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2
3 BEFORE THE HEARING EXAMINER FOR THE CITY OF SEATTLE
4

5 In the Matter of the Appeal of)

6 **SUZANNE LASSER M.D. ET AL.**)

7 From a decision issued by the Director,)
8 Seattle Department of Construction and)
9 Inspections)

) Hearing Examiner File:
) **MUP-16-018 (DR)**

) Department Reference:
) 3020860

) **DECLARATION OF KEVIN**
) **TABARI IN SUPPORT OF**
) **MOTION TO DISMISS**
10)

11
12 I, Kevin Tabari, declare under penalty of perjury as follows:

13
14 1. I am an architect employed by PUBLIC 47 architects, and was hired by the
15 Applicant in the above-referenced land use appeal (Epic Property Management, LLC) to
16 perform design work on the subject project, including handling public meetings and
17 submissions in connection with Design Review Board's review of the project. I make this
18 statement from personal knowledge and am competent to testify to the matters stated
19 herein.

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21 2. The documents attached to this Declaration as Exhibit 1(a) through Exhibit
22 1(c), inclusive, were included in a slide deck I presented to the Design Review Board for
23 the Board's recommendation meeting of April 13, 2016.

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3. The documents attached to this Declaration as Exhibit 2(a) through Exhibit 2(c), inclusive, were included in the packet of materials submitted to the Design Review Board for the Board's recommendation meeting of April 13, 2016.

4. The documents attached to this Declaration as Exhibit 3 were submitted to the City after the Board's recommendation meeting to demonstrate the project's compliance with the conditions noted in the Board's recommendation.

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

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Dated at Seattle, Washington this 17th day of October, 2016.

By 
Kevin Tabari, AIA

EXHIBIT 1(a)

DEPARTURE REQUESTS

Departure Request #3: SMC 23.54.030 G1 Sight Triangle

Standard:

For two way driveways less than 22 feet wide, a sight triangle on both sides of the driveway shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway with a sidewalk.

Proposed:

Allow for a reduction in driver's side sight triangle from 10' to roughly 8' and supplement with visual warning device and/or mirrors

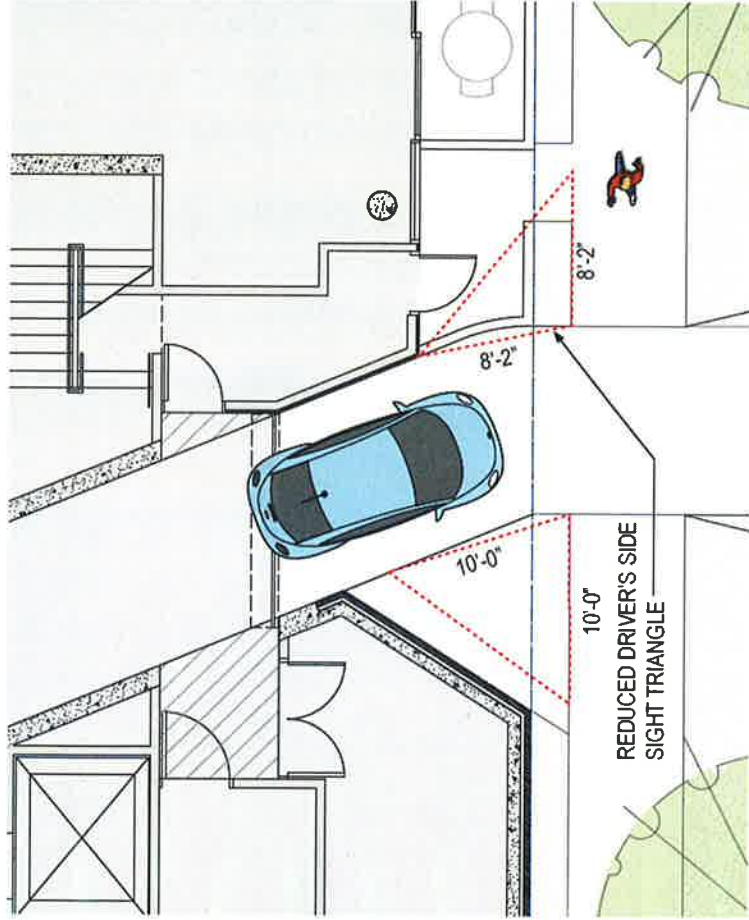


EXHIBIT 1(b)

MASSING AT WEST EDGE

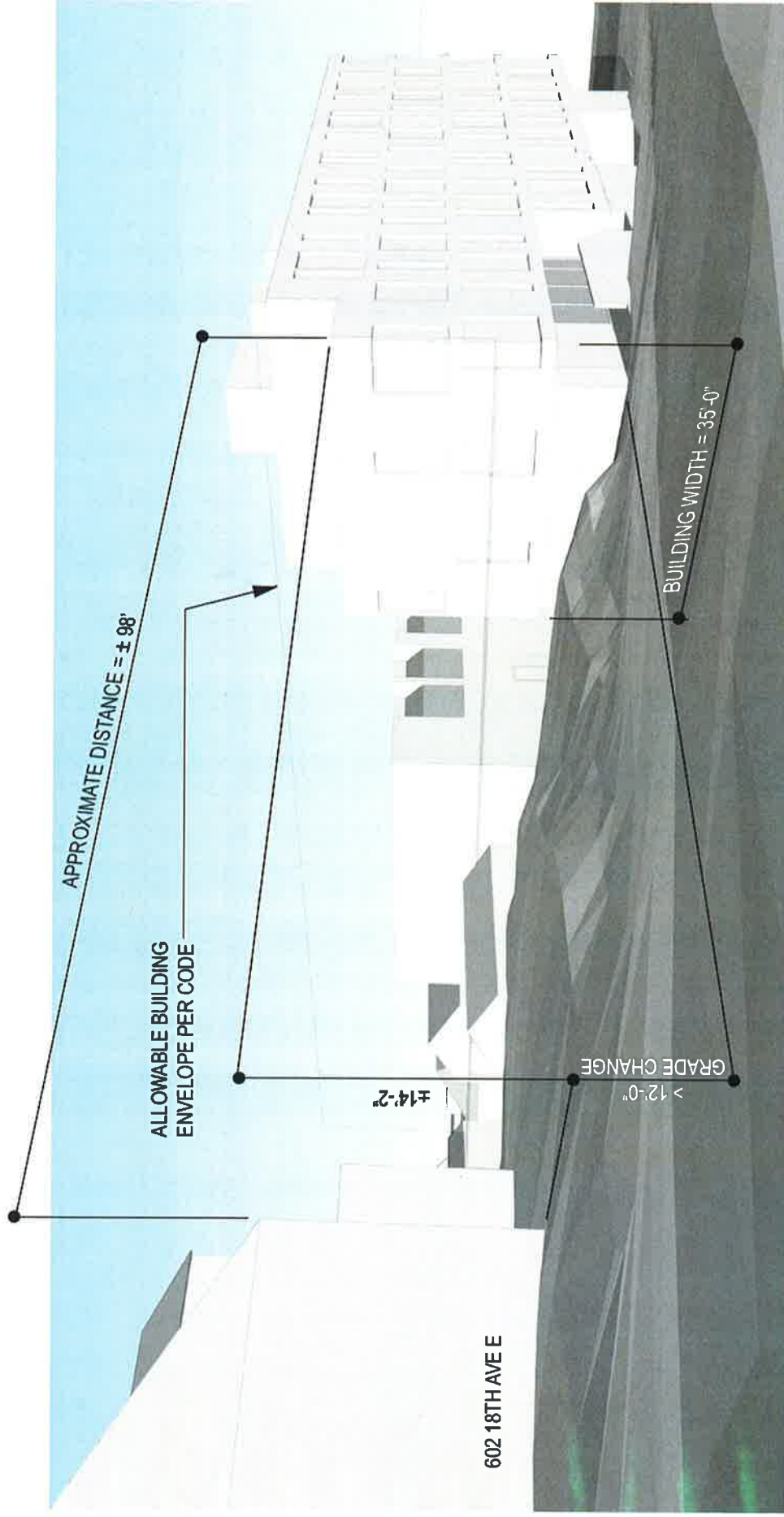
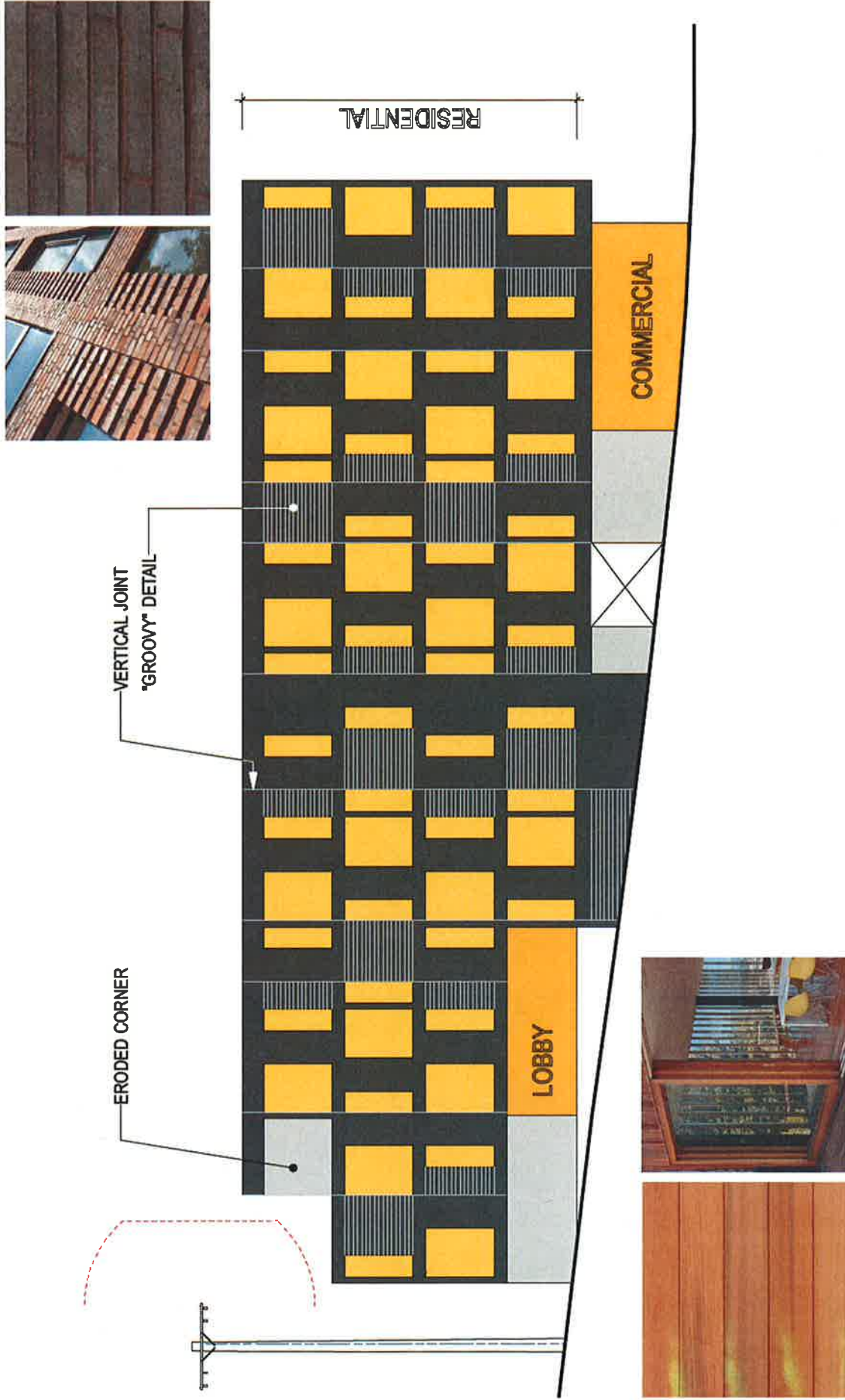


EXHIBIT 1(c)

ELEVATION DIAGRAM: SECONDARY DETAILING



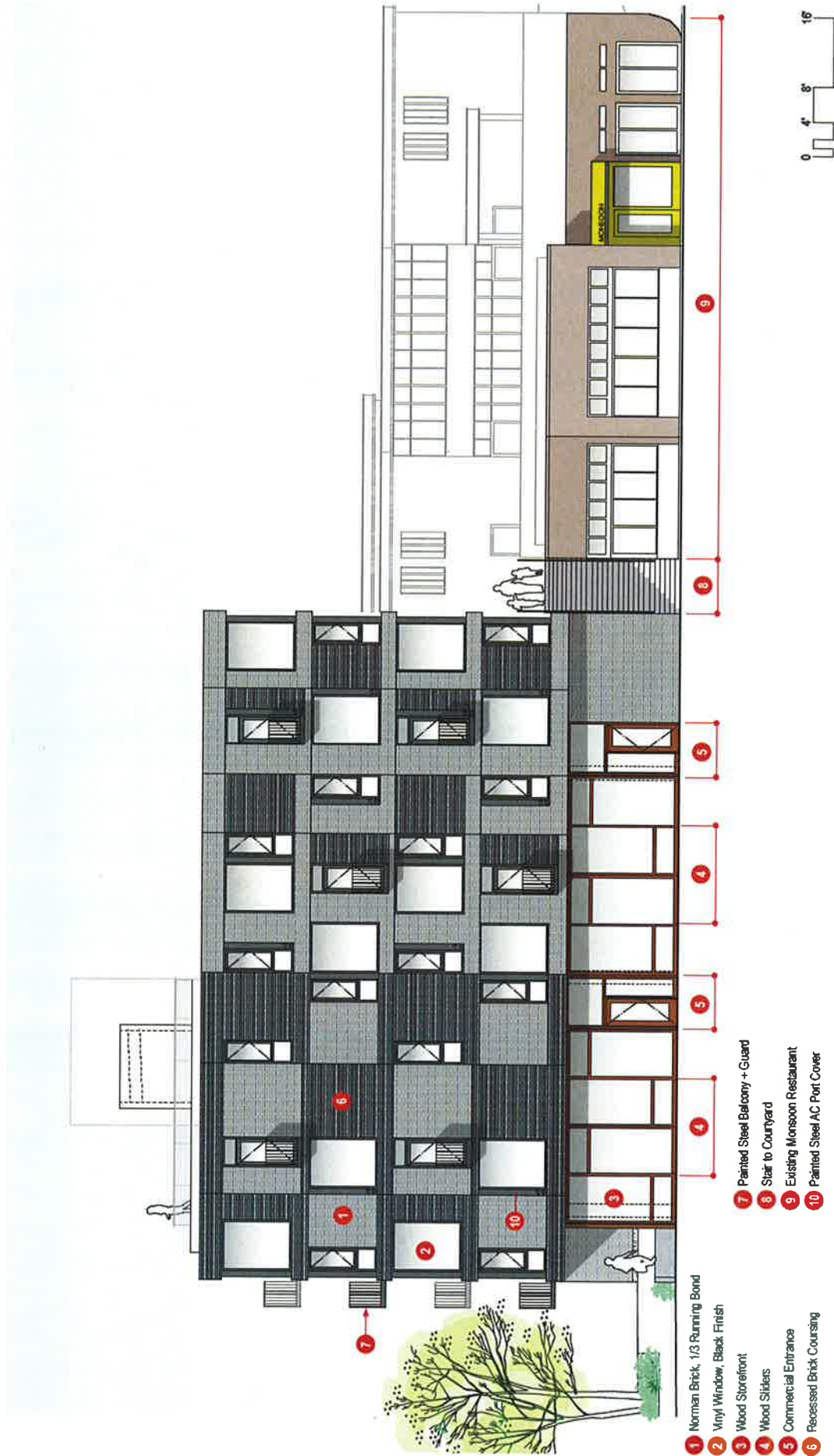
SOUTH (E MERCER STREET) ELEVATION



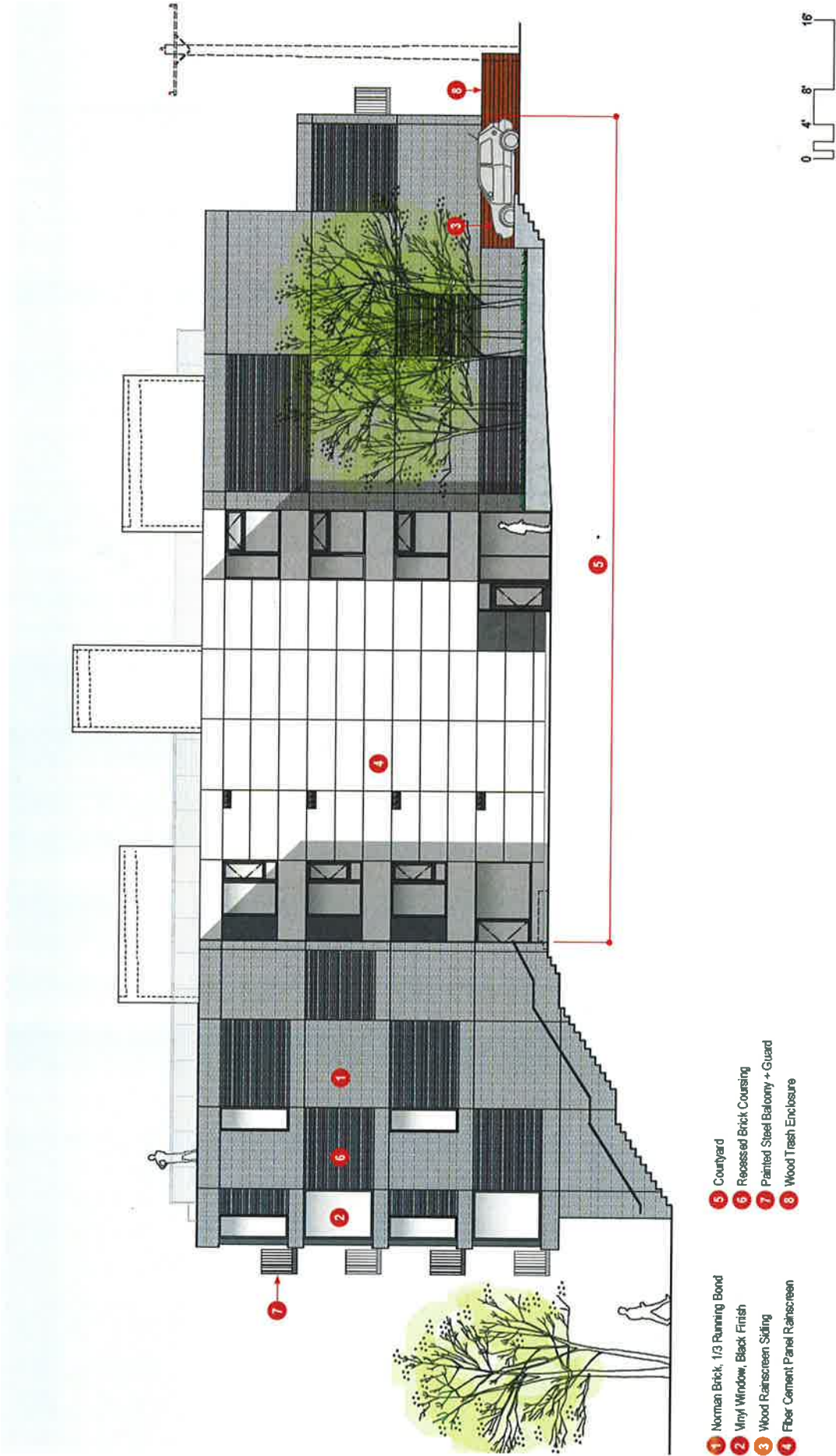
- 1 Norman Brick, 1/3 Running Bond
- 2 Vinyl Window, Black Finish
- 3 Wood Storefront
- 4 Wood Sliders
- 5 Wood Rainscreen Siding
- 6 Recessed Brick Coursing
- 7 Painted Steel Balcony + Guard
- 8 Integrated Brick Screen
- 9 Recessed Garage Entry
- 10 Cast in Place Concrete
- 11 Wood Trash Enclosure
- 12 Painted Steel AC Port Cover

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EAST (19TH AVENUE E) ELEVATION



NORTH (COURTYARD) ELEVATION



- 1 Normen Brick, 1/3 Running Bond
- 2 Vinyl Window, Black Finish
- 3 Wood Rainscreen Siding
- 4 Fiber Cement Panel Rainscreen
- 5 Courtyard
- 6 Recessed Brick Cousing
- 7 Painted Steel Balcony + Guard
- 8 Wood Trash Enclosure

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WEST (ALLEY) ELEVATION



- 1 Norman Brick, 1/3 Running Bond
- 2 Vinyl Window, Black Finish
- 3 Wood Rainscreen Siding
- 4 Fiber Cement Panel Rainscreen
- 5 Courtyard, Beyond
- 6 Recessed Brick Coursing
- 7 Painted Steel Guard
- 8 Wood Trash Enclosure
- 9 Mercer Professional Building

EVENING VIEW ACROSS 19TH AVENUE EAST



MATERIALS + DETAILING

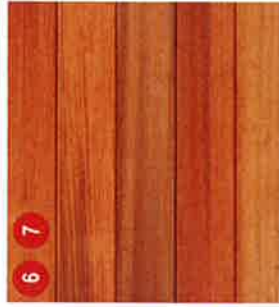
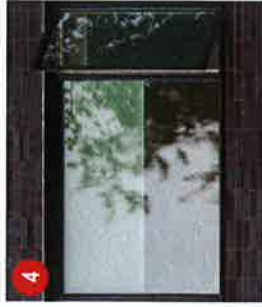
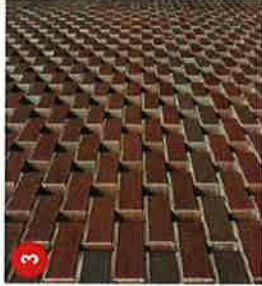


EXHIBIT 2(a)

VIEW LOOKING SOUTH DOWN 19TH AVENUE EAST



VIEW LOOKING WEST UP EAST MERCER STREET



RESIDENTIAL ENTRANCE OFF EAST MERCER STREET



STREET FRONT ALONG 19TH AVENUE



EXHIBIT 2(b)

URBAN DESIGN ANALYSIS

Orientation

The subject property is at the corner of East Mercer and 19th Avenue East in Seattle's Capitol Hill neighborhood. A surface parking lot occupies the southern third of the property. The Mercer Professional, an amalgamated structure, developed as a series of additions and renovations over the past five decades occupies the remainder of the site. The subject property sits on a block that accommodates both single and multi-family housing, office space, and commercial storefront along 19th Ave E. The block to the north of the site is the home to Saint Josephs Church and School, a major landmark in the area. The subject property is along the primary commercial corridor of the neighborhood, which defines the eastern edge of Capitol Hill.



- 1 Mercer Prof. Building (Project Site)
- 2 St. Josephs Church
- 3 St. Josephs School
- 4 Jubilee Womens Center
- 5 Russian Community Center
- 6 Parkside Apartments
- 7 The Park Apartments
- 8 19th and Mercer Mixed-Use Building
- 9 Seattle Housing Authority

EXHIBIT 2(c)

SOLID WASTE

Solid waste and recycling storage is to be located behind the residential lobby on the 2nd floor, off the alley, in the SW corner of the building. It will serve both residential and commercial spaces. The floor elevation of this room is lower than the adjacent alley, so a ramp will be required to negotiate the change in grades. Access to the ramp and trash area will occur at the intersection of the alley and East Mercer Street to take advantage of the lower grade at that corner of the property. This allows for the ramp slope to be minimized to roughly 5%, while maintaining accessibility to the alley for collection by waste contractors. A large, secured, swing gate will close off the ramp when not in use and will appear seamless with adjacent cladding. When opened the gate will partition the trash collection zone from the residential entry porch. SPU has approved this strategy. The proposed material palette is consistent with what was presented in the EDG packet. The primary cladding material is brick with carved out areas for commercial signage and residential lobbies rendered in wood storefront and siding. Residential windows are arranged in dynamic, but systematic manner that creates an even perforation to the brick box. An added level of detail is provided through recessed brick courings that negotiate offsets between windows and vertical expansion joints. Secondary materials are kept to a minimum and occur in isolated locations to preserve the overall simplicity and singular expression of the building.

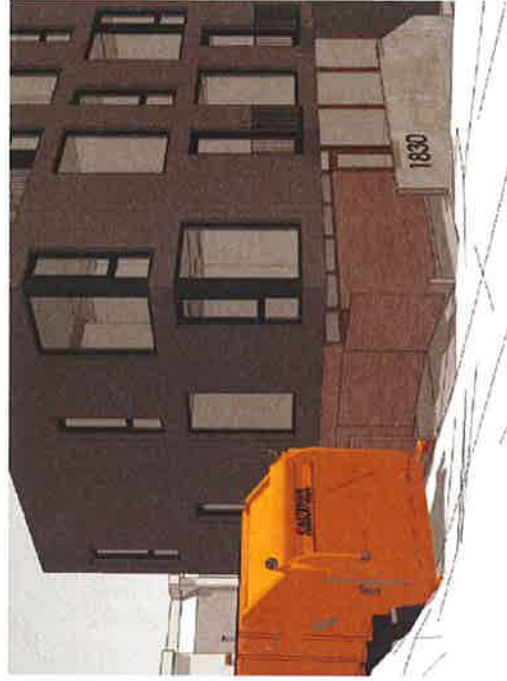
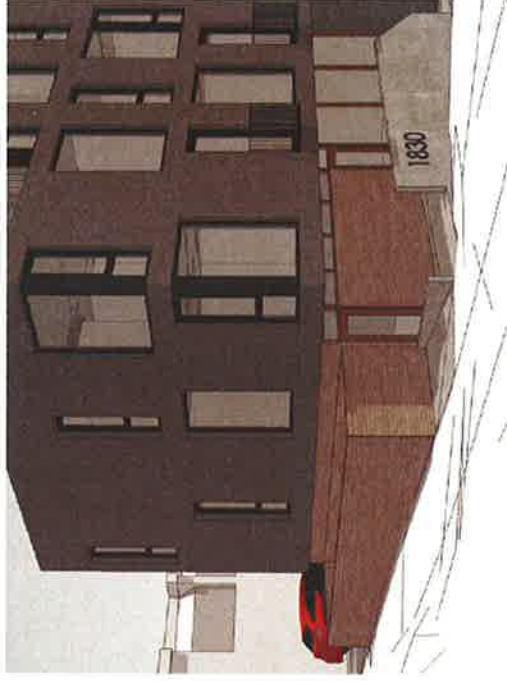
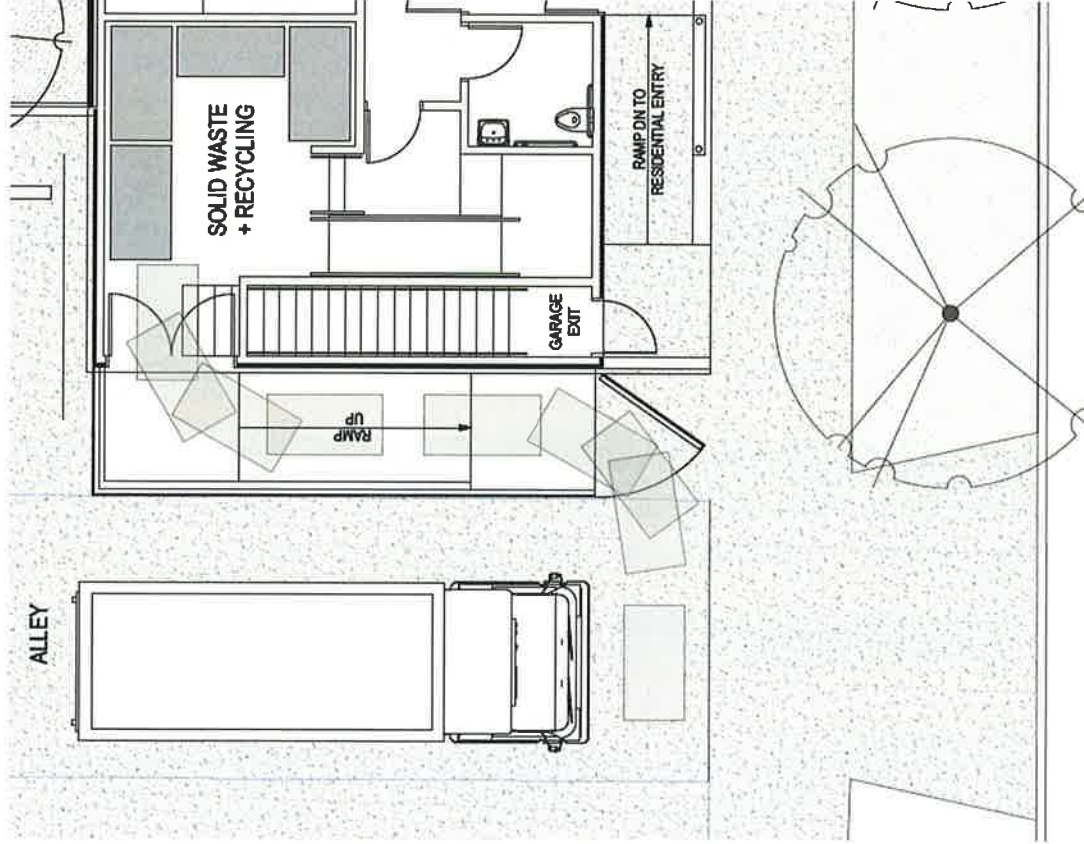


EXHIBIT 3

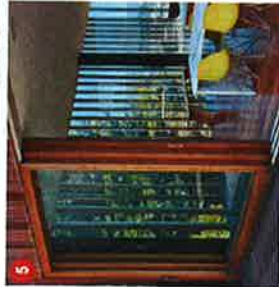
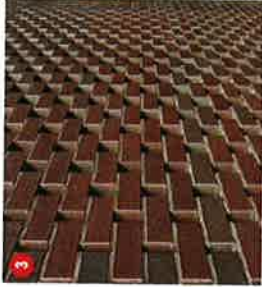
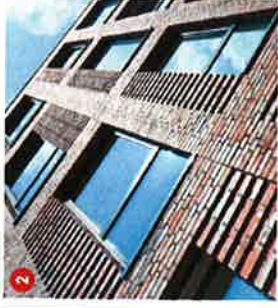
RESIDENTIAL ENTRANCE OFF EAST MERCER STREET



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1830 E Mercer Mixed-Use Building • June 2016

MATERIALS + DETAILING



- 1 Norman Brick: Mutual Materials "Coal Creek"
- 2 Recessed Brick Coursing
- 3 Integrated Brick Screen
- 4 Vinyl Window, Black Finish
- 5 Wood Storefront + Sliders, Sapele
- 6 Wood Rainscreen Siding, Sapele
- 7 Wood Trash Enclosure
- 8 Painted Steel Balcony + Guard
- 9 Architectural Cast-in-Place Concrete