

Monday, September 23, 2019

LURC Meeting

Byrd Barr Place

Attendees

LURC Jeff Floor
Bill Zozel
Tova Cubert
Mike Moedritzer
Joy Jacobson
Donna Moodie

Presenters

Katy, Liz, Tim, Phuong- Plymouth Housing
St. Francis House
Grace Kim- Schemata

Dan Swallow- Intercorp
Ray Johnston, Michael- Johnston Architects
Clara- Karen Kiest Landscape Architects

Community

Noah Johnson

Plymouth Housing/St Francis House project at 12th & Spruce

- Presentation
 - Plymouth mission
 - Housing First
 - Housing as a human right
 - Serve chronically homeless individuals (not families)
 - Tenants come from county list generated using HUD scoring
 - Social service case workers on site
 - 24/7 staffing, live-in staff
 - St Francis House
 - No ties to any church
 - Schemata is TI architect
 - Provide food & clothing, furniture, baby supplies, toiletries
 - Project:
 - 103 units plus 3 staff units, full studios with kitchens and baths
 - Space for St Francis functions
 - Parking for volunteers
 - Public funding
 - Construction start in 2021
 - Ground-floor commercial (café)
 - 15-20 staff on-site overall
 - Social workers
 - Nursing clinic
 - Resident amenities
 - Eyes on the street relationship to community
 - Design comments

- NC zone with P-zone overlay
- Dumping of furniture has been a past problem, to be dealt with. New security measures in place.
- Not an urban rest stop
- Community integration
- Community meeting space
- Housing for individuals, not families
- Ground floor to be retail-like in appearance: entry courtyard with "café" like space and clothing "shop", blinds to stay open
- Massing shown- looks appropriate, setback at entry

Lighthouse Townhomes

- Presentation- Intercorp and Johnston Architects
 - Dan Swallow- Intercorp; Ray Johnston, Michael- architects; Clara- Karen Kiest LA
 - 2 sites bisected by currently unimproved alley
 - Bounding streets: 24th, 25th, Plum, Hill, not far from new Rainier Ave light rail station
 - Zoned C1 40' with added upzone ht of 75'. Not using upzone's added ht, Below ht and FAR limits
 - 3 "exceptional" trees on site- one saved, one moved and one lost and replaced
 - Proposing 62 townhomes, 4 Live-work units and 59 prkg spaces
 - Prkg to be provide at near 1: to appease neighborhood concerns despite reduced requirement.
 - Existing community packed with new TH development
 - Existing apt bldg at SW corner not included in project
 - Power line setbacks req'd
 - Design:
 - Work with topography, units/bldgs. step with slope
 - Façade and frontage variation added, break up the boxy look
 - Stoops/porches with canopies added and paired where possible- engage the street
 - New modulation, decks and projections, added roof variety and fenestration
 - Curves added to landscape plan concept
 - Art work- mosaic and seat wall at saved tree
 - Connections thru site E-W and N-S through both blocks
 - Proposed siding mat'ls: wood, metal panel, fiber-cement in 2 colors
 - Units proposed as condos
 - LURC/public comments/concerns
 - Italian cultural history references might be more appropriate for this location
 - Public and private realms ambiguous in definition and separation
 - Like units at block ends turned toward side streets
 - LURC supports proposed departures
 - Design team seeking support at Design Review