

# 201 W HARRISON STREET

DPD #3007688

## EARLY DESIGN GUIDANCE

A Proposed Mixed-Use Development



NICHOLSON KOVALCHICK ARCHITECTS  
4302 SW ALASKA ST., SUITE 200  
SEATTLE, WA 98116  
206.933.1150

## ZONING CODE SUMMARY

### **NEIGHBORHOOD COMMERCIAL: NC3-65 ZONING**

Property Address: 201 W. Harrison St. Seattle, WA 98109  
PIN: 19892-00630  
Zone: NC3-65  
Overlays: Uptown Urban Center  
Mapped ECA: None  
Lot Area: 7,200sf

#### **Permitted Uses (23.47A.004):**

Uses permitted outright include personal and household retail sales and services, automotive retail sales and services, hotels and motels, eating and drinking establishments, offices, live-work units, and outdoor storage. Multi family structures and artist studio/dwelling are permitted outright in mixed-use developments.

#### **Street-level Development Standards (23.47A.008):**

*Blank Facades (23.47A.008.2):* Blank segments of a street-facing facade between 2-8 feet above sidewalk may not exceed 20' in width. Total blank facade segments may not exceed 40% of street facade width.

*Setbacks (23.47.008.3):* Street level and facing facades must be within 10' of lot line unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

*Transparency (23.47A.008.B2a,b):* 60% of street-facing facade that is 2-8 feet above the sidewalk must be transparent. Transparent areas shall allow unobstructed views from outside or, for live-work units, display windows that have a minimum 30" depth.

*Height and Depth of Non-residential Space (23.47A.008.B3a,b):* Non-residential spaces must extend an average of at least 30' and min 15' in depth from street-level facade, unless facade and depth requirements result in a space greater than 50% of structure's footprint. Non-residential uses at street level must have a minimum 13' floor-to-floor height.

#### **Structure Height (23.47A.012):**

Maximum Height (23.47A.012.A): 65 ft.

#### **Structure FAR (23.47A.013):**

Maximum FAR (23.47A.013.B): Residential and commercial uses: 4.75.

#### **Landscaping and Screening Standards (23.47A.016):**

Green Area Factor requirement of .30 minimum.

#### **Residential Amenity Areas (23.47A.024B1,2,4 & 5):**

Minimum useable open spaces: 5% of total residential gross floor area

All residents must have access to at least one residential amenity area and they may not be enclosed.

Ground level open space and roof deck must have a minimum horizontal dimension of 10', and a total area of at least 250sf. Above ground balconies or decks counted as open space shall all have a minimum horizontal dimension of 6', and a total area of at least 60sf.

#### **Solid Waste & Recyclable Materials Storage (23.47A.029):**

Multifamily (26-50 Units): 150sf (Front-loading)

Commercial (0-5,000 sf): 82sf (Rear-loading)

#### **Required Parking (23.47A.030 & 23.54.015):**

No minimum parking requirement for residential and non-residential uses within urban centers.

## DEVELOPMENT OBJECTIVES—ATTACHMENT A

### 1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The site is composed on one tax parcel located on the southwest corner of the 2<sup>nd</sup> Avenue Northwest and West Harrison Street intersection. The parcel is rectangular and measures 60 feet wide by 120 feet deep. An alley at the west side of the site connects to W Harrison Street and W Thomas Street.

The site currently contains only an on-grade parking lot for 26 vehicles.

The site slopes from the highest point on the northeast corner to the lowest point on the southwest corner. There is no vegetation on the site.

### 2. Please indicate the site's zoning and any other overlay designations.

The parcel is zoned NC3-65 in the Uptown Urban Center zone. Most of the surrounding area is zoned NC3-65 with areas to the west, near the shoreline, zoned C2-40 and IC-45.

### 3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The proposed site is located within a district primarily characterized by modern office buildings, along with some smaller historic brick apartment buildings and large-scale stucco apartment buildings built within the last decade. In addition there is a checkerboard of asphalt parking pay-lots and small 1-2 story office and commercial buildings. The general district is spacious and human-scaled (buildings of small to medium size generally) with views to the water but lacks specific smaller-scale parks. Western Avenue West and West Mercer Street are major nearby arterials.

In the immediate context, large-scaled, repetitive, and utilitarian structures surround the project site, clad in precast concrete, brick, concrete block and dark-tinted glass. The taller commercial buildings display strict window grids and exposed concrete columns reflective of their 1960s era, but the newer federal building northeast of the project site has a more postmodern presence. Across 2nd Avenue from the site is a large apartment building with an undulating stucco facade supported by a concrete base. To the west on Harrison Street are two 2-story commercial buildings, one with a brick veneer and the other clad in painted wood paneling, creating a large palette of materials nearby. All in all, the buildings and their materials create a large pastiche of buildings that are reflective of the era in which they were built.

The numerous commercial buildings nearby offer little to pedestrians, containing either parking garages or offices vacated after 5pm. Although most buildings have minimal setbacks, the streetscape is broken by blank walls, dark corners, and parking lots.

To the west are Western and Elliot Avenues that connect the downtown with Ballard and Magnolia and a scattering of commercial, warehouse and industrial buildings. On the other side of these major arterials is Myrtle Edwards Park, the Olympic Sculpture Park and the shoreline. From the site, some units will have views to the water as the topography slopes down towards the shoreline.

To the south, across Denny Way, is the Belltown District. Denny Way forms a heavily trafficked border between Belltown and the designated 'Uptown Urban Center' districts. The Belltown edge is characterized by a mixture of mostly smaller scale commercial buildings, some eating establishments and a few apartments. The Uptown edge has a similar mixture but the lack of pedestrian connections and heavy vehicle use seem to divide the districts from one another.

Three blocks to the east is the large complex of the Seattle Center with the plaza of the Key Arena fronting onto 1st Avenue North. Although this space does generate event related activity, it does not have the consistent use of the Great Lawn and Fountain or the Mercer Street neighborhood commercial district.

To the northeast, at Mercer Street and Queen Anne Avenue, is the first defined and significant commercial node in the area with a variety of stores, eateries, offices and public buildings.

**4. Please describe the proponent’s development objectives for this site, indicating types of desired uses and approximate structure size(s), as well as any potential requests for departure from development standard.**

The property owner’s objective, as illustrated in the preferred alternative, is to construct a new 6-story, 36-unit apartment building with 1,400 SF of ground level retail space and 5 live/work units over a below-grade 21-car parking garage accessed from the alley.

The residential apartments would be arranged in a U-shaped configuration that allows for all apartment units to maximize views and natural light. A private courtyard would be created above the parking level. The main pedestrian entry to the building would be through a residential lobby on 2nd Avenue Northwest.

Open space would be provided by a combination of the courtyard, and individual decks.

## DESIGN RESPONSE TO CONTEXT

Because the project site is centered in a pastiche of concrete and brick buildings that are institutional in character and scale, emulating the site’s context literally would be contradictory to the goals of this project. These commercial buildings are all representative of the time in which they were built, and therefore this project will be reflective of the current era, with a modern and distinctive feel. The design will be contrasting but compatible with its context. The compatibility will come inherently from the constraints imposed by the land use code, namely bulk and scale. Important qualities of the building will come from an emphasis on certain design review priorities like “Corner Lots” and “Human Activity.”

For information on the sustainable goals and design review priorities which we have identified as project shapers please see page 14.



# SITE CONTEXT



ZONING, URBAN VILLAGE BOUNDARY, & PEDESTRIAN OVERLAY MAP



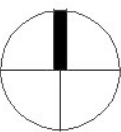
VICINITY MAP



ENVIRONMENTALLY CRITICAL AREAS & CONTOURS OF VICINITY



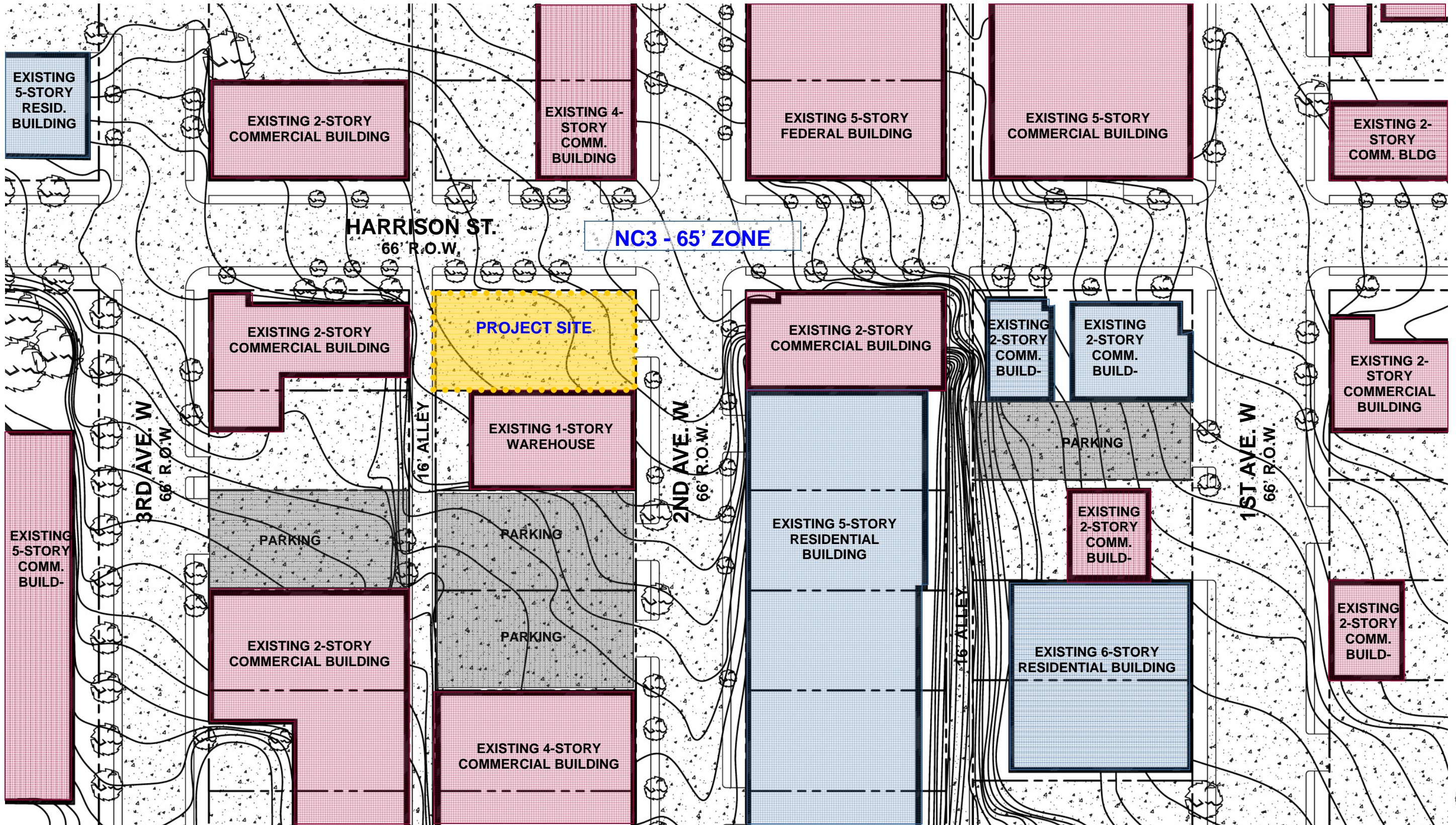
PROXIMITY MAP





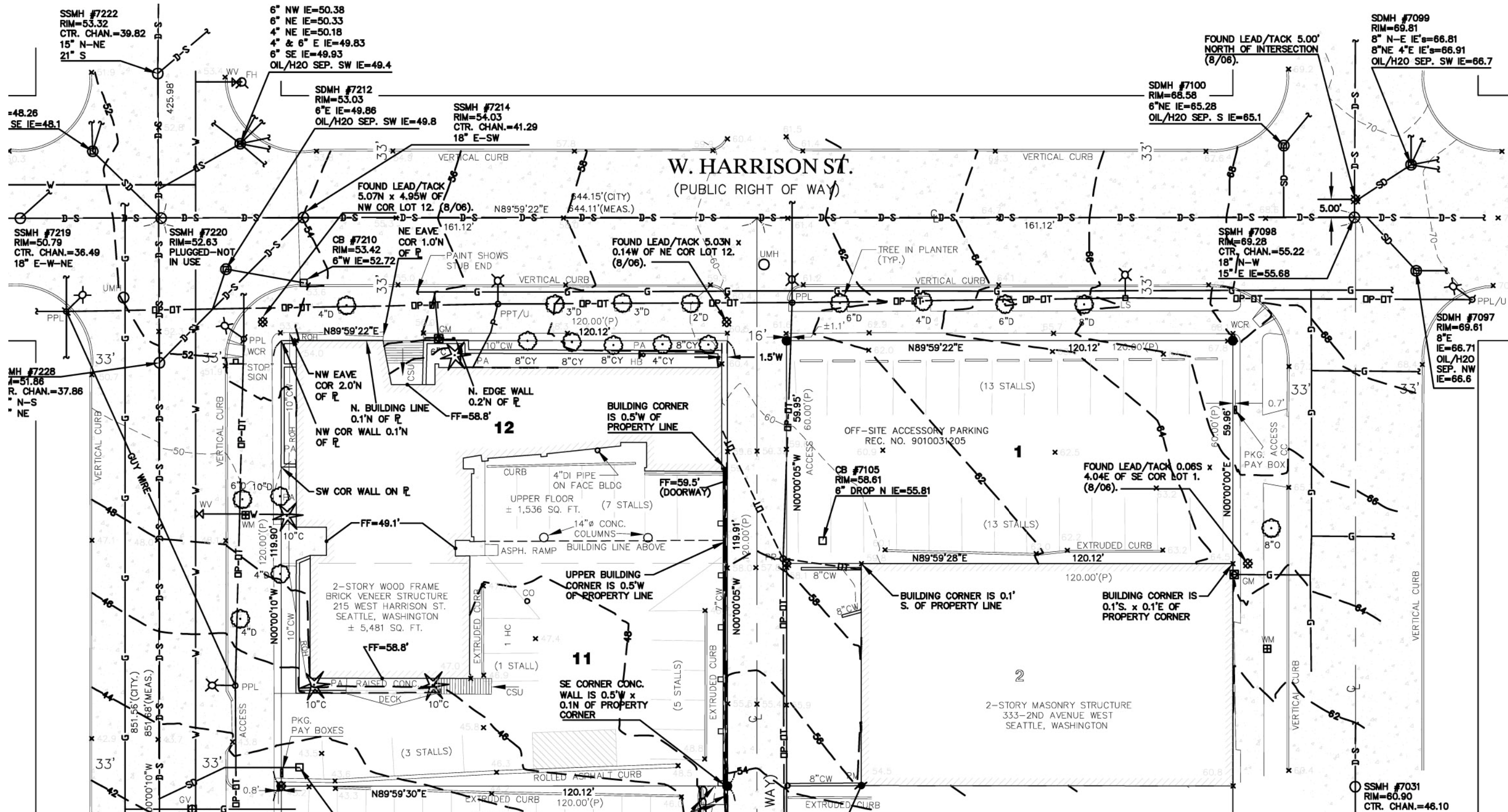
**SITE CONTEXT: EXISTING SITE**

RESIDENTIAL COMMERCIAL PARKING GARAGE





# SURVEY (N.T.S)



EARLY DESIGN GUIDANCE

201 W Harrison Street

Proposed Mixed-Use Development



**SITE PHOTOS**



**3RD & HARRISON COMMERCIAL BUILDING**



**3RD & HARRISON OPEN SPACE**



**PROJECT SITE LOOKING EAST**



**PROJECT SITE LOOKING SW**



**OFFICE BUILDINGS AND PARKING LOTS**



**3RD & HARRISON COMMERCIAL BUILDING**



**W HARRISON ST LOOKING WEST**



**3RD & HARRISON OFFICE BUILDING**



**W HARRISON ST PLAZA BUILDING**



**W HARRISON ST LOOKING EAST**



**2ND AVE W LOOKING NORTH**



**OAKWOOD APARTMENTS ACROSS 2ND AVENUE FROM SITE**



**APARTMENTS ON 1ST AVE W**



**QUEEN ANNE AVE APARTMENTS**



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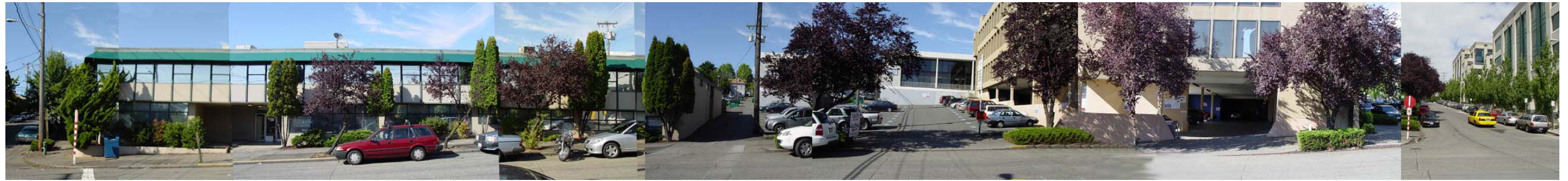


# SITE PHOTOS

COMMERCIAL BUILDING

SURFACE PARKING

COMMERCIAL BUILDING



W HARRISON ST LOOKING NORTH

PROJECT SITE



COMMERCIAL BUILDING

W HARRISON ST LOOKING SOUTH



EARLY DESIGN GUIDANCE

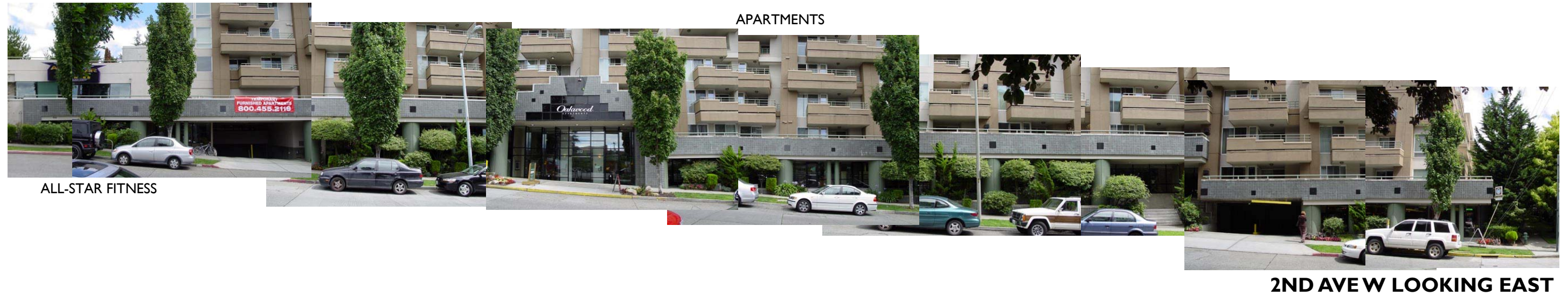
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# SITE PHOTOS





# SITE CONTEXT



## KEY

- PROJECT SITE
- WATER
- PARKS
- INSTITUTIONAL
- RELIGIOUS
- COMMERCIAL
- RESIDENTIAL
- ROADWAYS
  - MAJOR
  - MINOR
- LANDMARK
- MAJOR INTERSECTION / NODE



# CONCEPTUAL DESIGNS: DIAGRAMS AND MASSING OPTIONS: THE TWIN BLOCKS

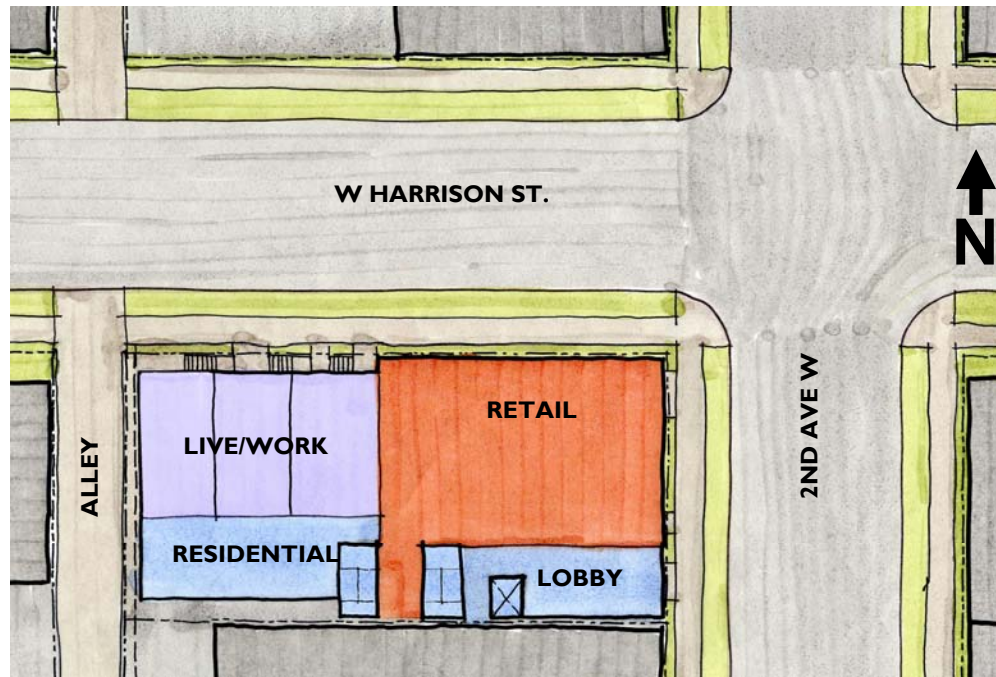
# OPTION 1

### Pros

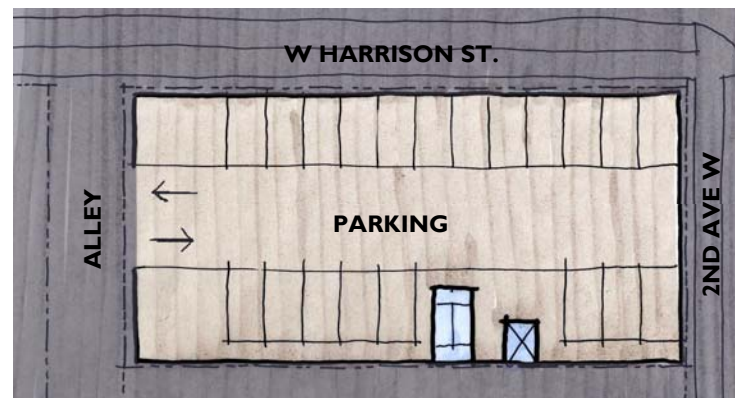
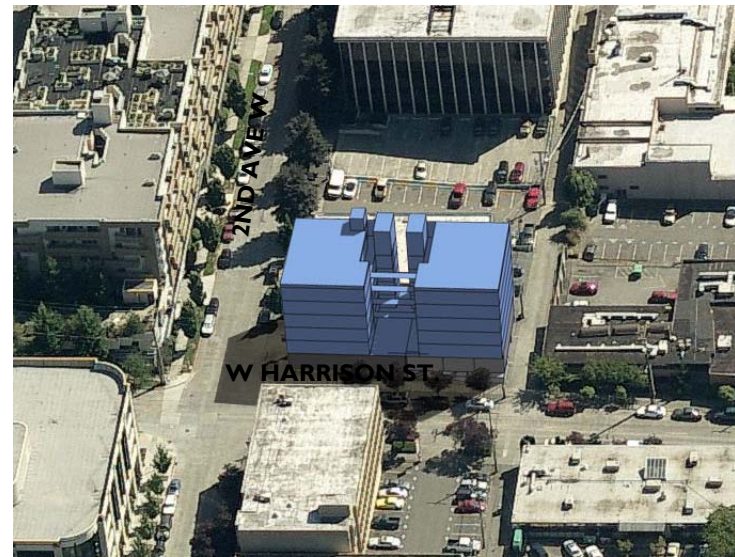
- Strong corner presence
- Unique massing
- Open space visible to Harrison
- Most true retail space
- All units look out onto open space

### Cons

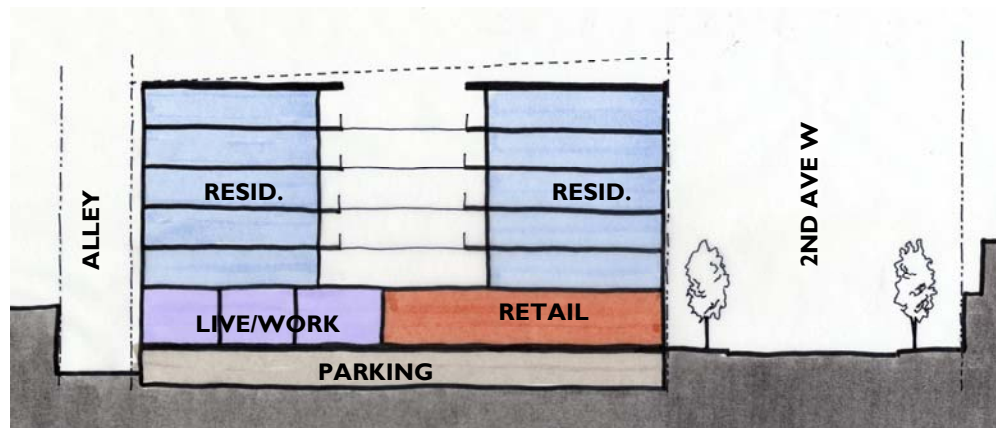
- Units; sides face Harrison
- Lower yield compared to other schemes
- Open space divided by circulation
- Open space is in a "canyon"
- Circulation visible to arterials



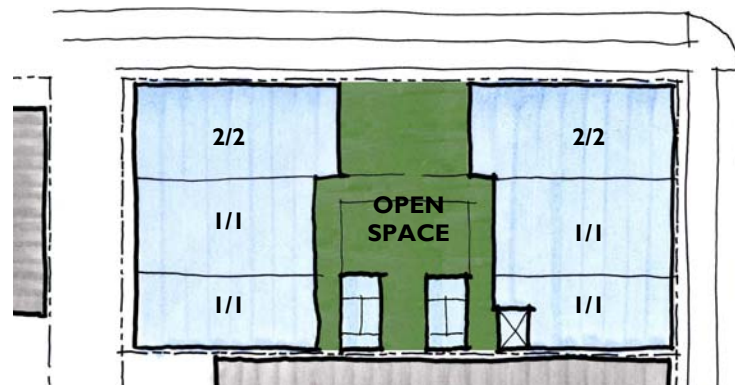
GROUND FLOOR PLAN



GARAGE PLAN

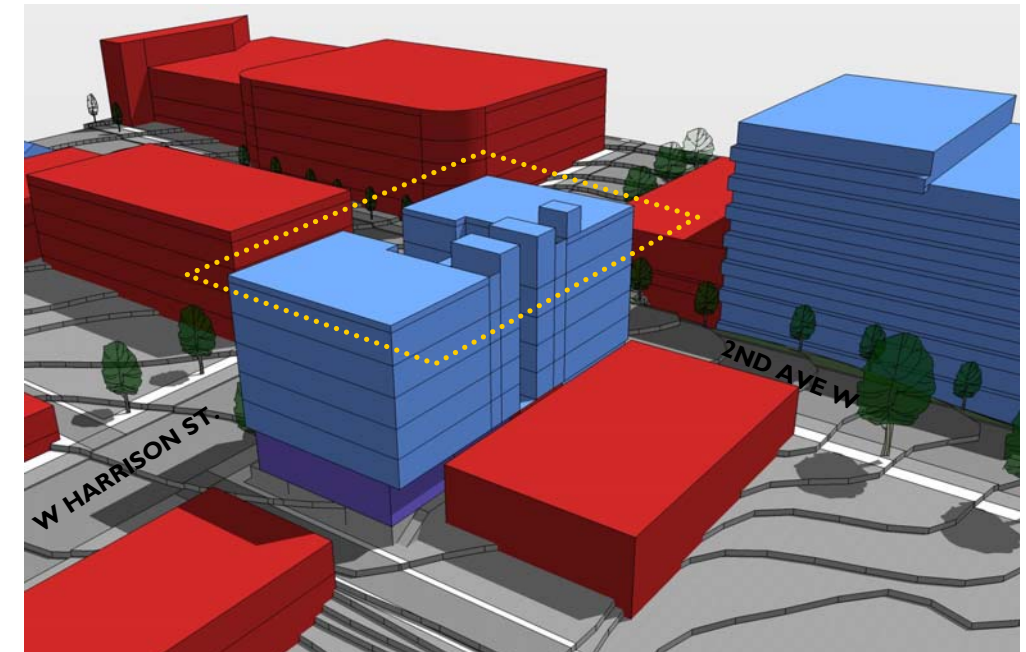


BUILDING SECTION

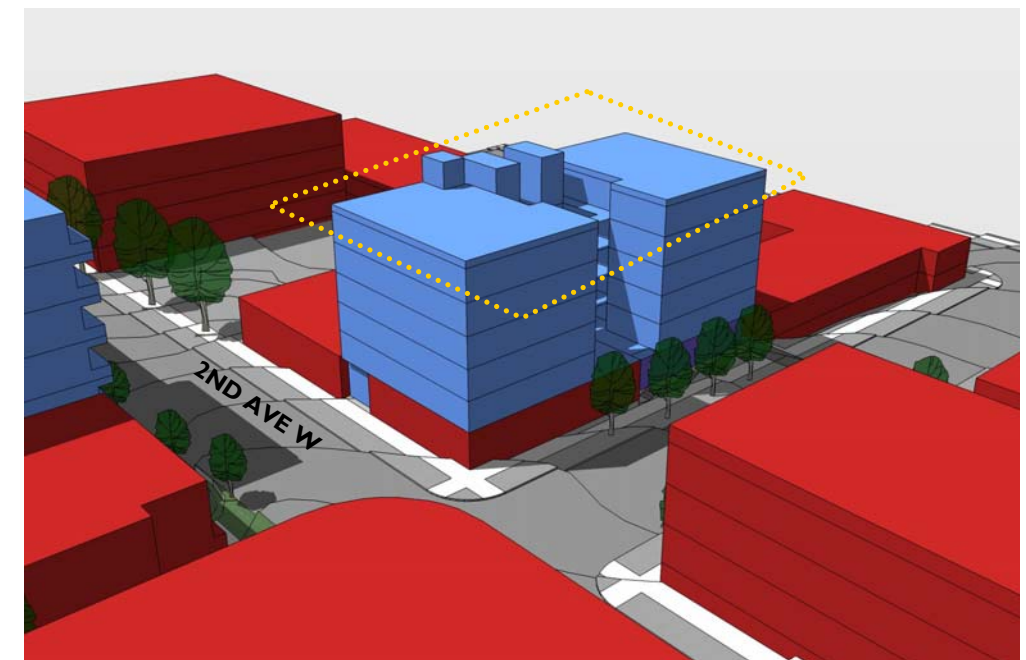


TYPICAL UPPER FLOOR PLAN

■ RETAIL 
 ■ RESIDENTIAL 
 ■ PARKING 
 ■ OPEN SPACE



VIEW FROM SOUTHWEST



VIEW FROM NORTHEAST



# CONCEPTUAL DESIGNS: DIAGRAMS AND MASSING OPTIONS: "L" SHAPED SCHEME

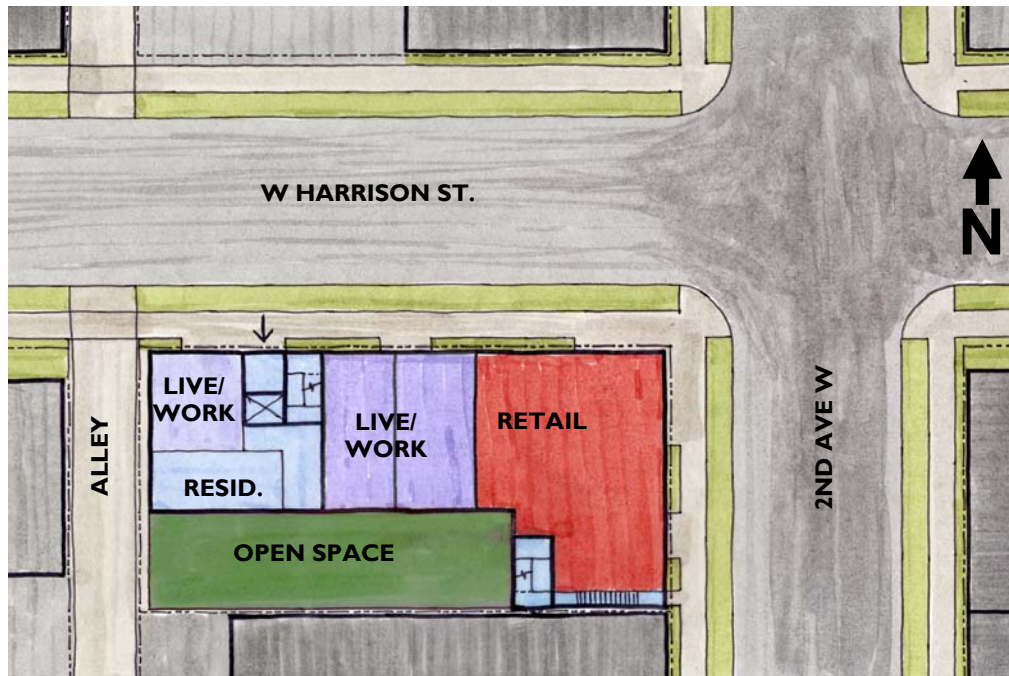
# OPTION 2

### Pros

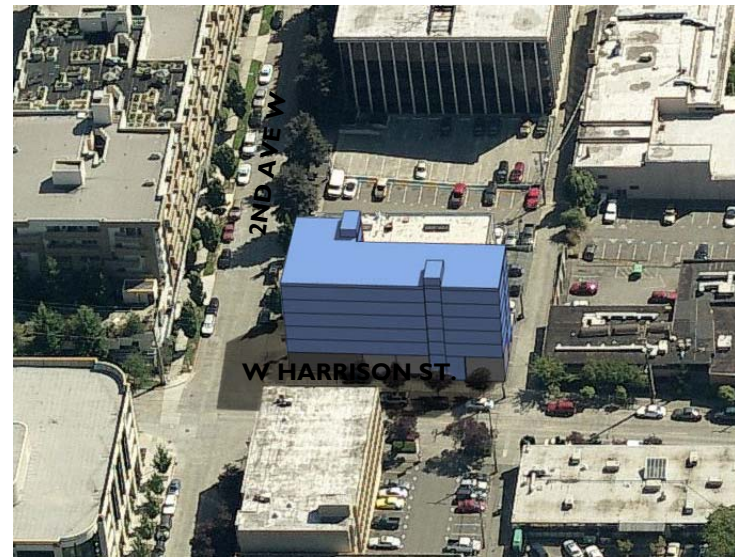
- Strong corner
- More open space
- Narrow floor plate
- More retail facing sidewalk
- Slender vertical profile
- Open space has exposed SW corner

### Cons

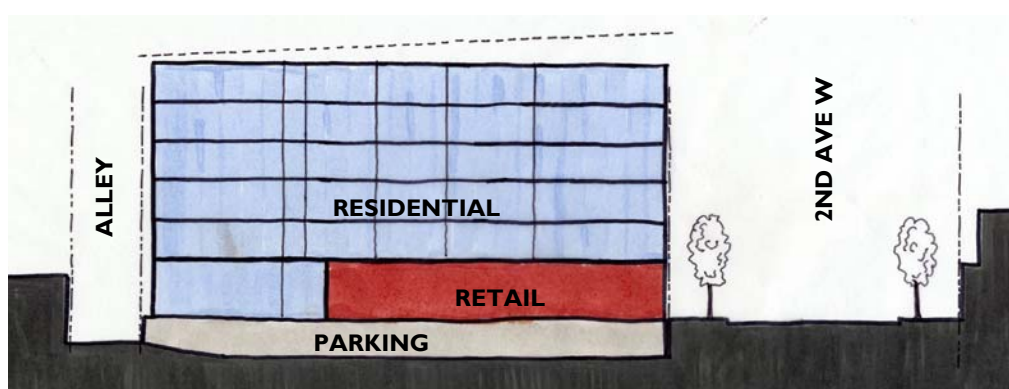
- Greater number of smaller units
- Does not meet development goals as well as preferred option



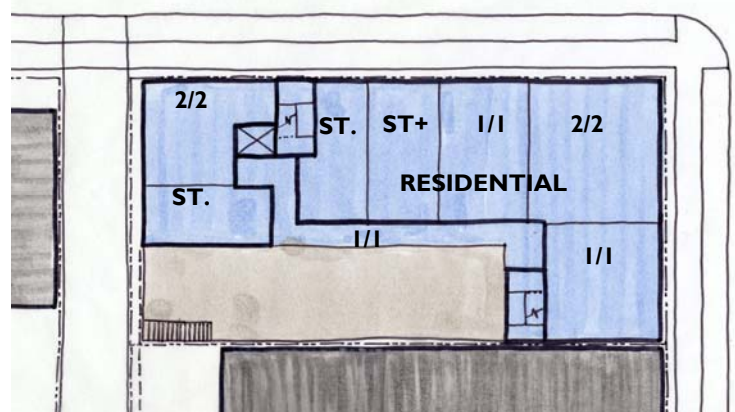
GROUND FLOOR PLAN



GARAGE PLAN

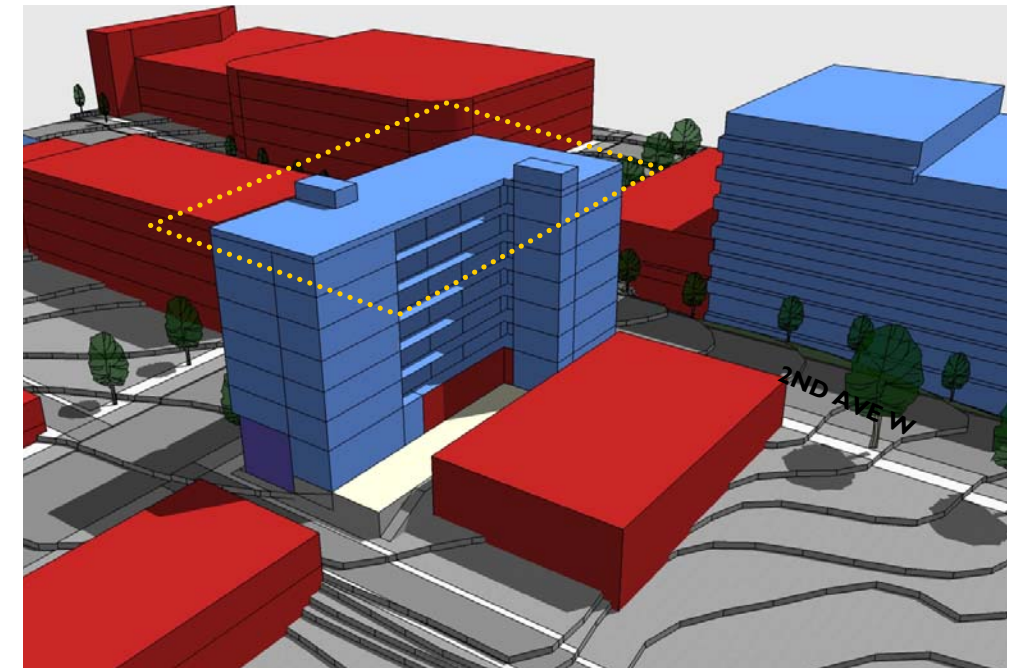


BUILDING SECTION

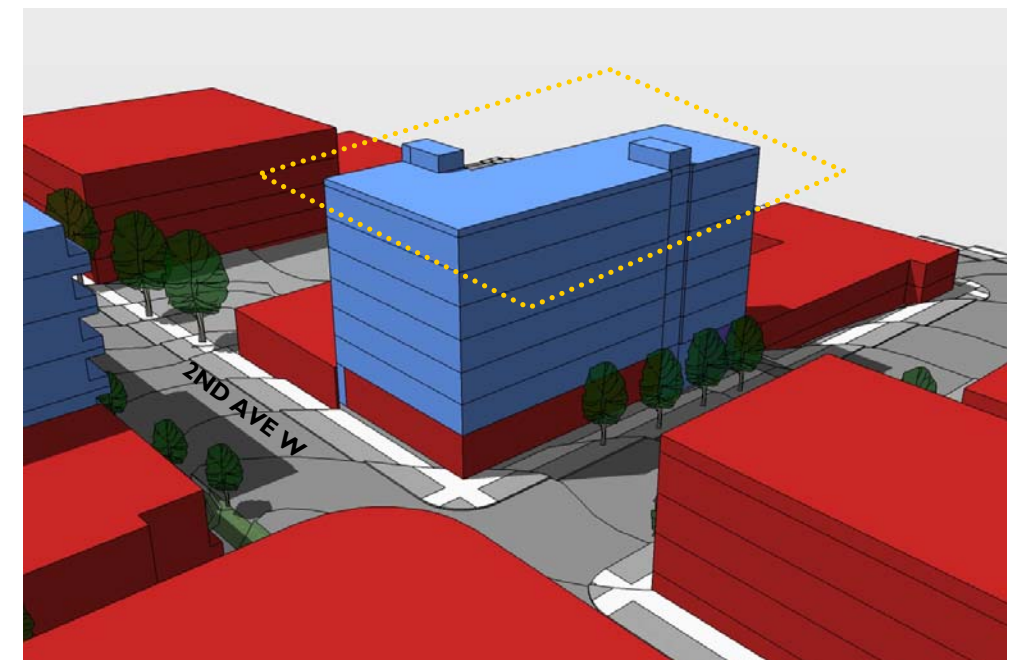


TYPICAL UPPER FLOOR PLAN

LIVE/WORK RETAIL RESIDENTIAL PARKING OPEN SPACE



VIEW FROM SOUTHWEST



VIEW FROM NORTHEAST



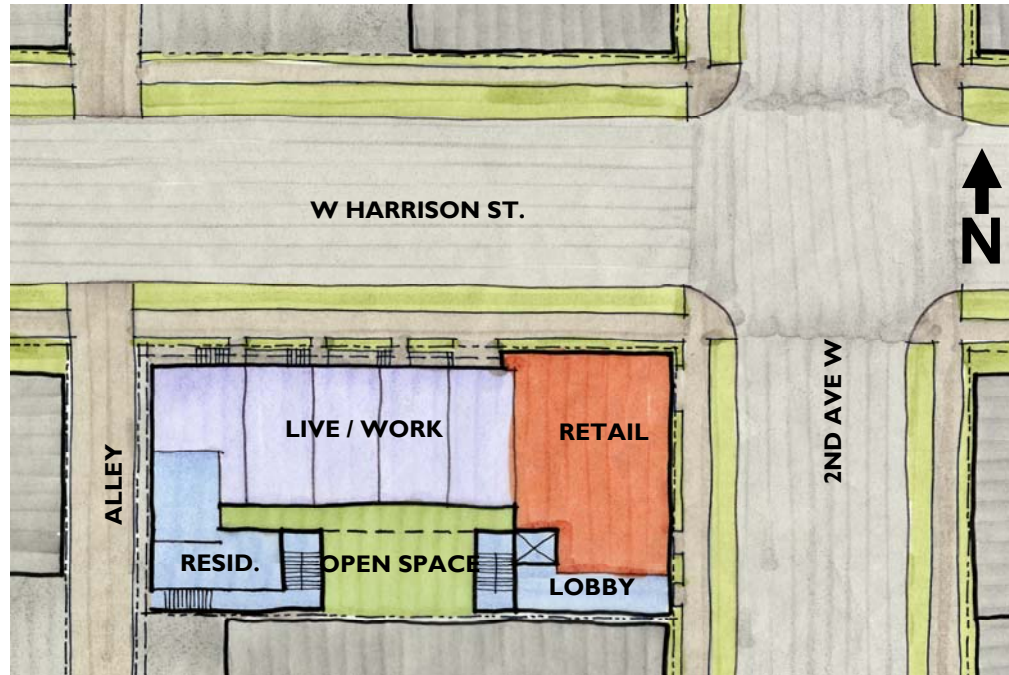
# CONCEPTUAL DESIGNS: DIAGRAMS AND MASSING OPTIONS: "C" SHAPED

## Pros

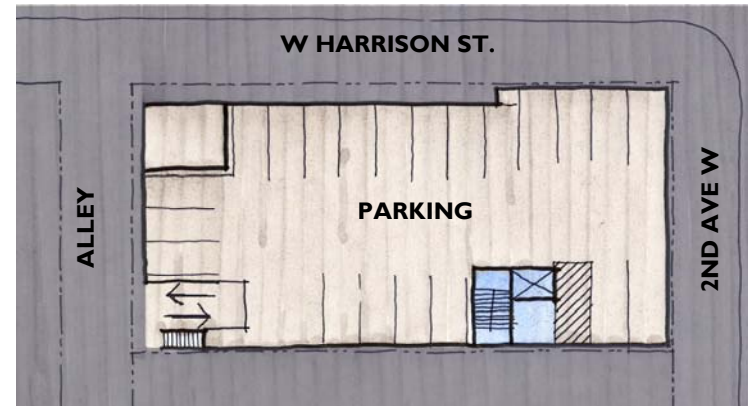
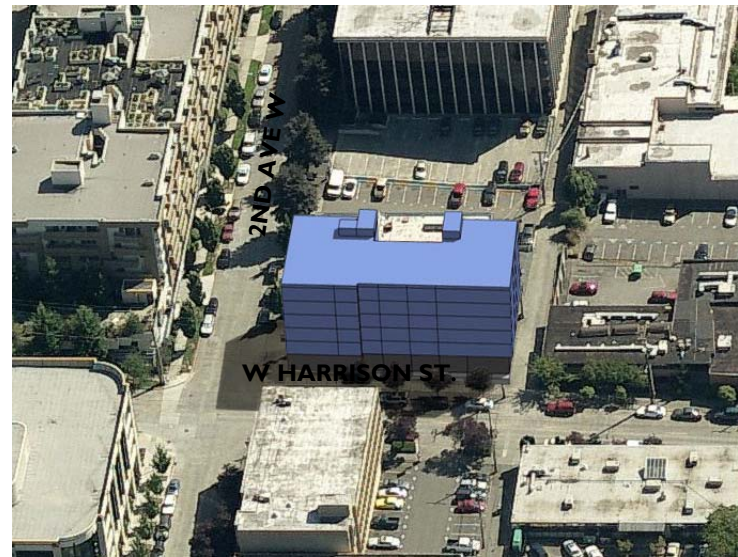
- Strong corner with retail at intersection
- Live/work units add to sidewalk life
- All units look onto open space
- Circulation hidden from arterials
- Meets development goal of higher density

## Cons

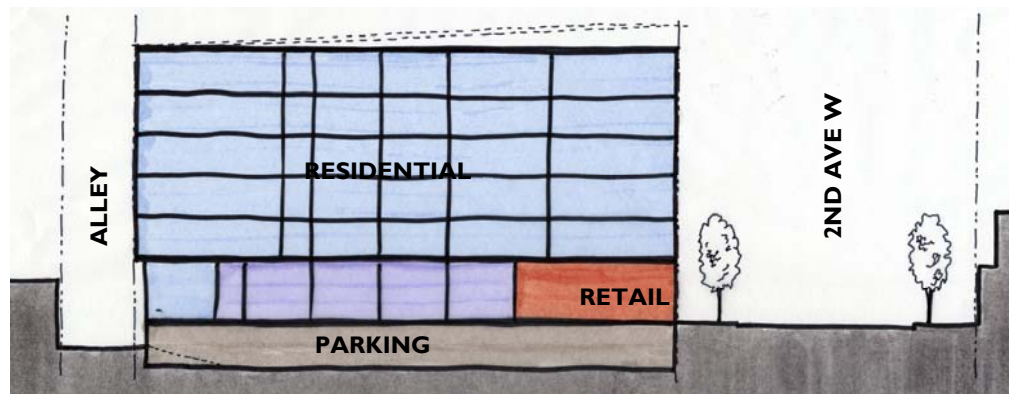
- No identifiable cons as of yet



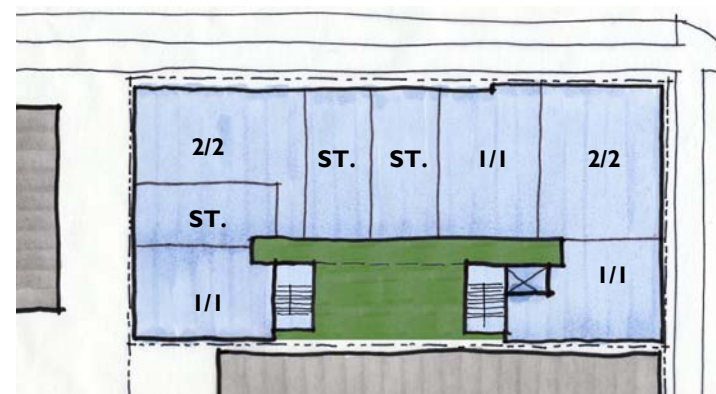
GROUND FLOOR PLAN



GARAGE PLAN



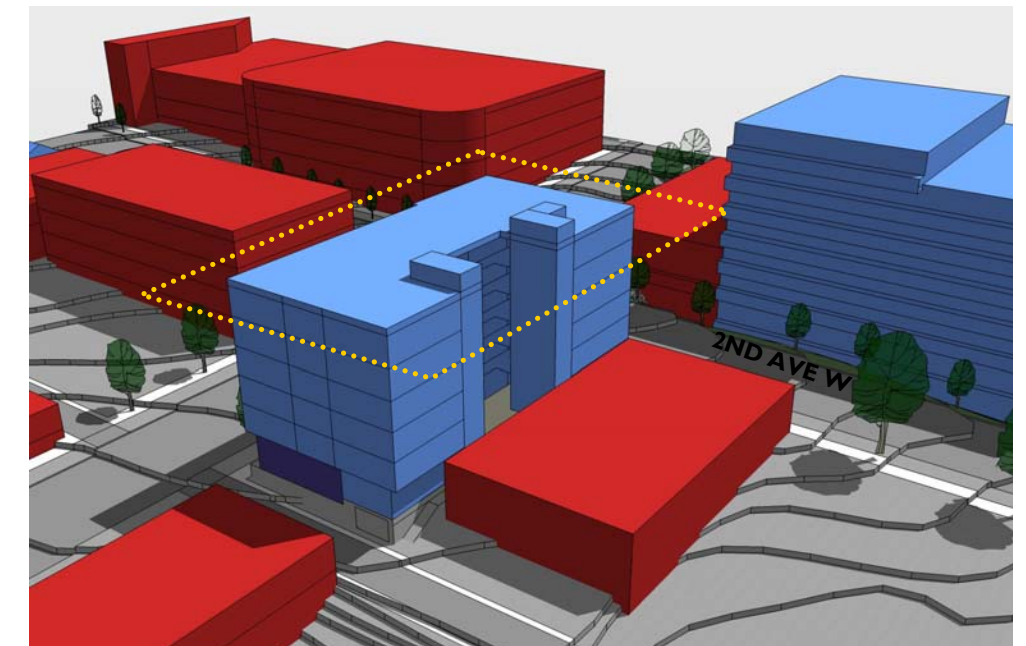
BUILDING SECTION



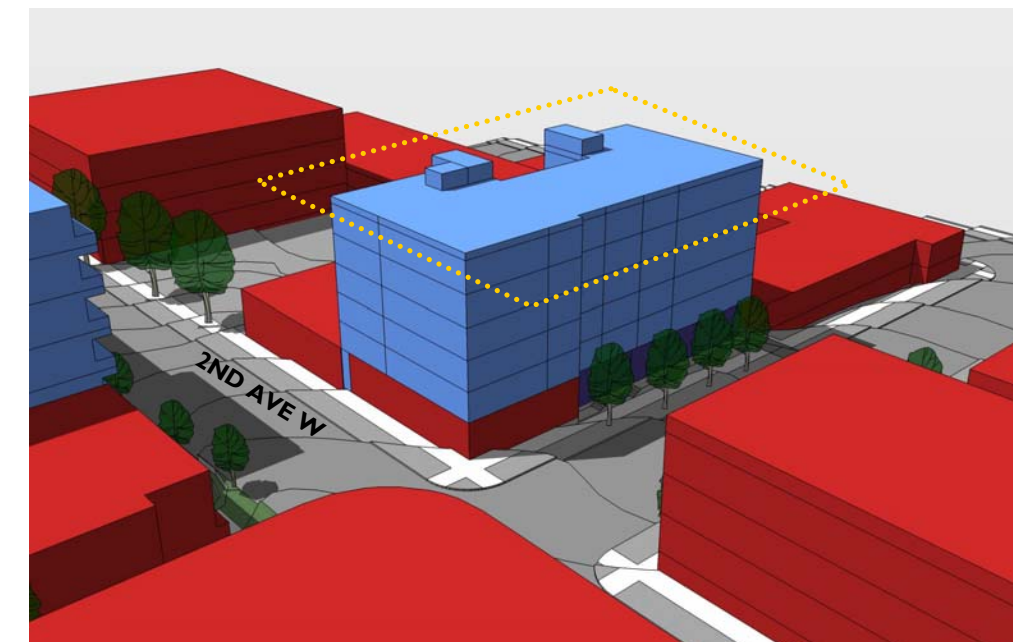
TYPICAL UPPER FLOOR PLAN

# PREFERRED—OPTION 3

■ LIVE/WORK 
 ■ RETAIL 
 ■ RESIDENTIAL 
 ■ PARKING 
 ■ OPEN SPACE



VIEW FROM SOUTHWEST



VIEW FROM NORTHEAST



## SUSTAINABLE GOALS AND FEATURES - PRELIMINARY



Registered LEED-NC  
Targeting LEED Gold or better

### Sustainable Sites

Mid-rise urban apartments – *not* condos  
Designed to “fit” neighborhood design & community needs  
Outstanding access to public transportation  
Bicycle storage in garage; bicycle racks on street  
Electric charging station in garage  
Underground parking - reducing the Heat Island Effect  
Amenity spaces – thoughtful spaces in courtyard and roof deck

### Water Efficiency

Green roof to reduce stormwater flow to Puget Sound  
Rainwater harvesting for landscape use  
Drought tolerant and adapted plants  
*No* potable water used for irrigation  
Water-saving fixtures and appliances, such as dual-flush toilets

### Energy & Atmosphere

ENERGY STAR appliances  
Compact fluorescent lighting  
Over 50% more efficient than code  
Renewable energy systems on roof deck for electricity and hot water  
High efficiency gas boilers – efficiently shared and sub metered  
*No* CFC refrigerants, protecting the ozone layer  
*Green Power* contract

### Materials & Resources

Steel framing – high percentage of recycled content and *durable*  
Durable materials – 50 year siding system, solid-core doors...  
Aluminum windows – double-glazed, low-e, durable, and recyclable  
*Quality* stainless steel appliances

### Indoor Environmental Quality

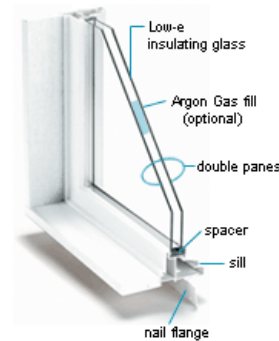
Natural daylighting  
Operable windows  
Radiant heating  
Formaldehyde-free fiberglass insulation  
*No* OSB and *no* particleboard  
Eco-Spec low VOC paints  
*No* carpets – tile or wood flooring

### Awareness & Education

Education for tenants and building manager  
Public awareness of green features & LEED certification



Pedestrian-friendly street front



Durable aluminum windows



Dual-flush toilets



PV panels on roof deck

## DESIGN GUIDELINE PRIORITIES

### A-2 Streetscape Compatibility

Most of the neighboring buildings turn their side to the street. The proposed design will embrace the sidewalk, with large windows for visual connection to the on-grade retail and live/work spaces.

### A-3 Entrances Visible to the Street

The proposed design will greet people inside with clearly identifiable entrances.

### A-4 Human Activity

To promote human activity and neighborhood safety, special attention will be paid to how the proposed design meets the ground and relates to the right-of-way. Residents of the building will have clear views onto the street.

### A-8 Parking and Vehicle Access

The proposed design features a below-grade parking garage with access from the alley, maximizing ground-level commercial frontage and pedestrian safety. This is an NK standard.

### A-10 Corner Lots

The proposed design reinforces the corner with a bold transition, breaking the repetitive nature of the large commercial buildings to help make the intersection an identifiable place.

### C-2 Architectural Concept and Consistency

The proposed design will be expressively modern and feature a complimentary set of materials to create a unified building.

### C-3 Human Scale

Avoiding the institutional scale of most commercial buildings nearby, the proposed design will present a scale compatible with its users.

### C-4 Exterior Finish Material

The proposed design will feature durable modern materials compatible with the neighborhood's assortment.

### D-9 Commercial Signage

Commercial signage will be emphasized and coordinated with the exterior façade.

### D-10 Commercial Lighting

Commercial lighting will be done creatively to promote a visually stimulating streetscape at night, and will create a sense of security for pedestrians.

### D-11 Commercial Transparency

The proposed design will include large storefront windows to visually open the retail space to the street.

### D-12 Residential Entries & Transitions

The residential entry will be readily identifiable.

### E-2 Landscaping to Enhance the Building and/or Site

Landscape design will reinforce the building's streetscape compatibility and all other design guidelines wherever possible.



**OPTION 1 SKETCH**



**OPTION 2 SKETCH**



**OPTION 3 SKETCH**



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# RECENT PROJECTS



Harbor Avenue Live/Work Townhomes *In Building Permit Review*



Roosevelt Mixed-Use *In Design Review*



Bellevue Avenue Townhomes *Under Construction*



Galer Live/Work Townhomes *In Building Permit Review*



Market Street Apartments *In Master-Use Permit Review*



Chelan Resort Suites *Completed Spring 2007*



Woodland Park Live/Work Townhomes *In Building Permit Review*



California Mixed-Use *In Master-Use Permit Review*



West Roy Townhomes *In Administrative Design Review*



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