

Monday, October 28, 2019

# LURC Meeting

Byrd Barr Place

## Attendees

LURC Jeff Floor  
Bill Zozel  
Tova Cubert  
Mike Moedritzer  
Joy Jacobson

## Presenters

Katy Randall, Tim Parham- Plymouth Housing  
St. Francis House  
Kate Smith, Douglas Ito- SMR Architects

Bradley Khoury- Architect  
Sloan Ritchie, Noah Green- Cascade Build Construction Co

## Community

Noah Johnson (future LURC member?)  
Muhammad Arar (future LURC member?)  
Jay Johnson (future LURC member?)

## 8-story apartment Building on 24<sup>th</sup> Avenue Project (Brad Khoury and Sloan Ritchie)

- Presentation
  - Project proposed at 1419 & 1423 24th Ave, just north of Liberty Bank Bldg
    - All-residential structure for 107 units, stories (construction type as yet undetermined) no commercial, no parking, except for much bike parking
    - MHA upzoned site to NC2 75' ht limit; across street is LR2 zone
    - Demo two houses, respect neighborhood character- existing and new (several projects of townhouses proposed at other end of block)
    - This is community outreach
    - Nov 21st is EDG meeting
    - EDG alternatives include donut, H, and 2-bldg courtyard. Latter is preferred
    - Units facing street, west and courtyard
    - Roof deck and top-floor indoor amenity
    - Façade setback 10 feet at ground floor
    - Facade design to reference bldgs. to left and right
    - Passive House (PH) design is part of proposal. Have done successful PH bldg in Columbia City. Not expecting large cost issues with PH design
  - Comments/questions:
    - Tova- consider including ground-floor commercial. Response, out of place with context of LR2 opposite and townhomes to north.
    - Jeff- maybe design ground floor for alter conversion if market shifts
    - Mike- Property line side walls facing north and south need design treatment

- Joy- consider acoustic issues in narrow courtyard. Response- to be considered. To date the courtyard design has been more about light and air
- Brad- looking for LURC support at EDG meeting upcoming

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

- Presentation
  - More on proposed project shown last month
    - Site at corner of 12th & Spruce
    - Upzoned to NC3 75' (MHA); MR across alley, LR & NC across street; new juvie facility is kitty-corner
    - Scott Lien project proposed on land to south
    - Site at transition zone between Little Saigon, Yesler Terrace, Seattle U, and Central District
    - Art, mural, place-making integrated into design
    - Topography a big factor in design- 18' up to alley from street
    - Height, bulk, scale to match neighbors and proposed neighbors
    - Setback to reference LR in back
    - Proposing 100 studio units on floors 3-7 (incl 3 staff units); 20 per floor
    - Level 3 is Plymouth mgt space, social workers, amenity
    - St Francis to occupy Level 1 (as a condo)
    - Levels 1-2 facade designed with commercial language
    - L-shaped building. open to southwest, holding the site corner with bldg mass
  - EDG issues:
    - Departure request for no top-floor setback at 12th (Mike- solar access issue)
    - Departure request open space calc to include indoor amenity
    - Courtyard entry with café space at ground floor; artwork, screens incorporated
    - Parking at alley for mostly-senior volunteers
    - Green roof at low element off alley
    - New sidewalk req'd on 12th
    - Joy suggests oversized curb bulbs These would replicate the other curb bulbs on 12<sup>th</sup>, and they aid pedestrian crossing. Eventually there will be more housing on the east side of 12<sup>th</sup> north and south of the Juvenile Justice Center, so we can eventually expect more pedestrians in the vicinity.
  - Administrative Design Review process
    - Design team looking for LURC support in form of a letter to SDCI planner
    - Anticipate City's internal review in late Nov or early Dec