

2ND & MERCER

610 2ND AVENUE NORTH
SEATTLE, WA 98109

ADMINISTRATIVE
EARLY DESIGN GUIDANCE
SDCI PROJECT #3033544-EG
DATE: 5/16/2019



APPLICANT TEAM:
DEVELOPER: PLYMOUTH HOUSING

ARCHITECT: SMR ARCHITECTS

LANDSCAPE ARCHITECT: FAZIO ASSOCIATES



FAZIO
ASSOCIATES INC.
LANDSCAPE ARCHITECTS
102 NW Canal Street
Seattle, WA 98107
T: 206-774-9490
www.fazioassociates.com

Plymouth
Housing

9-BLOCK VICINITY MAP

WARREN AVE N

2ND AVE N

3RD AVE N

NOB HILL AVE N

4TH AVE N



PROJECT
SITE

W VALLEY STREET

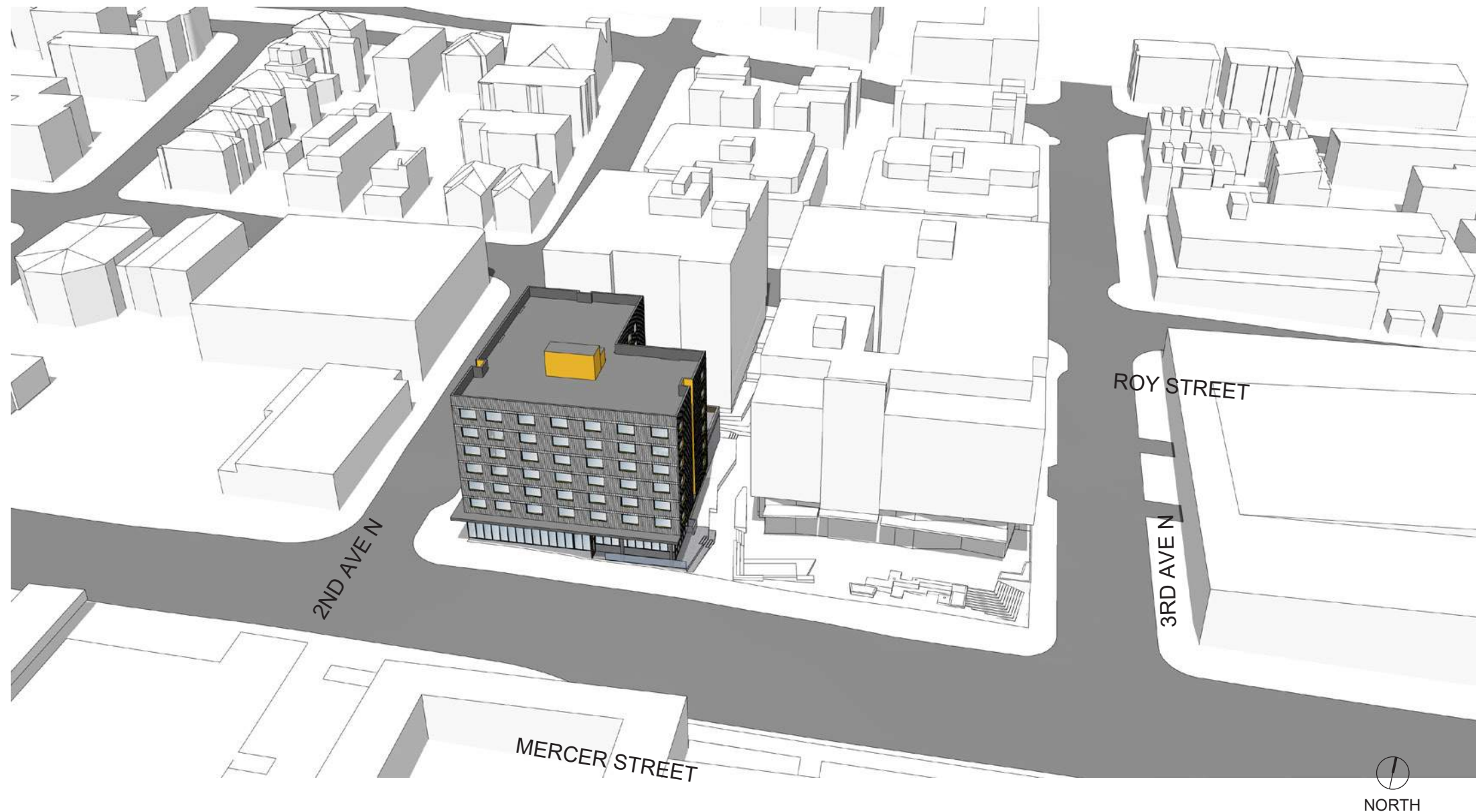
W ROY STREET

W MERCER STREET

W REPUBLICAN STREET



NORTH



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.

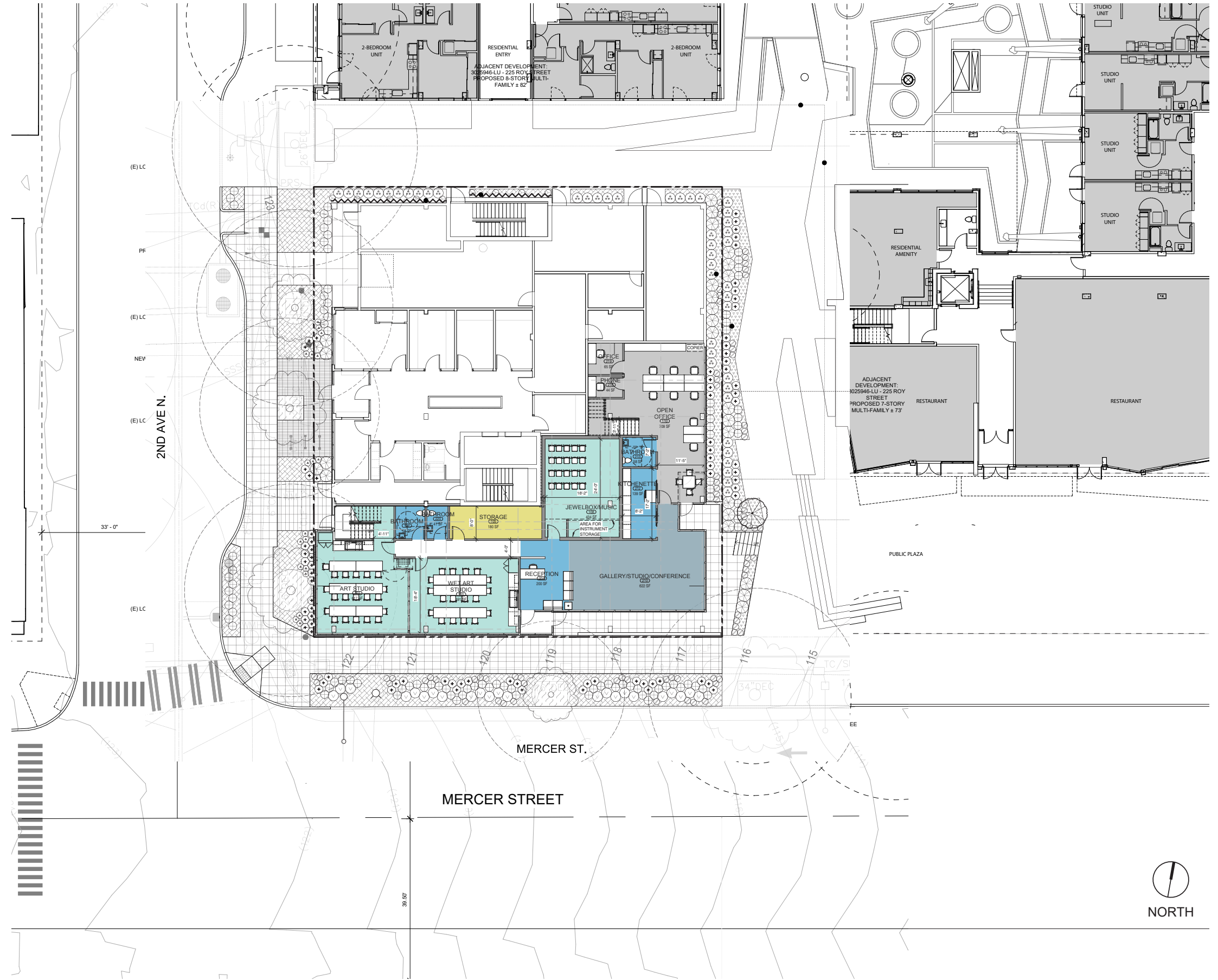
OPPORTUNITIES

- 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.

SITE PLAN



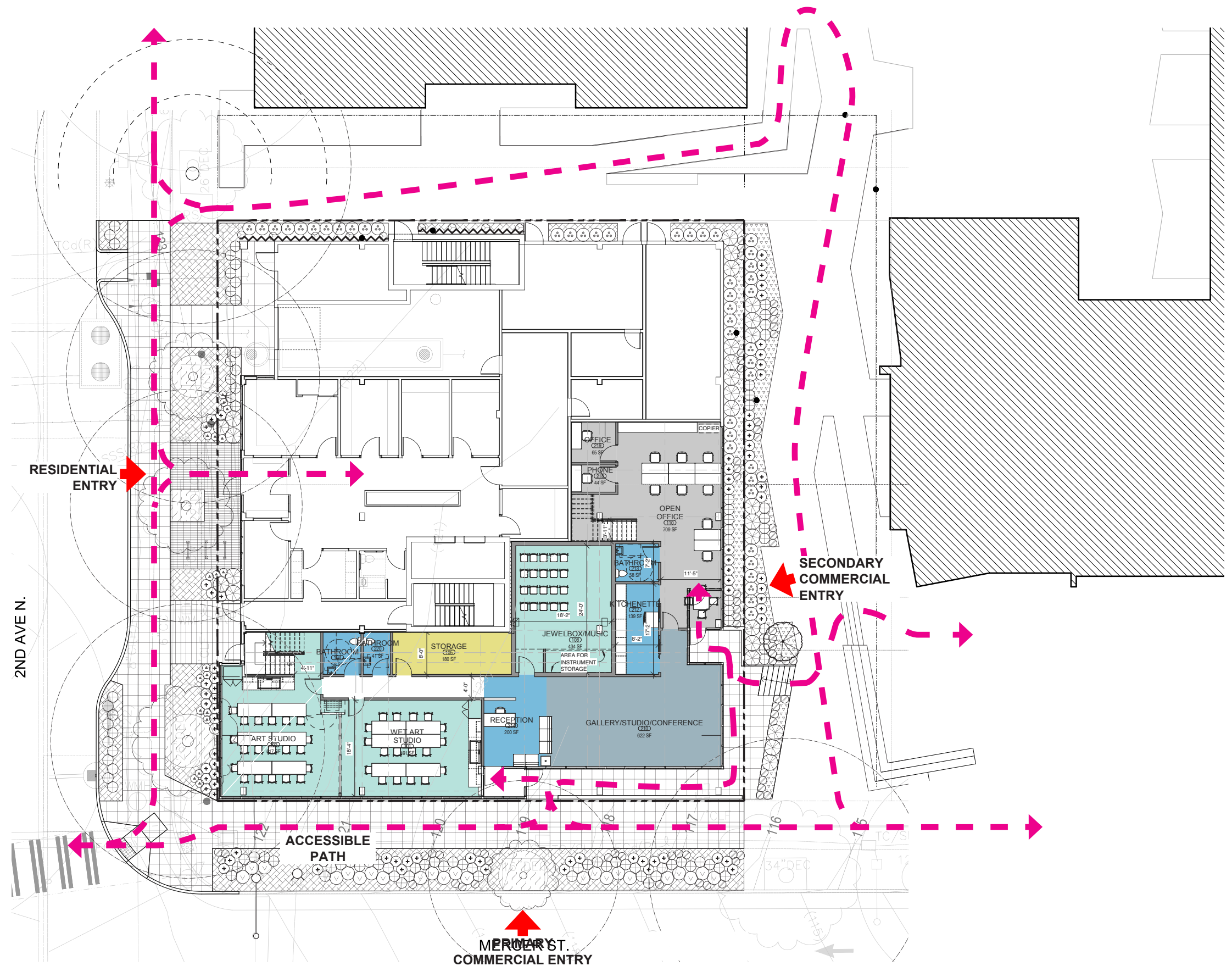
SITE ACCESS DIAGRAM

SITE OPPORTUNITIES

- Transit Access (routes 1, 2, 8, 13, 29, 32)
- 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 patterns 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 across the south and east elevations limit potential locations for building entries.
- Fill soil at the top 8' of the site and a liquefaction layer at a depth of 20'-30' below existing grade.



LEGEND

- ← → ACCESSIBLE ROUTE ACROSS SITE
- PEDESTRIAN BUILDING ACCESS



NORTH

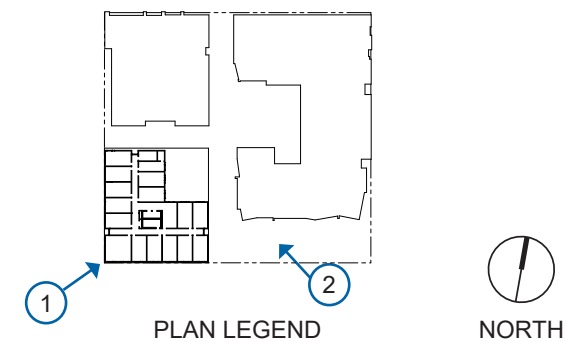
PERSPECTIVE VIEWS



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



② SITE FROM MERCER ST LOOKING NORTHWEST



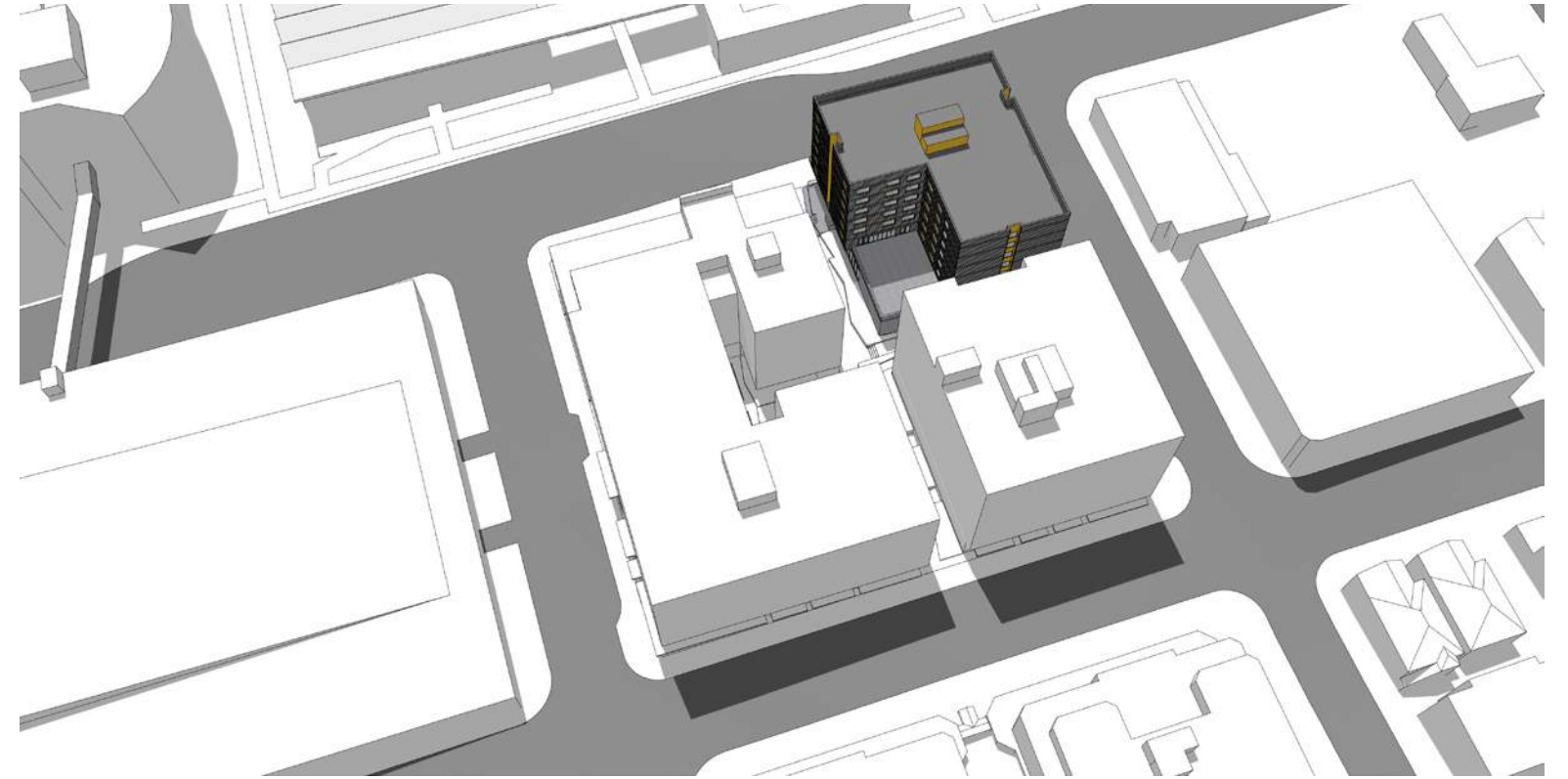
PERSPECTIVE VIEWS



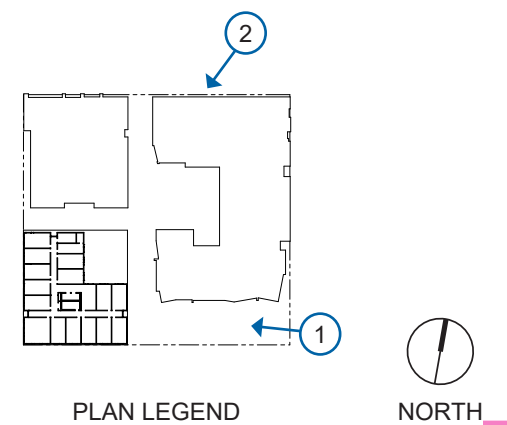
PERSPECTIVE VIEWS



1 ACROSS PUBLIC PLAZA AT MERCER ST TOWARDS SITE



2 AERIAL VIEW FROM NORTHEAST



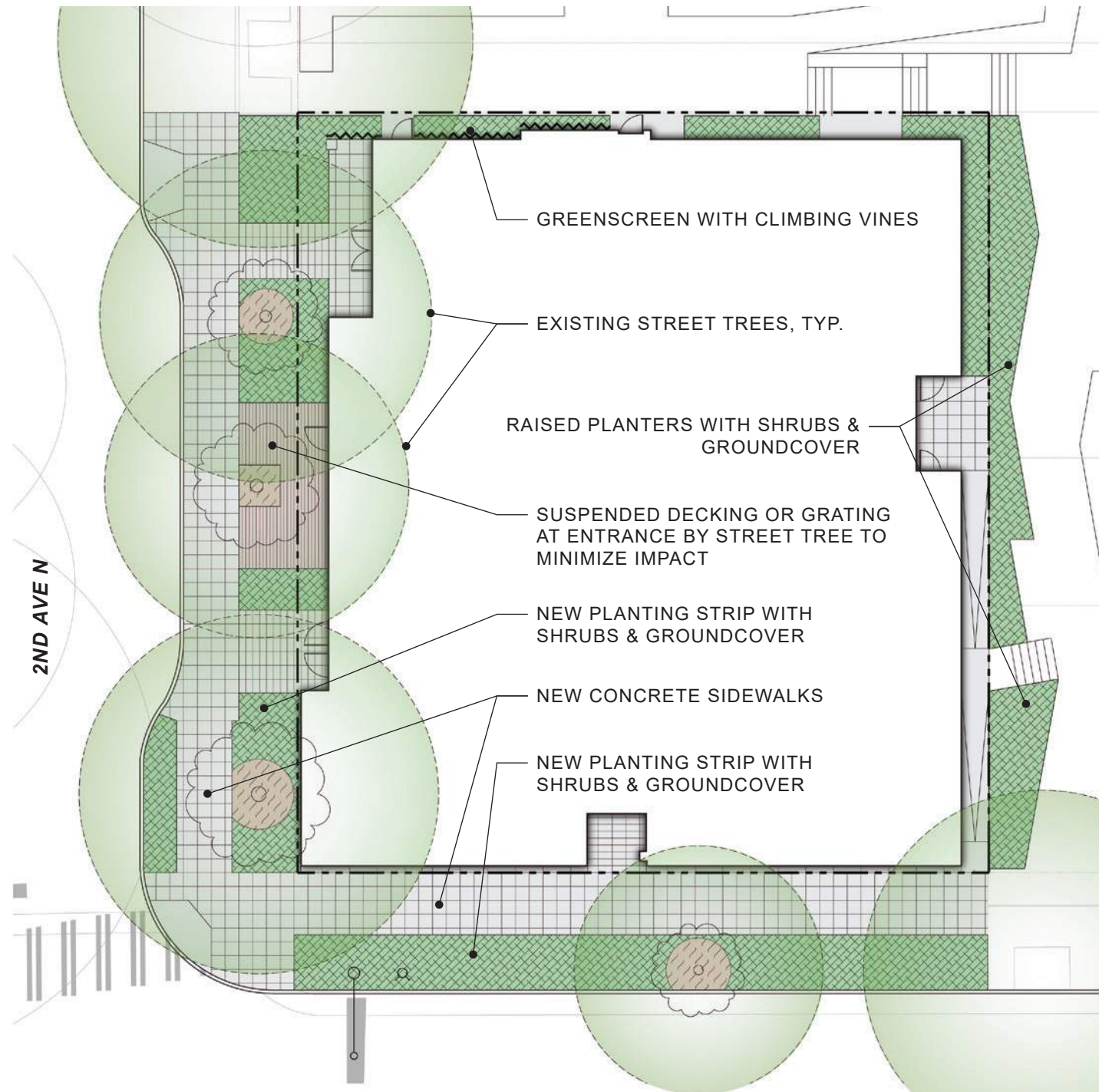
PREFERRED DESIGN

CODE COMPLIANT



PREFERRED DESIGN - LANDSCAPE PLANS

RENDERED LANDSCAPE PLANS



MERCER ST

GROUND LEVEL



MERCER ST

LEVEL 2



INSPIRATIONAL IMAGERY



Murals at retaining wall.



Catenary lights at the residential outdoor amenity area.



Integrated benches at planters/retaining walls.



Vertical planters at exterior walls.



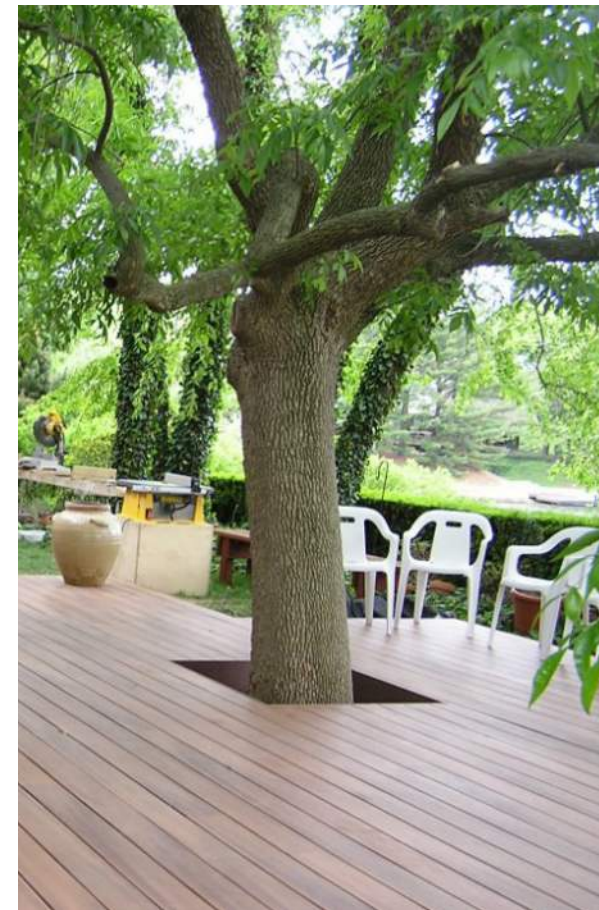
Existing ROW trees.



Open bar grating at tree wells.



Open bar grating over plantings.



Open bar grating at tree wells.



Open bar grating at tree wells.

SITE PHOTOS

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:

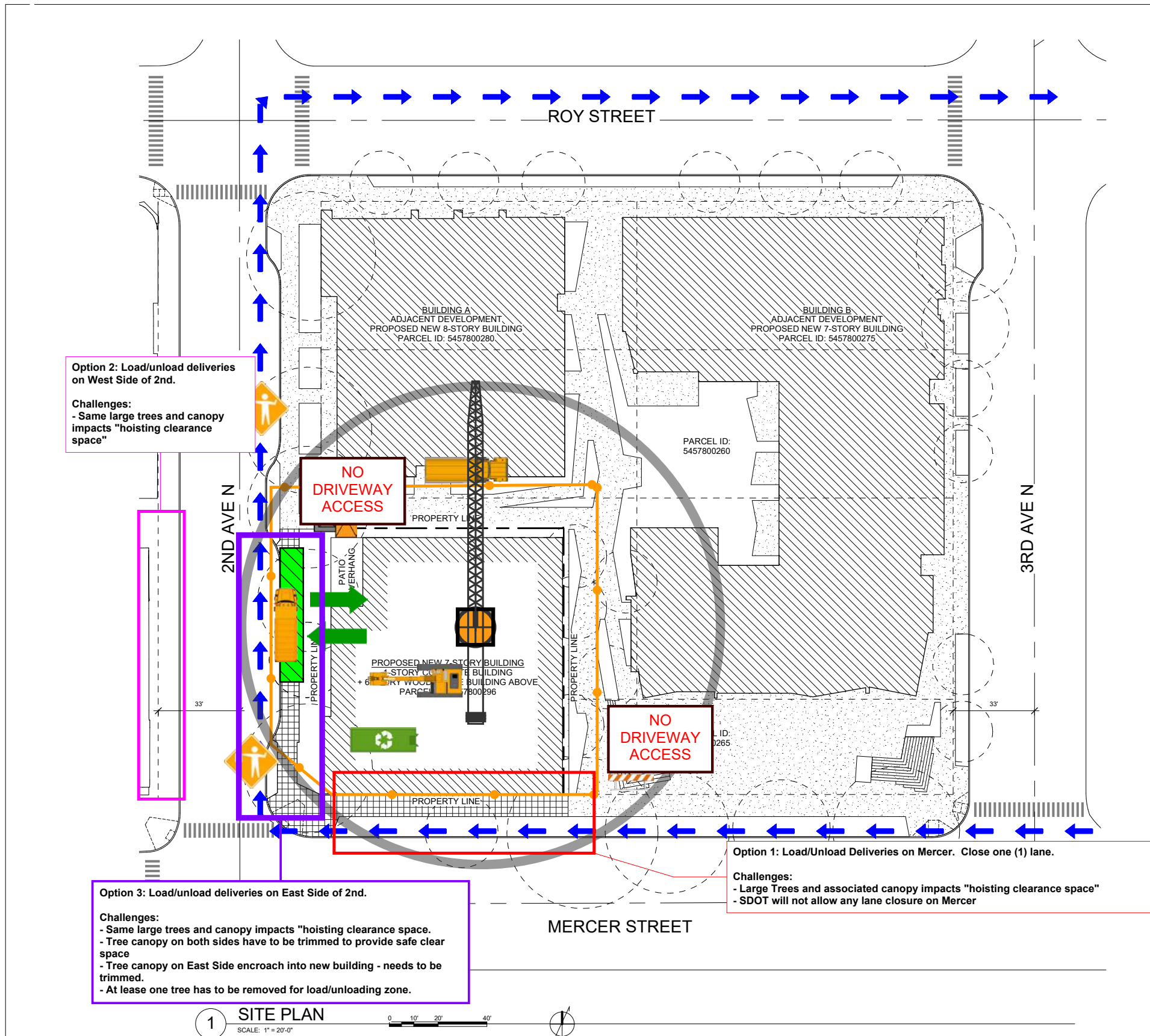
1. In coordination with the City, an investigation of the root system is recommended where excavation would be required within the Interior Critical Root Zone of the trees. See the Critical Root Zone Explanation attached with the General Tree Protection Guidelines. This investigation will likely require 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.

NOTE: Subsequent air trenching was conducted on 4/9/19 at the request of Ben Roberts, SDOT City Forester, That excavation revealed minimal structural root growth beyond the property line. Michael Tomco, American Forest Management, was on site to observe the excavation and noted that the two structural roots stated that the two roots would not cause a 'significant negative impact' to the health and structure of the tree if properly cut. Mr. Tomco's report is available upon request.





Option 2: Load/unload deliveries on West Side of 2nd.

Challenges:

- Same large trees and canopy impacts "hoisting clearance space"

Option 3: Load/unload deliveries on East Side of 2nd.

Challenges:

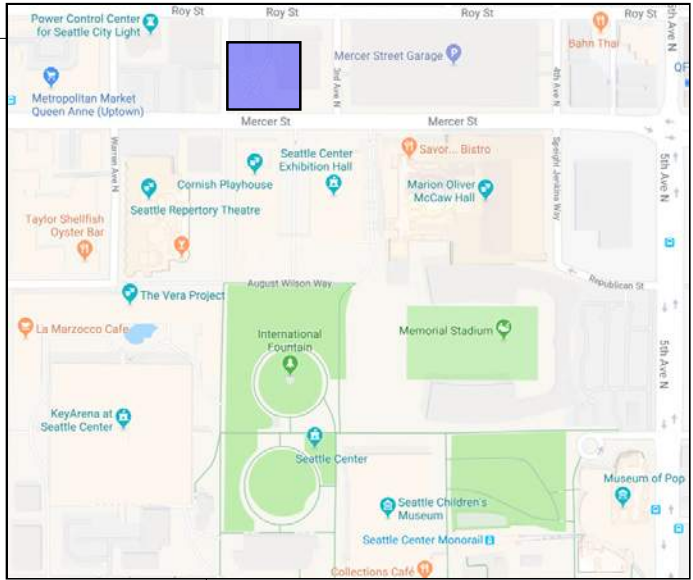
- Same large trees and canopy impacts "hoisting clearance space."
- Tree canopy on both sides have to be trimmed to provide safe clear space
- Tree canopy on East Side encroach into new building - needs to be trimmed.
- At least one tree has to be removed for load/unloading zone.

Option 1: Load/Unload Deliveries on Mercer. Close one (1) lane.

Challenges:

- Large Trees and associated canopy impacts "hoisting clearance space"
- SDOT will not allow any lane closure on Mercer

1 SITE PLAN
SCALE: 1" = 20'-0"



Map Key	
Truck Route	
Site Fence	
Site Access	
Loading Zone	
Crane/Pump Pad	
Flaggers	
Closed Sidewalk	

K-Site Apartments Site Logistics

BNB Builders
2601 Fourth Avenue
Suite 350
Seattle, Washington 98121
206.382.3443

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.

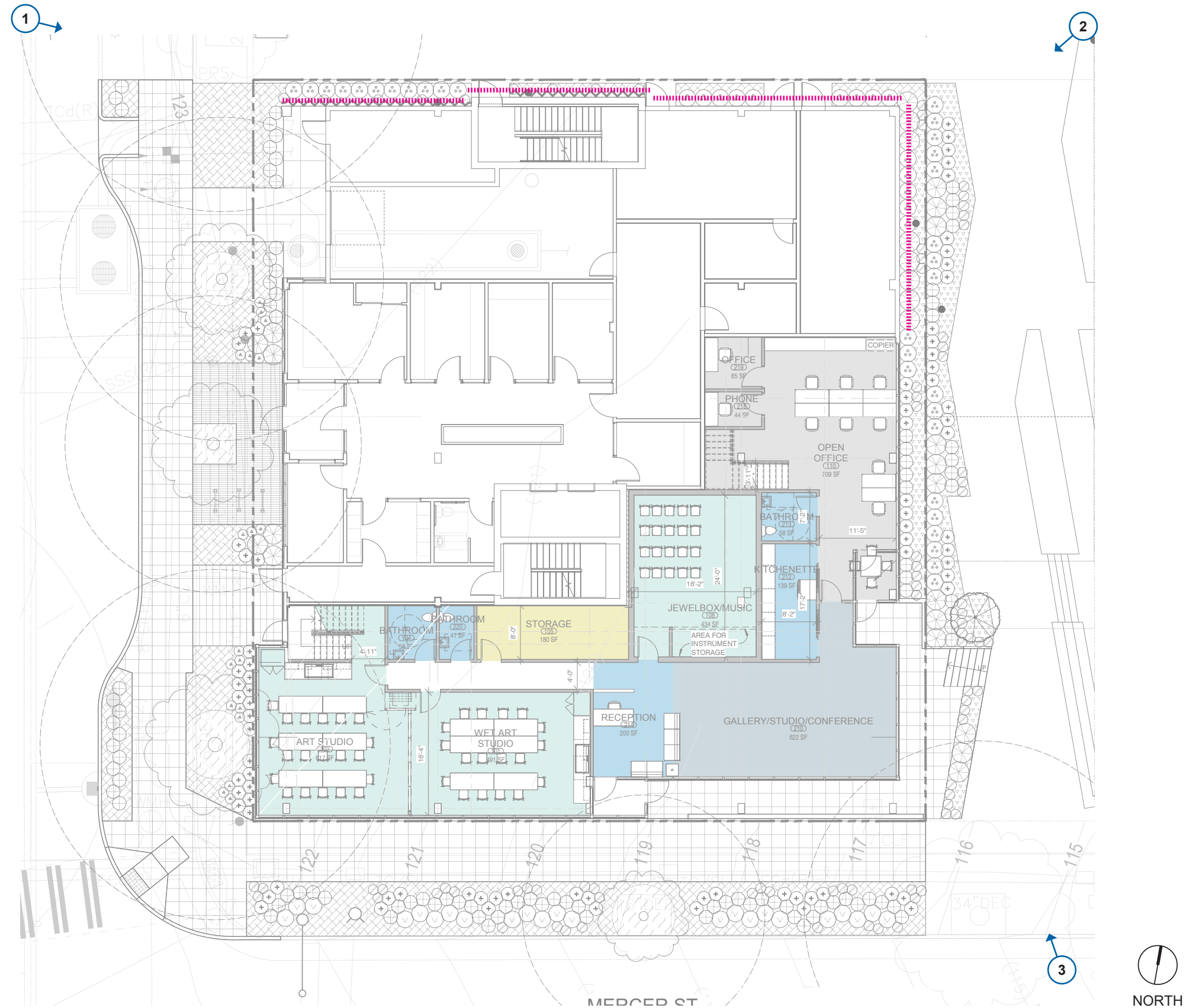
We are proposing the integration of 2-dimensional, or low-relief art at the facades along the north east and north elevations of the structure. Selection of the work will be a community driven process, engaging community members, the Uptown Alliance, the Uptown Arts & Culture Coalition, and working with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

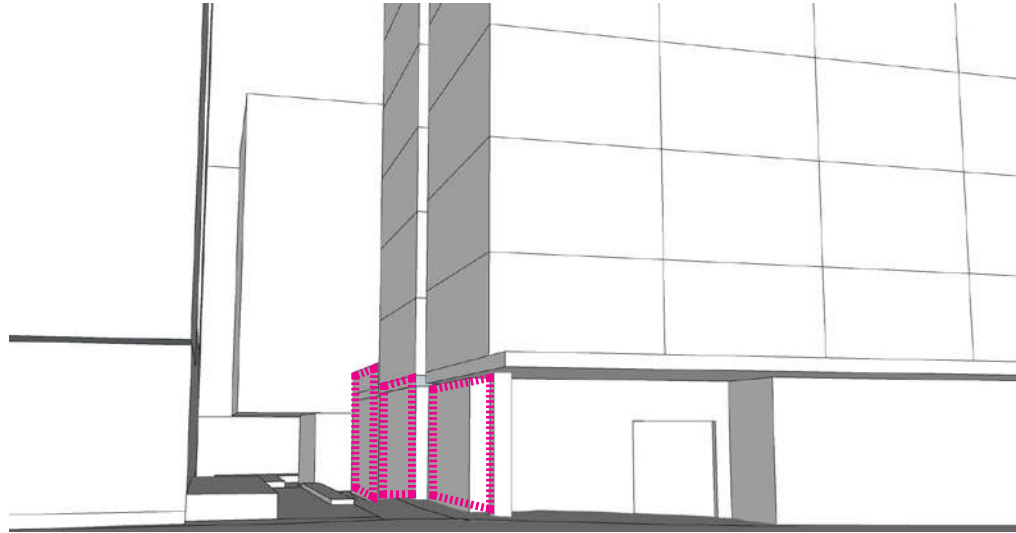
SELECTION COMMITTEE

The committee will...

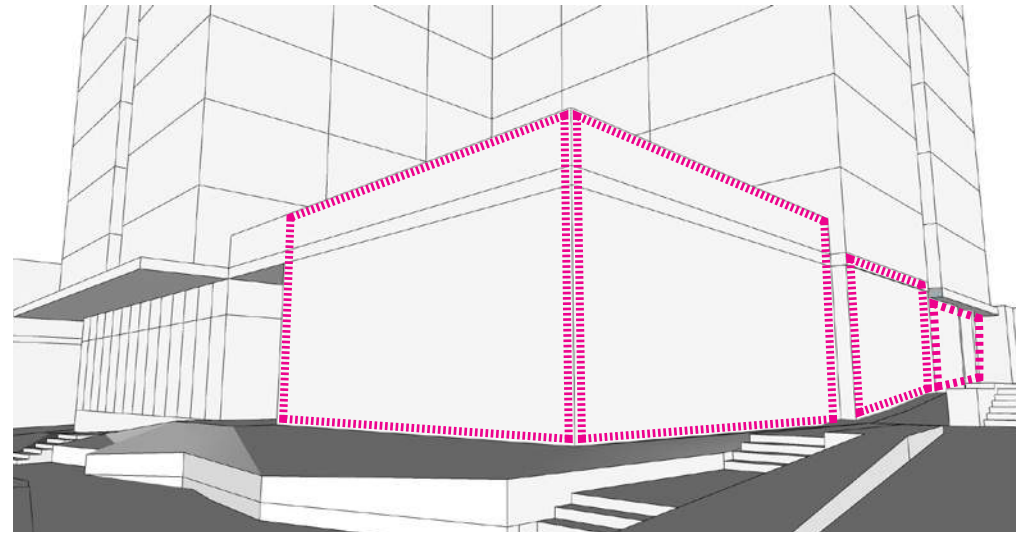
- Develop a Call for Artists
- Perform initial review of submissions
- Meet 2-3 occasions total

Interested in being involved? Sign up on form circulating the room.

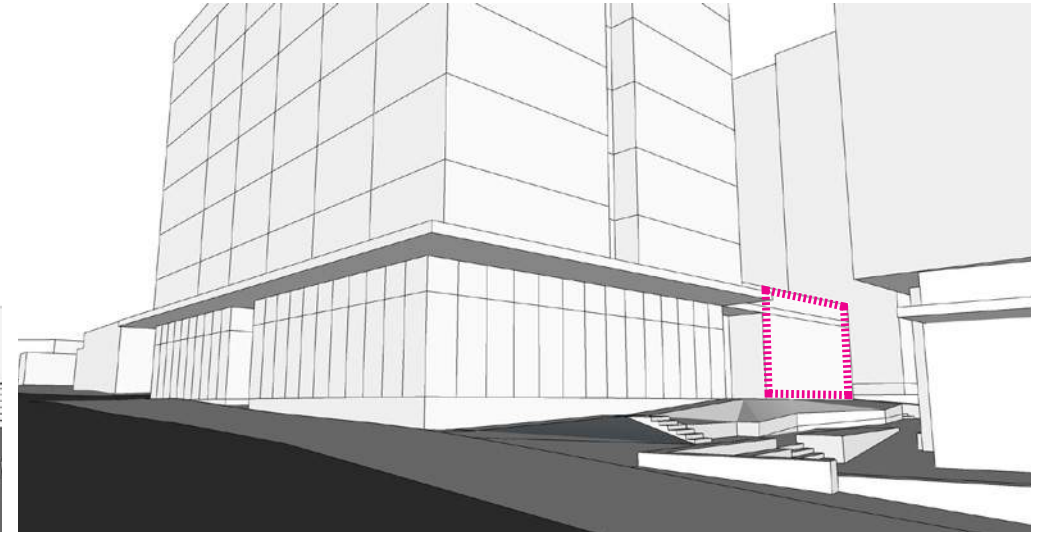




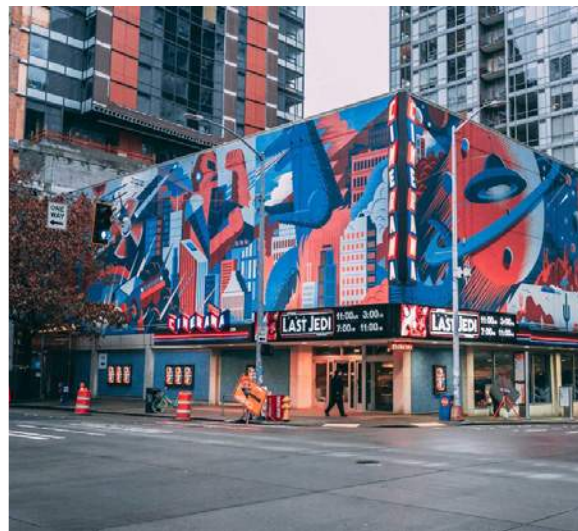
1 PUBLIC ART ALONG PEDESTRIAN THRU-BLOCK, FROM SECOND AVENUE



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



3 PUBLIC ART ALONG PEDESTRIAN THRU-BLOCK, FROM MERCER



PUBLIC / MURAL ART INSPIRATION

THANK YOU!

Plymouth would appreciate if the LURC would sign a letter of recommendation for this project as we go into design review in August. We appreciate your support. Thank you.



FAZIO
ASSOCIATES LLC
LANDSCAPE ARCHITECTS
2244 NW Market St., Suite B
Seattle, WA 98107
T: 206-774-9490
www.fazioassociates.com

Plymouth
Housing

SUPPLEMENTARY INFORMATION

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 public realm 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, store front windows, architectural concrete, and other durable finish materials rich in texture to provide visual interest.

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

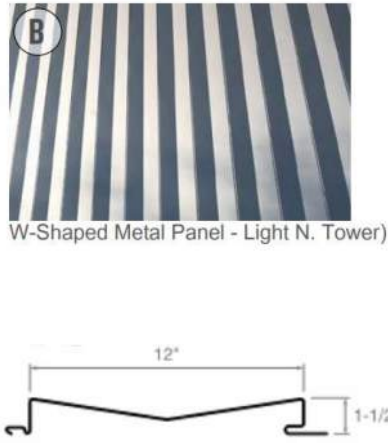
The materials chosen will have the durability and scale suitable for a multi-family building and deliberate use of materials, colors and textures will emphasize the programmatic uses, points of entry, and amenity areas. Street-level materials, visible at close-range, will be of a high quality, providing 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

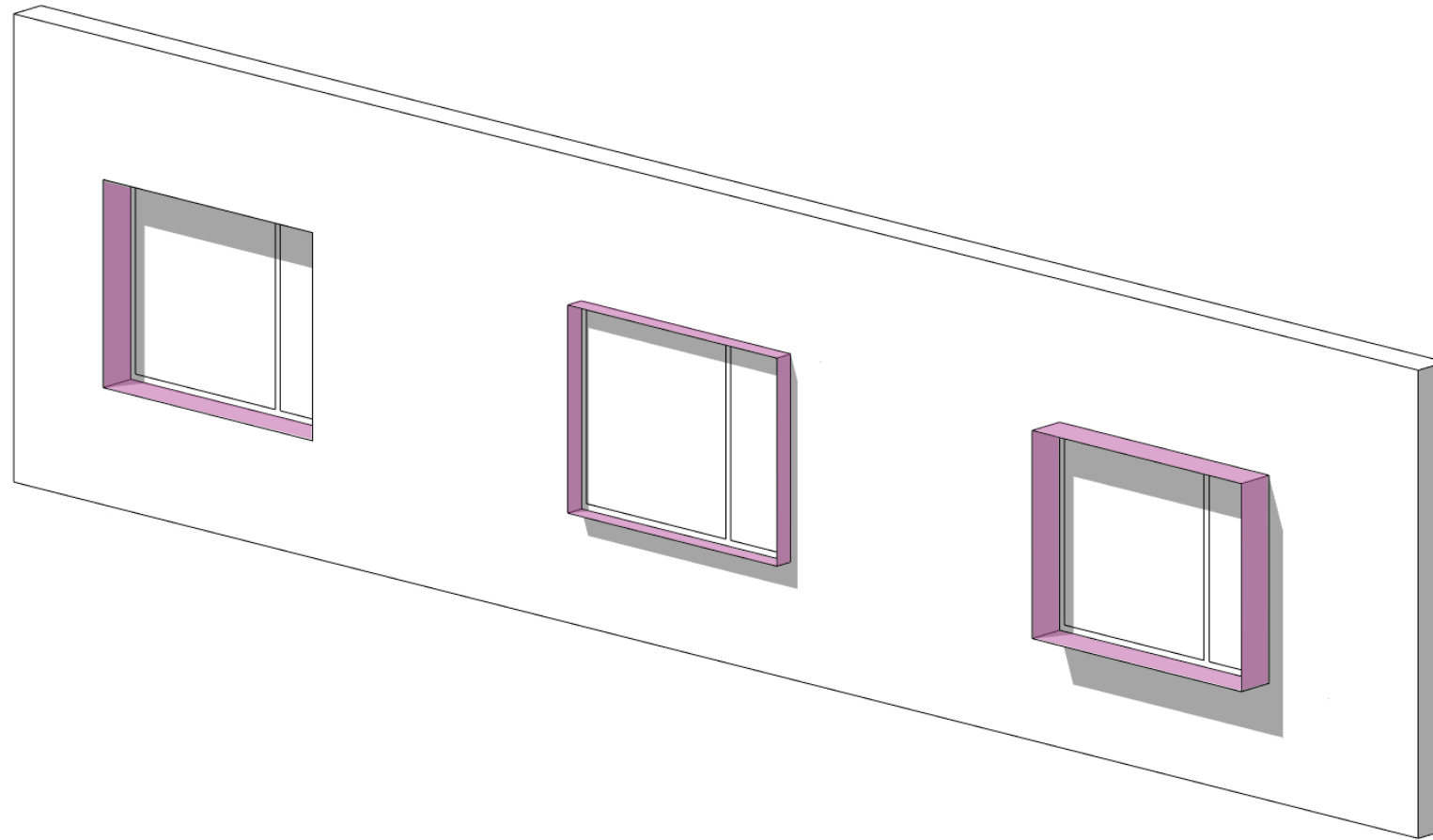


GROUND FLOOR MATERIALS



DURABLE MAIN MASSING MATERIAL

DETAILING STRATEGIES



PRONOUNCED RECESS

SHALLOW RECESS

FLUSH WITH PRONOUNCED
FRAME

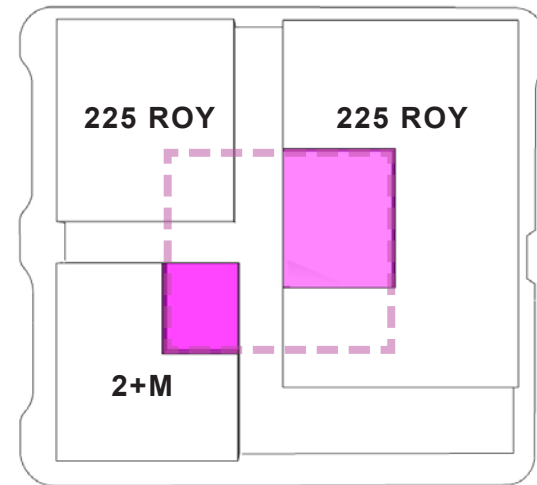
A transparently regimented facade, communicating the functions of apartments above, presents an opportunity for window articulation to give depth to the relatively flat facade. Highlighting window openings allows for the simple mono-chromatic plane to be interrupted with color or other detailing. Additionally, corridor ends bring material differentiation and light into common spaces on the residential floors.



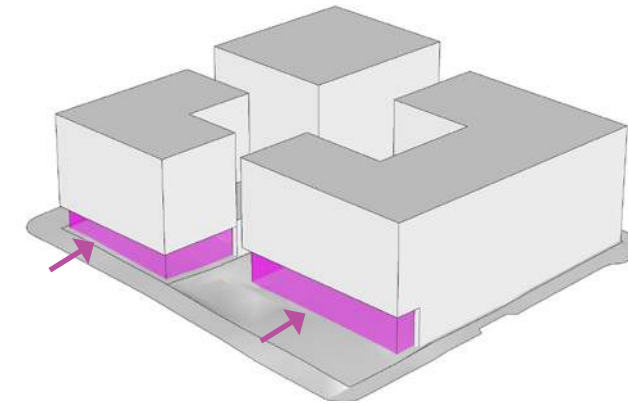
DETAILING STRATEGIES & COLOR APPLICATION STUDY



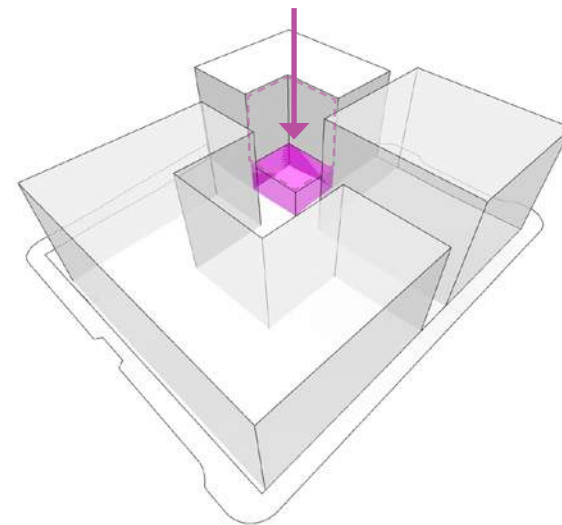
MASSING STRATEGIES & CONCEPT



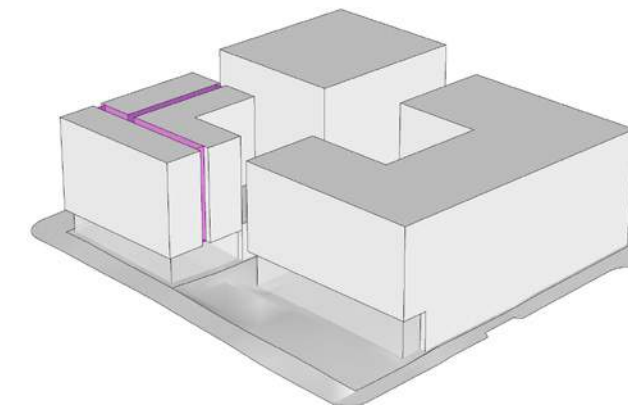
As an urban core densifies, the block presents opportunities for quality outdoor space, both in the street and on the block interior. In concert with the neighboring development at 225 Roy, the proposed project restrains full build-out of the site to create a courtyard interior of the block.



On the principal public facades, a recessed ground plane and storefront windows enhance pedestrian interaction with the streets and public plaza, while also providing continuity across the block, responding to the commercial spaces of the adjacent property.

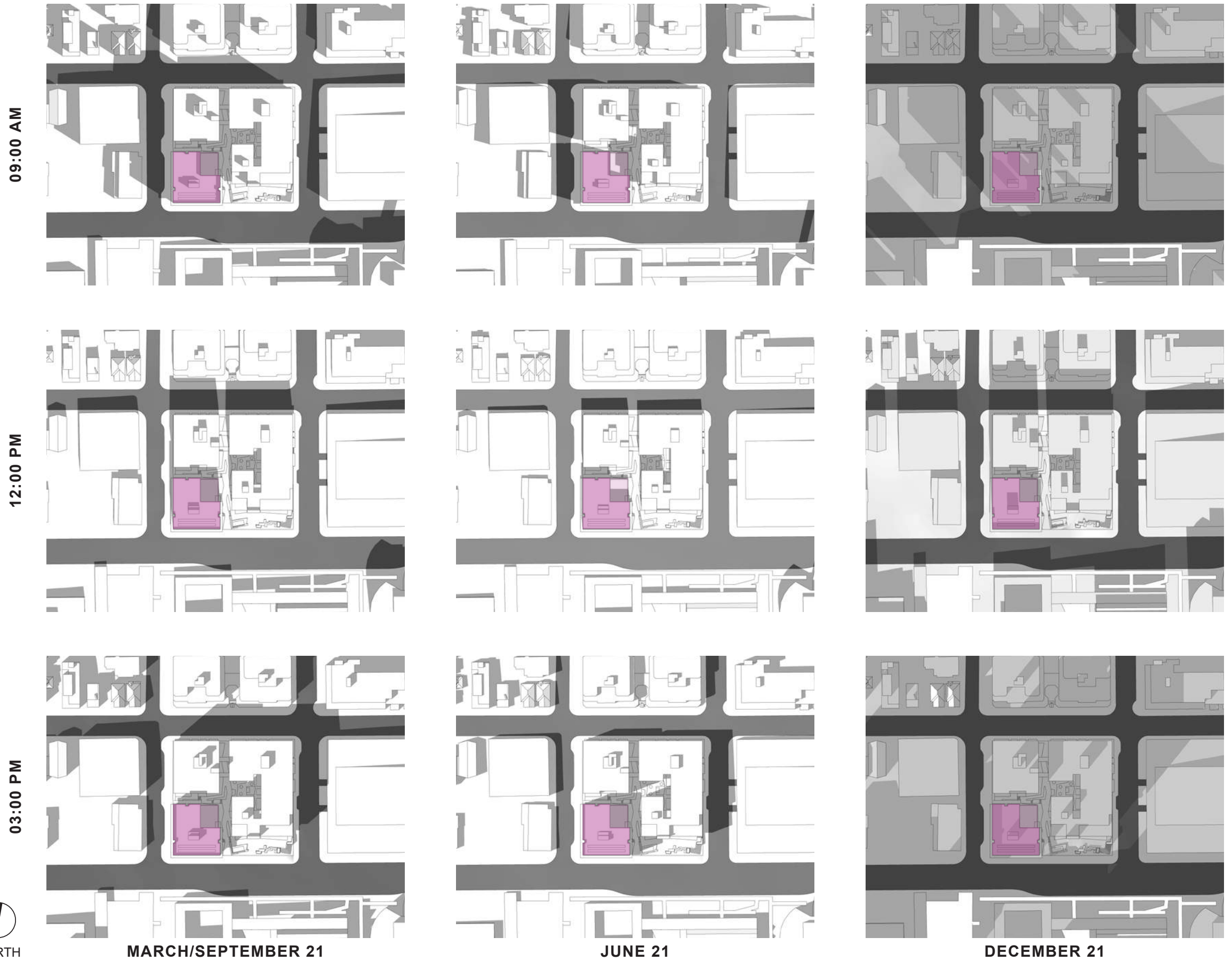


In order to accommodate private exterior amenity space for residents, and sufficient programming on the ground floor, an interior courtyard is achieved by extracting from upper-story massing and creating a second story courtyard.



Accompanying the larger massing moves of an interior courtyard accommodation, and ground floor articulation, the primary mass is further divided into secondary elements which reinforce the street edge, complete the block identity, and reflect interior program elements through fenestration and material change.

SOLAR DIAGRAMS - PREFERRED - ALTERNATIVE 3



NORTH

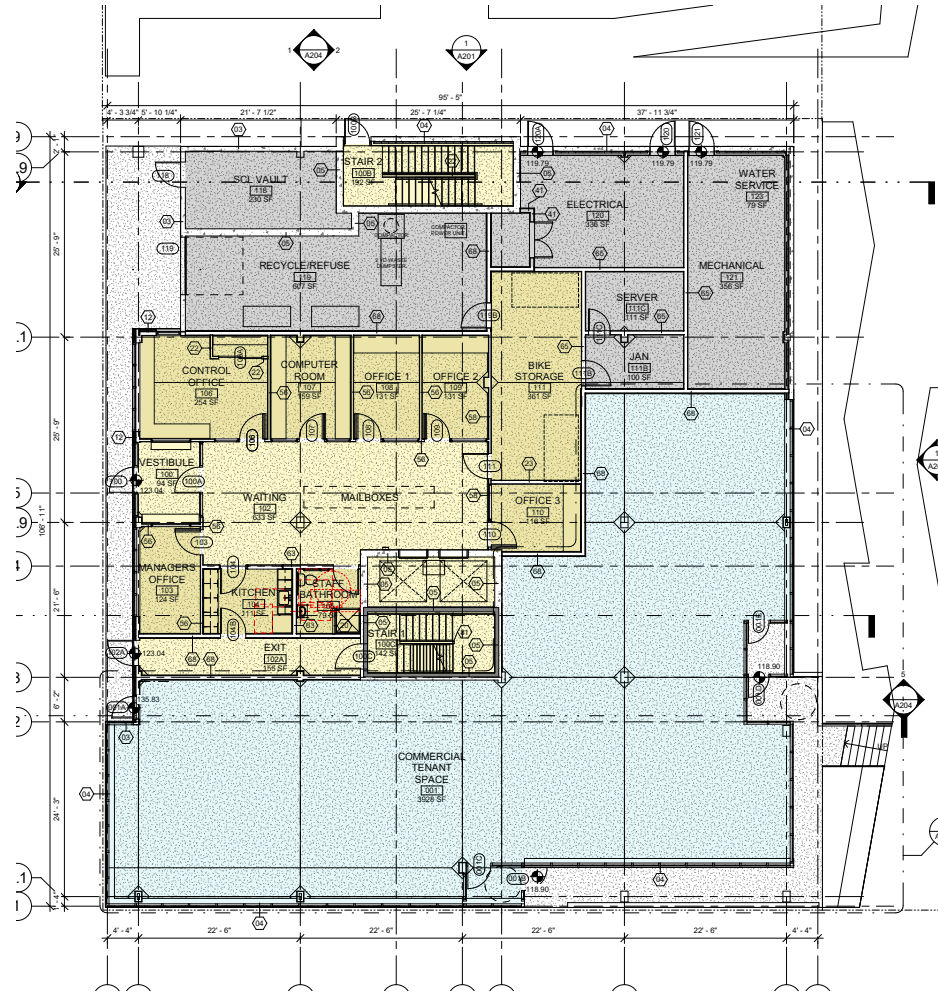
MARCH/SEPTEMBER 21

JUNE 21

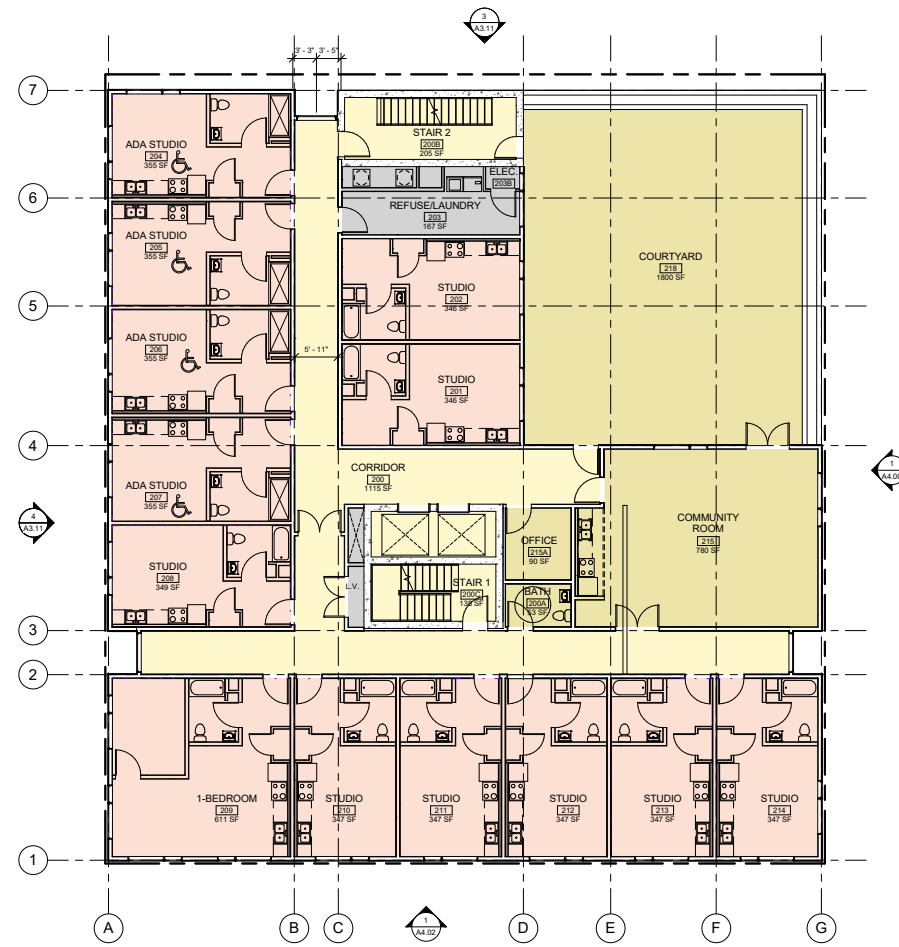
DECEMBER 21

PREFERRED DESIGN

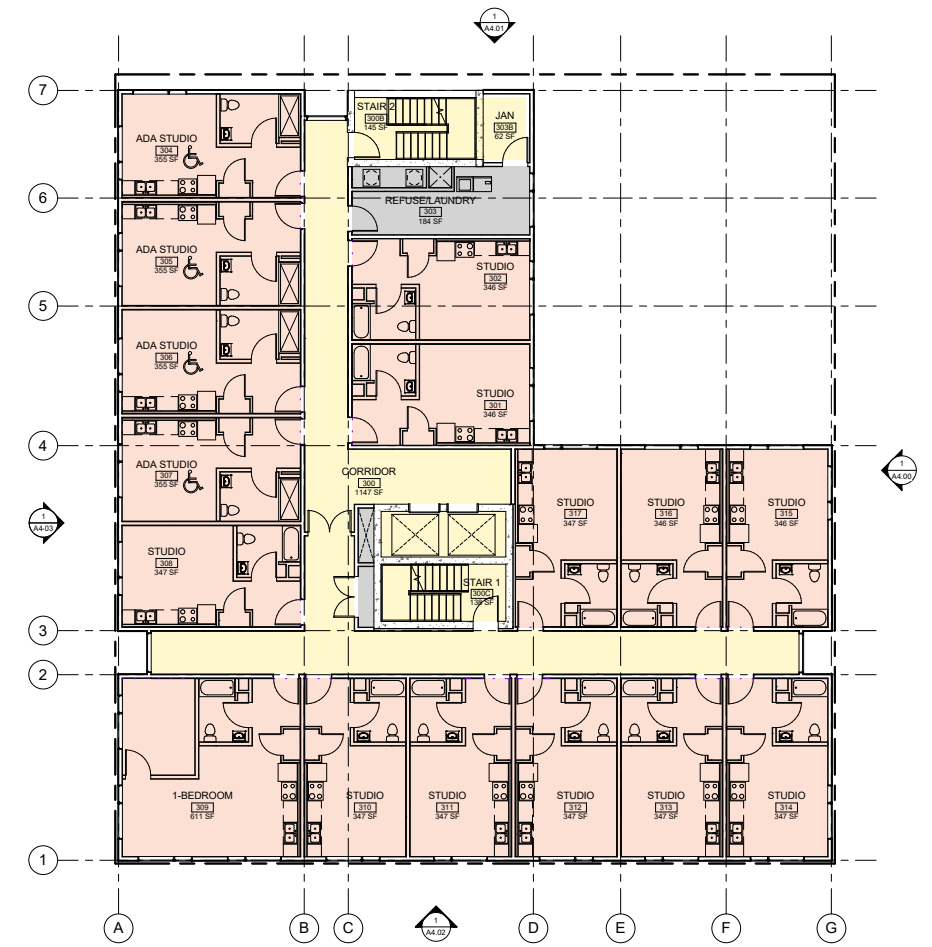
PREFERRED - CODE COMPLIANT



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



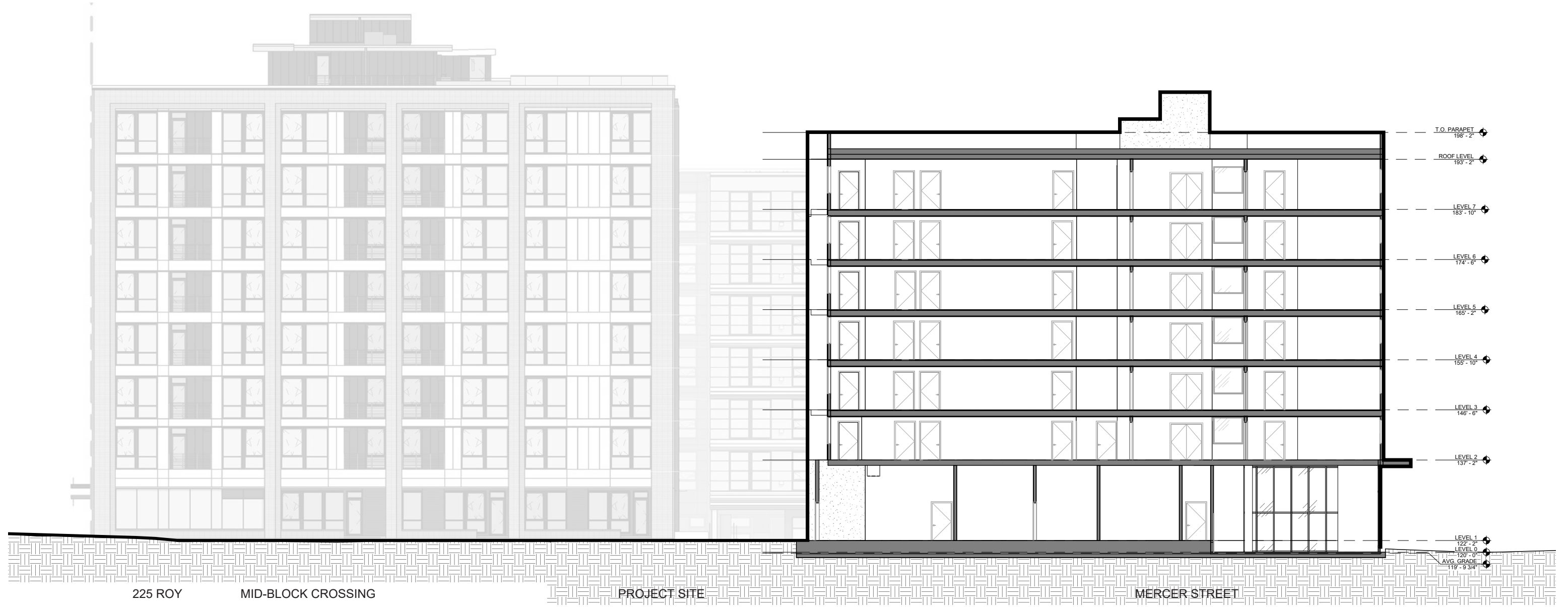
LEVELS 3-7 (TYP.) FLOOR PLAN

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

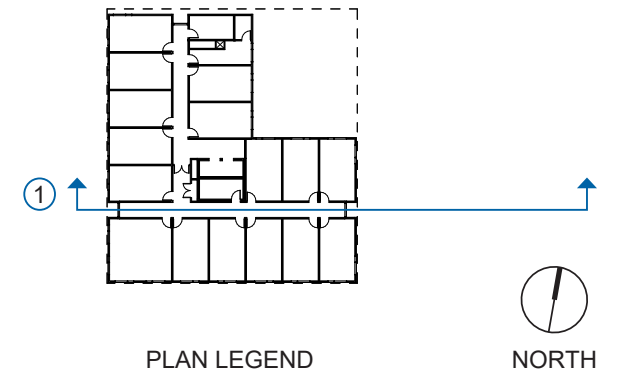


PREFERRED DESIGN

CODE COMPLIANT

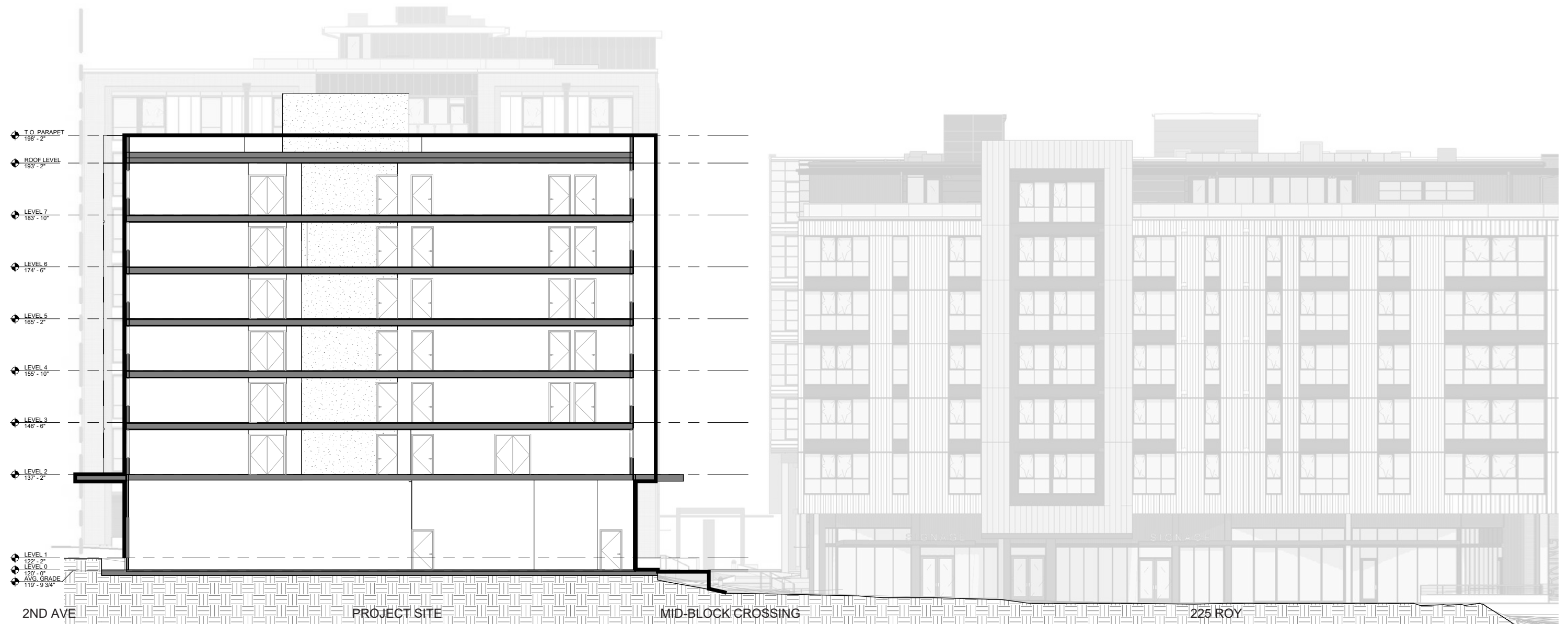


① N-S SITE SECTION

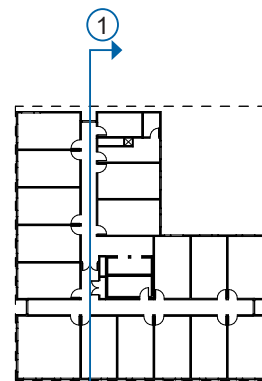


PREFERRED DESIGN

CODE COMPLIANT



① E-W SITE SECTION



PLAN LEGEND



NORTH

PREFERRED DESIGN

CODE COMPLIANT



1



PLAN LEGEND

NORTH

1 WEST ELEVATION WITH ADJACENT DEVELOPMENT FOR CONTEXT

| PLYMOUTH HOUSING // SECOND + MERCER | UPTOWN LURC PRESENTATION | SDCI#: 3033544-LU

PREFERRED DESIGN

CODE COMPLIANT



1



PLAN LEGEND

NORTH

SOUTH ELEVATION WITH ADJACENT DEVELOPMENT FOR CONTEXT

STREETSCAPES

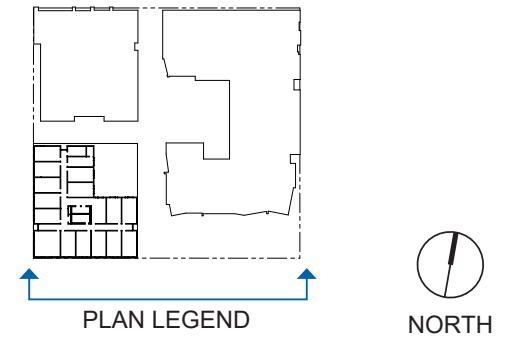
2+M BOUNDS FACING MERCER



2+M - Proposed development 6 stories of residential over 1 story of commercial at the ground floor. Proposed building height 75 feet. Arts & cultural facility proposed at Mercer frontage.

Center Steps Building B - Mixed use 6 stories of residential over 1 story of commercial (73'). Restaurant use along Mercer Street elevation facing public plaza at Mercer Street.

① MERCER ST LOOKING NORTH



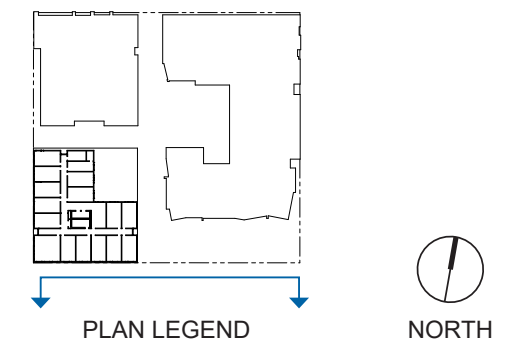
2+M BOUNDS IN RELATION TO STRUCTURES OPPOSITE MERCER



Pacific Northwest Ballet - Performing Arts facility.

Cornish Playhouse - Theater.

② MERCER ST LOOKING SOUTH

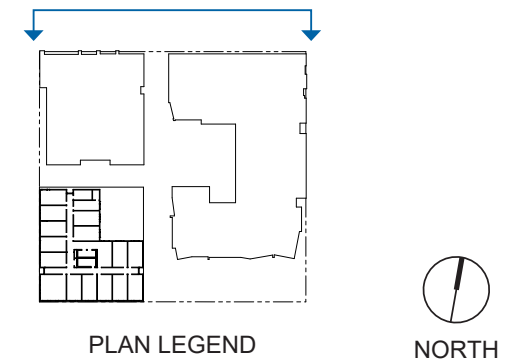




Center Steps Building B - Mixed use 6 stories of residential over 1 story of commercial (73') max. zoning 85' SMUP-85.

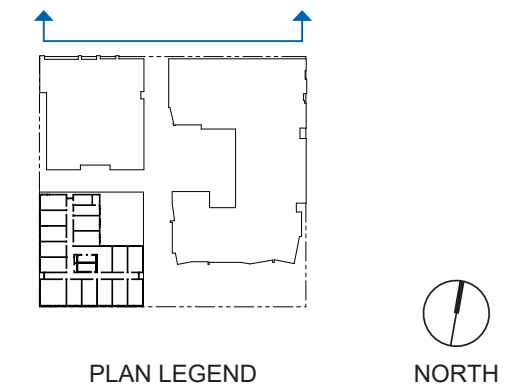
Center Steps Building A - Mixed use 8 stories residential with commercial at ground plane along Roy Street frontage. (+/- 84') max. zoning 85' SMUP-85.

① ROY ST LOOKING SOUTH

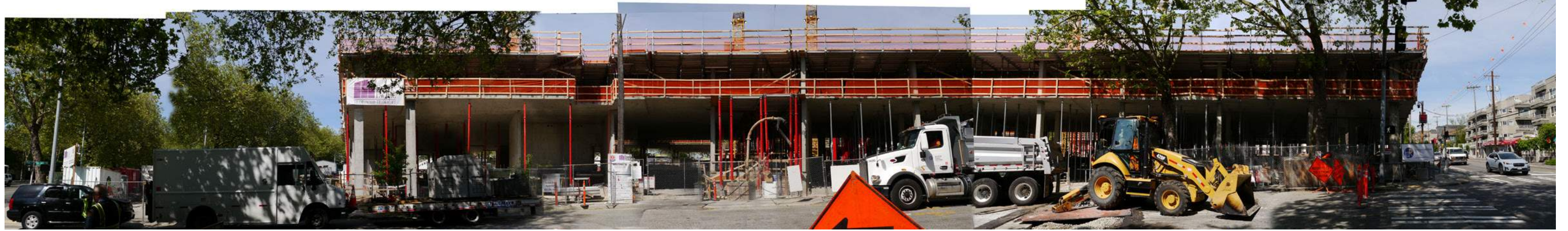


200 Roy Street Apartments - Mixed use 3 stories residential over 1 story of commercial (45'). Current zoning 65'.

② ROY ST LOOKING NORTH

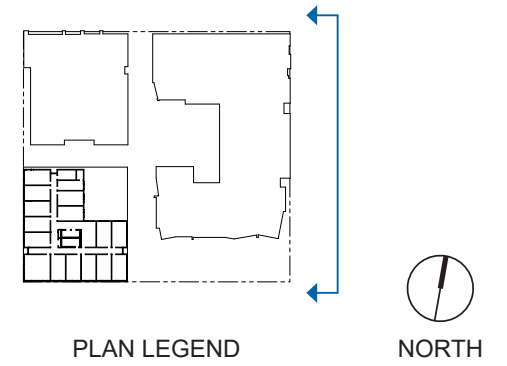


STREETSCAPES



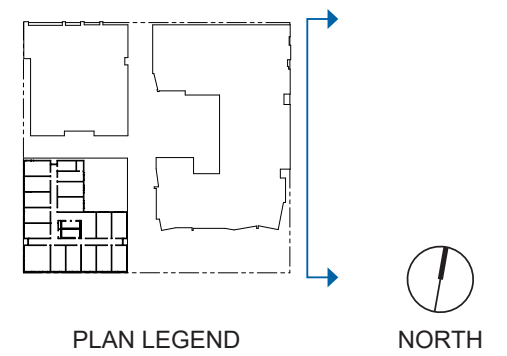
Center Steps Building B - Mixed use 6 stories of residential over 1 story of commercial (73') max. zoning 85' SMUP-85.

① 3RD AVE N LOOKING WEST



Mercer Street Parking Garage - (+/- 25') Current zoning SMUP-85.

② 3RD AVE N LOOKING EAST



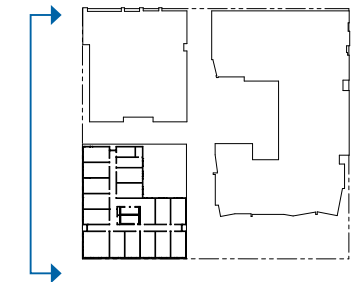
2+M BOUNDS FACING 2ND AVE



Center Steps Building A - Mixed use 8 stories residential with commercial at ground plane along Roy Street frontage. (+/- 84') max. zoning 85' SMUP-85.

2+M - Proposed development 6 stories of residential over 1 story of commercial at the ground floor. Arts & cultural facility proposed at Mercer frontage.vv

① 2ND AVE N LOOKING EAST



PLAN LEGEND



NORTH

2+M BOUNDS IN RELATION TO STRUCTURES OPPOSITE 2ND AVE



Single-Story Office Space (+/- 15') current zoning SMUP-85'.

2-Story Warehouse (+/- 25') current zoning SMUP-85.

② 2ND AVE N LOOKING WEST



PLAN LEGEND



NORTH

SEATTLE LAND USE CODE ANALYSIS - SM-UP-85 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 $\pm 77'-5''$ 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 = $5.25 \times 11,000\text{SF} = 57,750\text{ SF}$
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 = $57,750 + 4,101 = 61,851\text{ GSF}$
Additional FAR potential related to Parcel 2 ($5.25 \times 6,240\text{ SF} = 32,760\text{ SF}$)
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 $\pm 99'-0''$ along the Mercer Street frontage and a depth of $\pm 105'-8''$ 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 for 23.48.740, 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
 $375 + 172 (43 \times 4\text{sf}) = 547\text{ SF}$ 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 CITY WIDE AND UPTOWN NEIGHBORHOOD DESIGN GUIDELINES

This project is responding to both the citywide Seattle Design Guidelines (SDG) and to the recently adopted Uptown Neighborhood Design Guidelines (UNDG), adopted by the Seattle City Council on February 22nd, 2019.

CS2 URBAN PATTERN AND FORM

CS2-I: Sense of Place (UNDG)

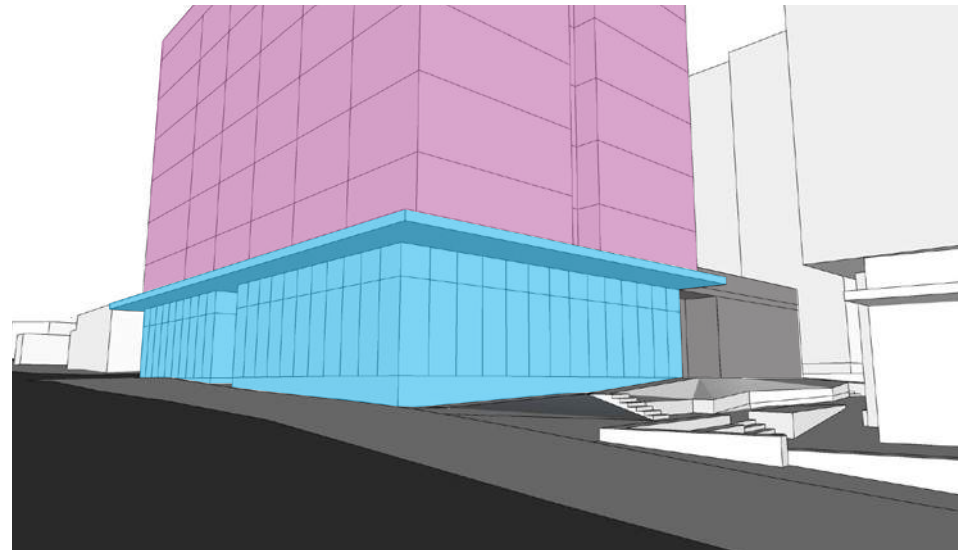
RESPONSE: The Mercer street frontage is proposed to have a high degree of transparency to maintain visual connection with the adjacent mid-block crossing and public plaza to the east along Mercer Street. The ground plane of the building will integrate public art on its north and east facades along the midblock pedestrian ways, and utilize the transparency along Mercer Street to showcase the activities of the Arts and Culture Facility, to be operated by Path with Art.

CS2-II: Adjacent Sites (UNDG)

RESPONSE: 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 recently revised and adopted Uptown Neighborhood 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 buildings of 85' height, with a transitional zone of 65' to the north of Roy Street. Consistent with the adjacent development the 2+M project will define the street wall by positioning the mass at the property line along the right-of-way establishing a reference datum for future development in the Mercer/Roy corridor.

CS2-III: Corner Sites (UNDG)

RESPONSE: It is proposed that the building meet the corner at the Mercer and 2nd Avenue intersection, and at the property line along the Mercer frontage, establishing a street wall for future development in the Mercer/Roy Corridor. Per the UNDG the direction is for building corners to meet street corners with the exception of designated 'Gateway' corners. The proposed structure turns the corner and then steps back at the street level residential use along 2nd Avenue North for compatibility with adjacent residential development to the north.



PL2 WALKABILITY

PL2-A: Accessibility (SDG)

RESPONSE: The primary and secondary commercial entrances are both fully accessible, allowing for entry from the primary Mercer Street façade and along the east elevation adjacent to the mid-block pedestrian way. Site constraints provide some limitations but we have made every effort to provide accommodation that feels integral to these entries.

The residential entry is differentiated from commercial entries by a change in materiality and fenestration. It is setback slightly and provides at grade access from the right of way via a porous grating that is ADA compliant and serves to preserve the health of the existing ROW trees.



PL2-C: Weather Protection (SDG)

RESPONSE: Overhead weather protection is proposed to wrap around the building from the residential entry at the west elevation to the southeast corner of the structure. While the floor to ceiling height of the commercial space is roughly 17 feet, the canopy's relative height varies, providing a more human scale at pedestrian ways. 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.

PL2-D: Wayfinding (SDG)

RESPONSE: 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 flanked by a landscape buffer. The residential entry will be further differentiated by water-porous materials at the ground plane and material finishes and punched openings at the adjacent office suites.

Recessed commercial entries will be clad to act as signifiers for points of entry and to create visual interest and variety at the ground plane where pedestrians engage most directly with the building.



SEATTLE CITY WIDE AND UPTOWN NEIGHBORHOOD DESIGN GUIDELINES

DC2 ARCHITECTURAL CONCEPT

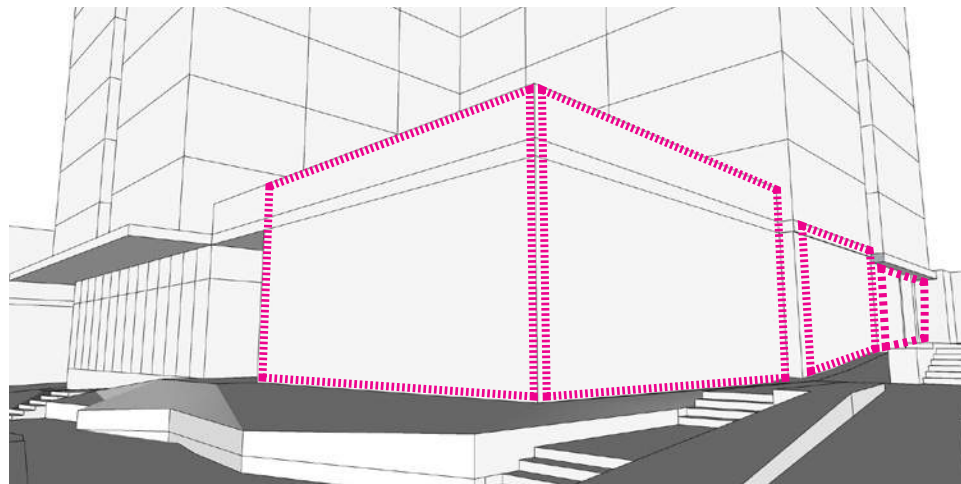
DC2-I: Architectural Context (SDG + UNDG)

RESPONSE: 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 Roy Street. It is proposed that the building meet the property line at the Mercer frontage, establishing a street wall for future development, holding the corner and then stepping back at the street level for compatibility with adjacent development to the north.

The project as proposed shares a similar approach to massing as the adjacent development at 225 Roy, maintaining a consistent approach to massing along Mercer Street. On the interior, the preferred alternative reduces mass to allow for a more open interior space and the creation of an interior court along the mid-block crossing.

DC2-II: Blank Walls and Retaining Walls (SDG + UNDG)

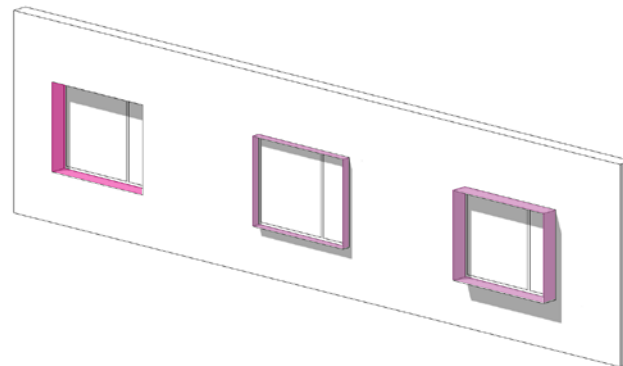
RESPONSE: Because each of the building facades faces a public way, every elevation requires consideration of how it engages the public realm. Like all buildings, however, there are service and infrastructure requirements for both the commercial and residential portions of the building. This results in segments of the facade that are necessarily blank. This project proposes to integrate murals along these blank sections and to work with the Uptown Alliance and UACC to select an artist and design for the murals on the north and east elevations. Path with Art students would then paint the mural with oversight from the artist. This concept has support from the community and will provide visual interest on the blank walls at the ground floor.



DC2-III: Secondary Architectural Features (SDG + UNDG)

RESPONSE: The principal commercial entry is proposed at roughly 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 entirety of the roughly 4,000 SF commercial space. While the majority of the commercial frontage is proposed to be storefront glazing to provide a high degree of transparency, it is proposed that panels of opaque material at regular intervals along the Mercer Street facade and at building entries. These panels will be high-quality materials providing texture and visual interest while establishing pattern and avoiding monotony.

Upper level articulation. Metal or fiber-cement panels are proposed at the upper residential floors. Providing a uniform plane with vertically oriented joints will establish a background plane for fenestration. The relationship of fenestration to the plane of the facade will be detailed to provide depth in relation to the relatively flat plane of the facade. The relationship of the windows to the facade plane are still being studied and their articulation will be achieved by framing and or the modulation of cladding color adjacent to the openings.



DC2-IV: Dual Purpose Elements (SDG + UNDG)

RESPONSE: Canopies at the commercial and residential entries will be of similar construction for visual continuity but will be differentiated to signify the different uses. The canopy at the residential entry will be shallower and narrower, focused on the location of the residential entry along 2nd Avenue. The residential entry is set back from the upper body of the building, providing a comparable degree of weather protection, and allowing for a reduction in the size of the canopy compatible with the residential use. The commercial canopies will be of a uniform depth and height as the sidewalk elevation falls in elevation to the east opening up the view to the public plaza along Mercer as pedestrians approach from the west.

DC4 EXTERIOR ELEMENTS & FINISHES

DC4-I: Building Materials (SDG + UNDG)

RESPONSE: Ground plane materials at the commercial facade 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 other architectural 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.

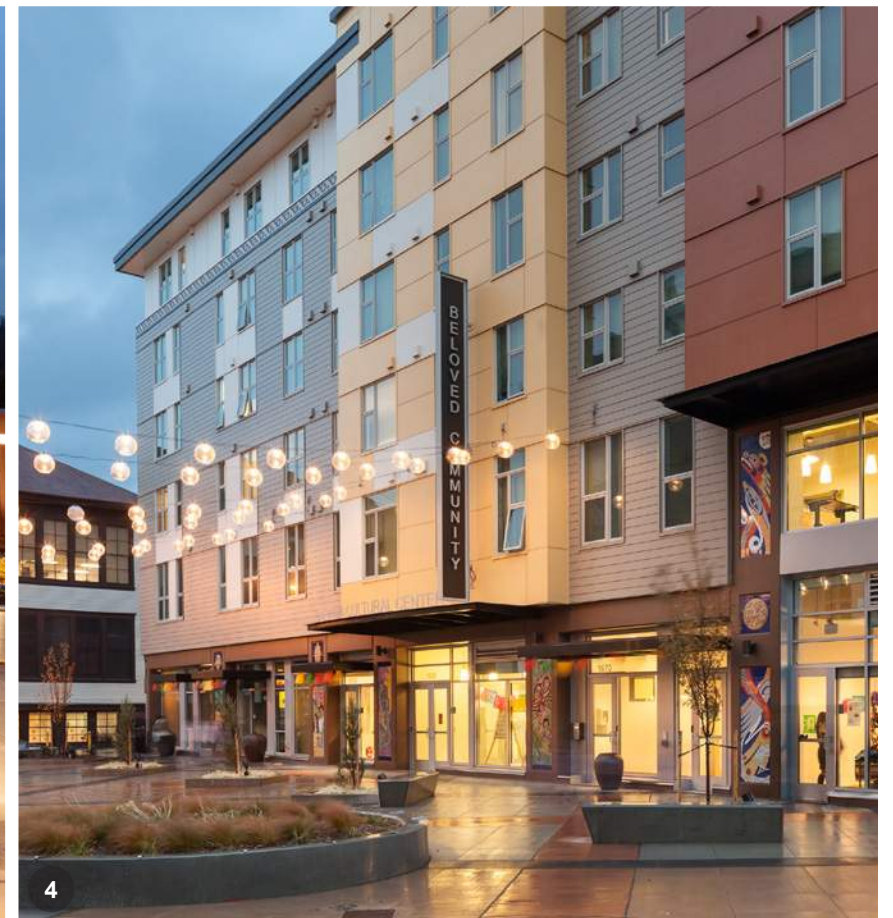
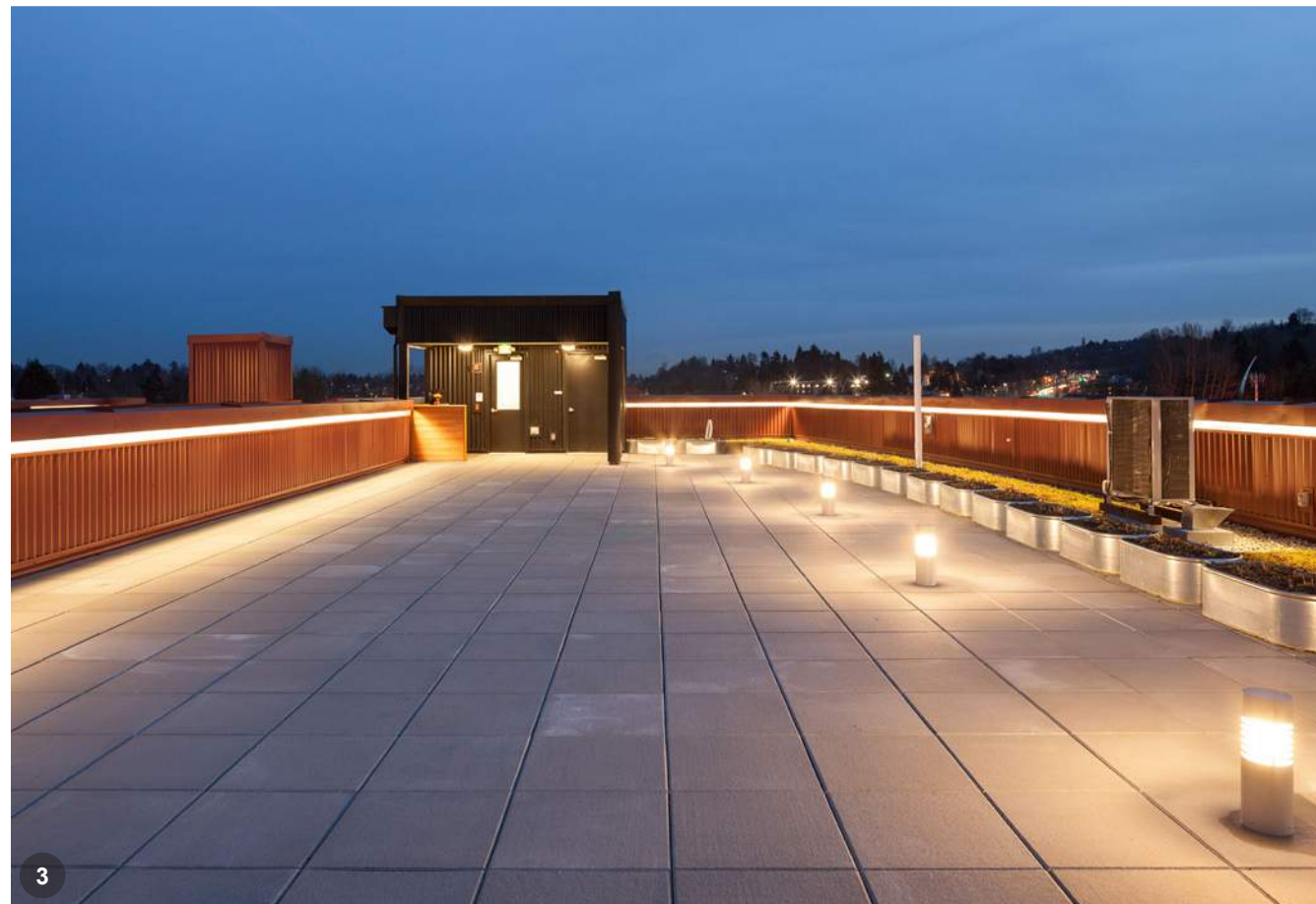
At the northeast corner of the ground floor level at the intersection of the pedestrian mid-block crossings the owner will be working with Path with Art and community members on the selection of artist to provide a mural facing the interior court.



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

Hoa Mai Gardens | Seattle Housing Authority | Yesler Terrace, Seattle, WA

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

Artspace Mount Baker Station Lofts | Mount Baker, Seattle, WA

Plaza Roberto Maestas | El Centro de la Raza | Beacon Hill, Seattle, WA

ABOUT

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



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



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



Plymouth Place | Plymouth Housing | Belltown, Seattle, WA

ABOUT THIS PROJECT

PROJECT CONTEXT

This Mercer Street site was previously occupied by a small City of Seattle pocket park, with surrounding parcels owned by the Kreielsheimer family. It is proposed to serve 93 residential units and a Path With Art arts facility. The project is 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 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 reducing 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 locate the residential entry along 2nd Avenue N., and orient the commercial use along Mercer Street to face the public plaza and the mid-block pedestrian way to the east.



LEGEND: SMR PROJECTS

Artspace Mount Baker Station Lofts | Artspace | Mount Baker, Seattle, WA

Plaza Roberto Maestas | El Centro de la Raza | Beacon Hill, Seattle, WA

Artspace Hiawatha Lofts | Artspace | Jackson Place, Seattle, WA

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 homes for residents of other Plymouth properties who have an established record of stability and who 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 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

COMMUNITY OUTREACH

DESIGN COMMENTS

UACC Meeting Notes – at KEXP on Feb. 20, 2019
John Torrence of Plymouth Housing introduced the Arts and Culture Facility Operators, Path with Art. PWA presented their presentation.

The majority of the discussion was focused on the resident population and programmatic issues. Design questions/comments included:

- What about sound isolation for the residents?
 - o Plymouth is committed to delivering the highest quality to our residents. We will have an acoustics consultant that will help us make sure that the residents are minimally impacted by sound coming from the Path with Art space.
- When is the project going to be delivered?
 - o Targeting July, 2021

Community Meeting Notes – March 13th, 2019
5:30pm at Cornish Playhouse

The majority of the discussion was focused on the resident population and programmatic issues. Design questions/comments included:

- Any zoning perks for Arts?
 - o SMR: Yes, there is an allowed deduction from FAR for qualifying Arts and Culture Facilities equal to the area dedicated for that use.
- Physical art outside?
 - o Yes, art integrated into the facade is proposed and the artist will be selected by a committee that includes community members.

Uptown Alliance LURC Meeting Notes – at KEXP on March 19, 2019

Tim Parham (PH) and Michael Davis (SMR) presented on the 2nd & Mercer project.

Design related Questions/Comments:

- Is there parking? Any curb cuts?
 - o There is no parking at the 2nd and Mercer project. We are requesting a 5' curb ramp on 2nd Ave North for the disposition of refuse.
- There are no balconies. It's a simple design. The interior of the windows (i.e. shades, etc.) will be

important to make the building interesting.

- Can there be some color on the building?
 - o Plymouth and SMR are still in the schematic design phase, and adding color is still a possibility.
- Are you thinking art will take up the entire side of the building? Because that would be cool.
 - o We are still exploring options as far as art on the building.
 - We've been okay with the use of Hardie (fiber-cement panels). Putting money into the pedestrian experience with art is more important than the building materials.
 - o We are in a unique situation where we have pedestrian pathways on all four sides of our building.
 - Being intentional with how PWA programs the window space will be important as this is a prominent corner.
 - You know how much we support affordable housing and breaking down stereotypes. This project will set the standard. The building needs to be interesting.
 - Can you speak to how you are compatible with the 225 Roy project?
 - o Continuity with the Mercer street frontage, regularized fenestration grid, building massing, and the use of similar finish materials.
 - We (LURC) encourage you to use materials that are pleasing to the eye. We're focusing on the bottom portion for pedestrian experience, but the upper floor needs more attention.
 - I like the window sizing.
 - Where is the residential entrance?
 - o The residential entrance is on 2nd Ave N.
 - One thing Holland America does well is designate the smoking areas and have trash cans on the street. Lots of tenants smoke there. How do you plan on mitigating this?
 - o We have an area designated for smoking. There will be trash receptacle for cigarette buds and any trash.
 - What is your plan to make the tree roots more breathable?
 - o Its Plymouth's intent to retain the trees. We will also be extending the sidewalk on 2nd Ave N, which should help address some of those concerns.
 - I encourage you to check out RINO arts district in Denver, murals in Melbourne, AUS, and an are outside of Miami to see how they integrate art on buildings.



CORNISH PLAYHOUSE



KEXP