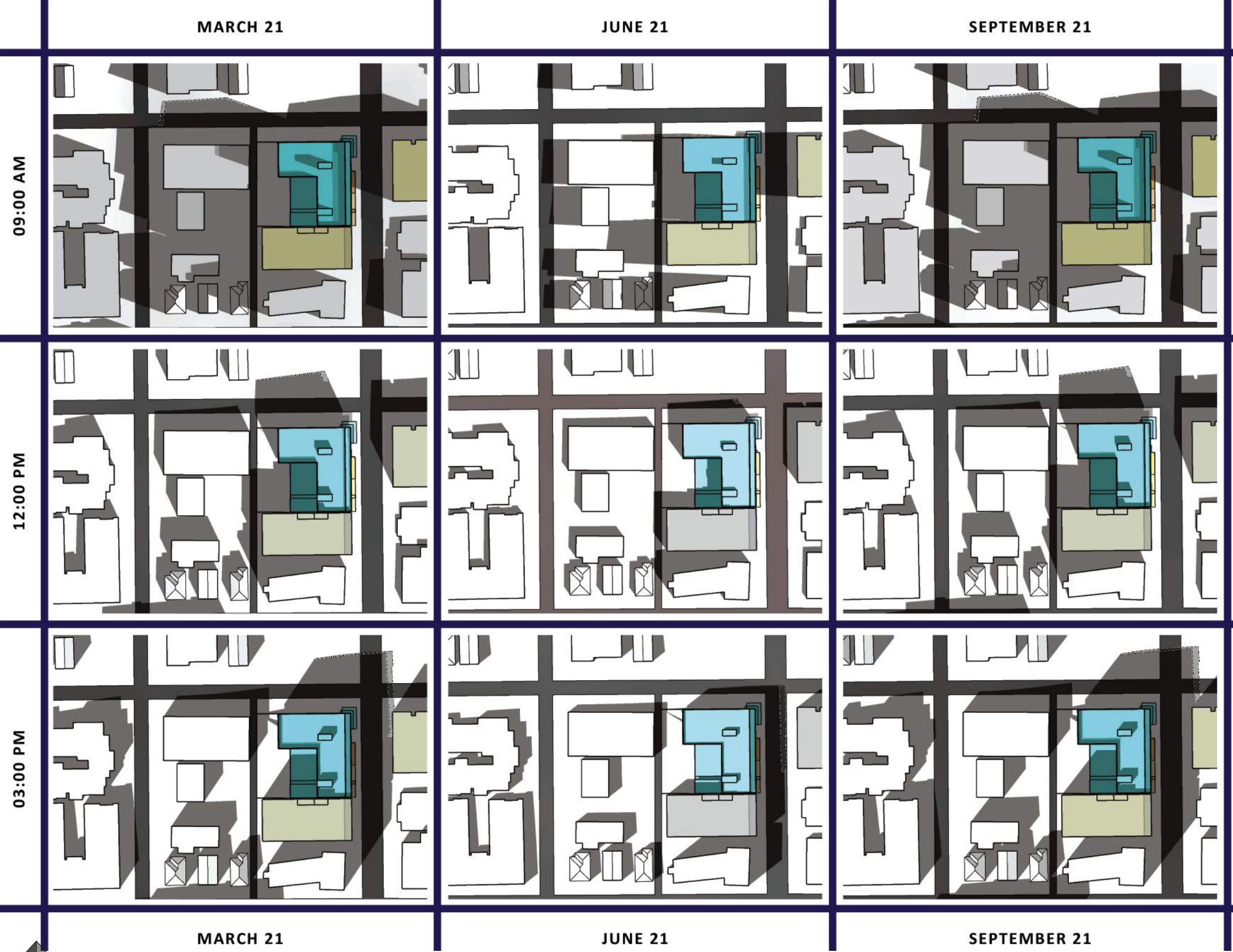
RATIONALE: The proposed building holds the street-facing facades relating to the existing massing in the neighborhood. By holding these facades, additional setbacks are provided along the alley facing the existing MR zone. The proposed street-level design gives many feature to the pedestrian: recessed 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 AERIAL PERSPECTIVE



REQUESTED DEPARTURE



SETBACK SUN STUDY

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.

LEGEND

- PROPOSED DEPARTURE
- OVERLAPPED SHADOWS

