

H₂O Apartments

201 W Harrison, Seattle

Design Review Recommendation

DPD # 3007688

May 7, 2008



nk

PROJECT DESCRIPTION

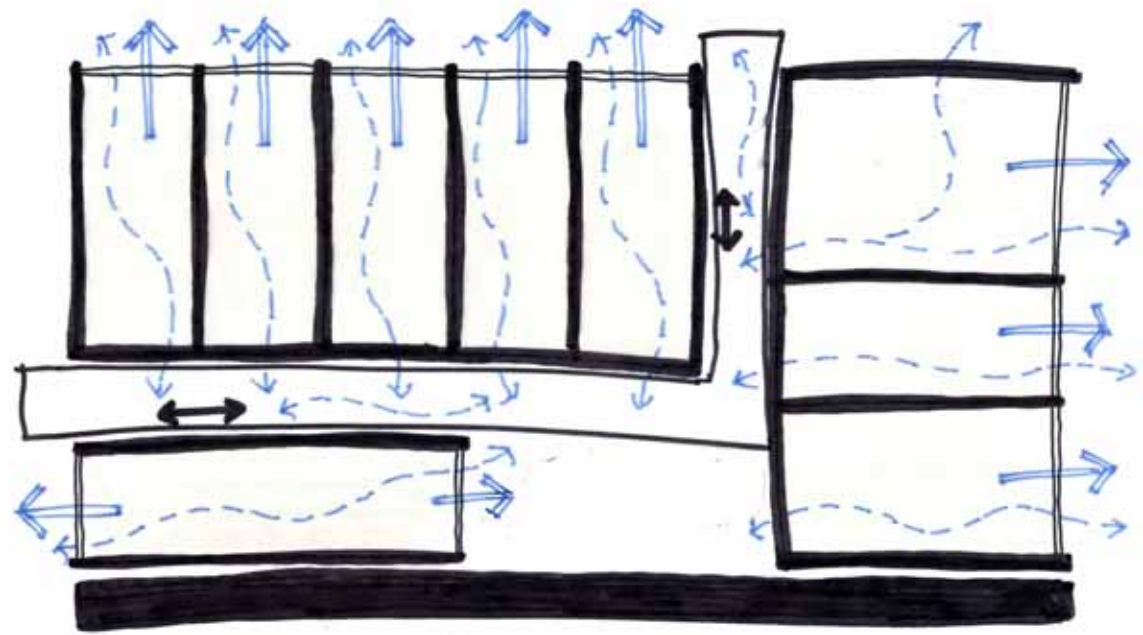
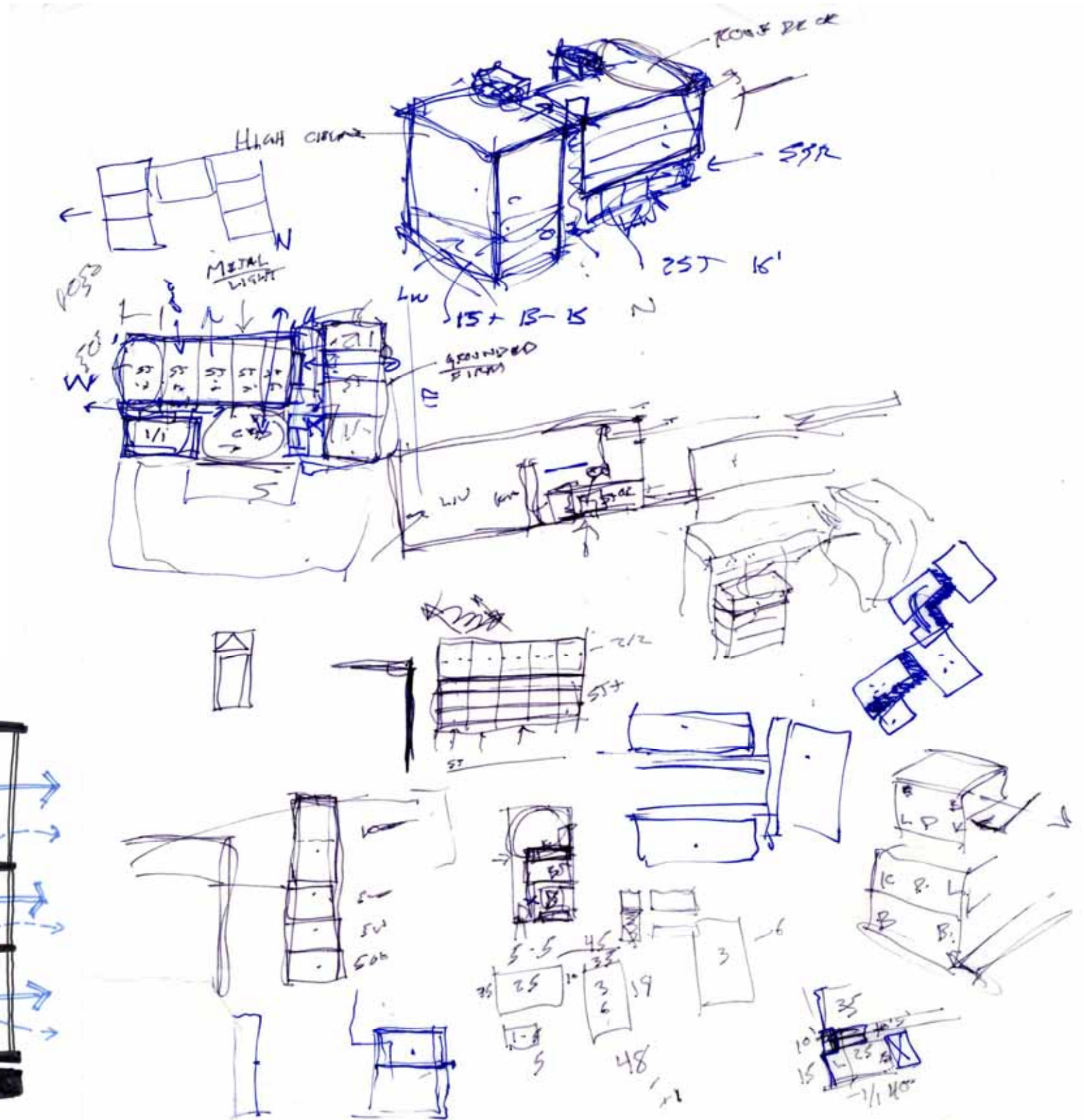
The project is a six-story mixed-use apartment building with five stories of residential units over street level retail and five live/work lofts with one level of below-grade parking. The building is broken into three masses surrounding an internal courtyard. All the residential units are accessed through a series of external balconies and stairs which are expressed and protrude through the north and alley facades. All the units are single loaded with primary living spaces oriented towards the streets. Because the project is designed to help meet the need for market-rate work force housing, the units are deliberately smaller by design. The intention is to create compact, efficient, functional, living space with superfluous floor area removed. The smaller size will allow for lower rents by unit type than would be typically found in a building with larger units. The project is registered with the U.S. Green Building Council and is currently on target to reach LEED™ Gold.

Project Details:

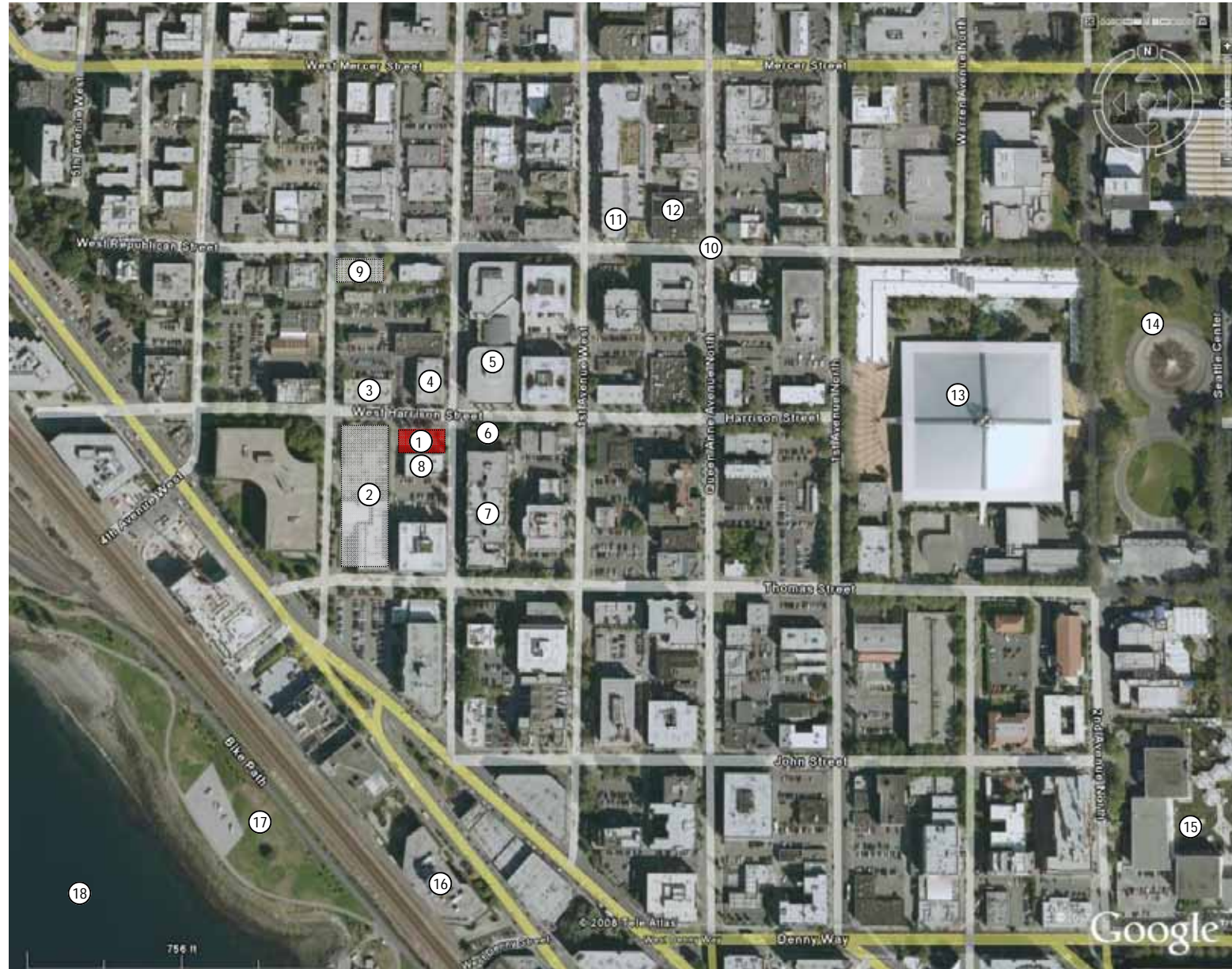
Number of Residential Units:	40
Number of Live/work Lofts:	5
Number of Parking Stalls:	19
Size of Retail Space:	1,808 gsf

The Early Design Guidance meeting was held on October 17th, 2007 and the Master-Use Permit application was on January 14th, 2008.

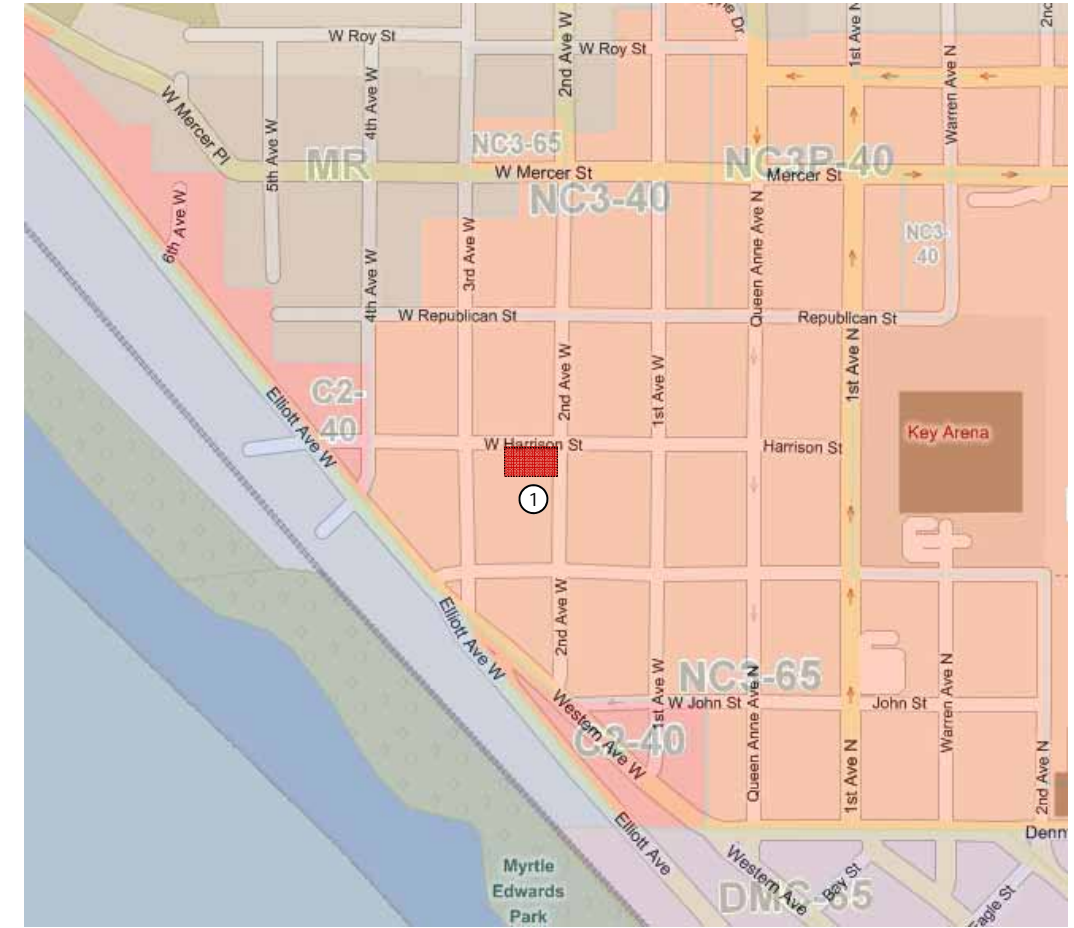
CONCEPTUAL DEVELOPMENT SKETCHES



SITE CONTEXT



1. Project Site
2. Avalon Bay Mixed-Use (currently in Design Review)
3. Office Building at 220 W Harrison St
4. Office Building at 401 2nd Avenue W
5. Office Building at 400 2nd Avenue W
6. Allstar Fitness Center
7. Oakwood Extended Stay Apartments
8. Conrad & Company Photography
9. 221 W Republican Mixed-Use (recently approved by Design Review)
10. Shops on Queen Anne Avenue N
11. Safeway
12. Uptown Theater
13. Key Arena
14. International Fountain
15. Pacific Science Center
16. Seattle P-I Building
17. Myrtle Edwards Park
18. Elliott Bay



10. Shops on Queen Anne Avenue North



3. Office Building at 220 W Harrison Street



4. Office Building at 401 2nd Avenue W



5. Office Building at 400 2nd Avenue W



6. Allstar Fitness Center
7. Oakwood Extended Stay Apartments



8. Conrad & Company Photography



Priority guidelines identified from Early Design Guidance

- A-2 Streetscape Compatibility
The site of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.
- A-3 Entrances Visible from the Street
Entries should be clearly identifiable and visible from the street.
- A-4 Human Activity
New development should be sited and designed to encourage human activity on the street.
- A-7 Residential Open Space
Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.
- A-8 Parking and Vehicle Access
Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.
- A-10 Corner Lots
Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.
- C-2 Architectural Concept and Consistency
Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.
- C-3 Human Scale
The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale
- C-4 Exterior Finish Material
Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.
- D-9 Commercial Signage
Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.
- D-10 Commercial Lighting
Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours.
- D-11 Commercial Transparency
Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.
- D-12 Residential Entries & Transitions
For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians.
- E-2 Landscaping to Enhance Building and/or Site
Landscaping should be appropriately incorporated into the design to enhance the project.



Immediate Neighborhood Context

- Mix of office, multi-family, hotels, mixed-use and parking lots
- Quiet pocket surrounded by activity
- Shops, theaters, restaurants and pubs 2 blocks north at Mercer and 2 blocks east on Queen Anne Avenue
- Strong pedestrian streetscape with good landscaping
- Great proximity to Seattle Center, Belltown and Downtown
- Not currently strong for retail, but changing
- Three new mixed-use structures in planning will add stronger residential/retail character

Second Avenue W

- Currently limited retail, Tully's kitty-corner and urban market down Second Ave W
- Walkable, low traffic street with nice street trees
- Mid-block surface parking disrupts street frontage
- Building to east covers entire block face with limited retail

W Harrison Street

- Currently limited retail
- Drops to the west offering street level views of Elliott Bay, Bainbridge, and the Olympics.
- Discontinuous street tree species because of overhead wires
- Will have completely new frontage with development of adjacent property

Garage Access & Alley

- Currently numerous curb cuts; vehicular access should be from the alley
- Both alley and street have trash collection because of varied locations of dumpster storage
- General flow seems northward even though unmarked

Amenities & Views

- Highest property on block
- Good current solar access - will remain at roof
- Views to east over Allstar Fitness to Space Needle & Key Arena should remain
- Views to west of Olympics and Elliott Bay will remain only at upper-most levels after Avalon Bay construction
- Views to south of Downtown & Mt. Rainer will remain only at upper-most levels after neighboring redevelopment



Immediate Neighborhood Context

- Mixed-use apartment in keeping with district character
- Six stories matches height of recent developments
- Building massed so all public spaces address the streets
- Private interior courtyard created for open space

- A-1 Respond to Site Characteristics
- B-1 Height, Bulk, & Scale
- A-4 Human Activity
- A-7 Residential Open Space

Second Avenue W

- Retail along full length of façade and wraps the corner
- 16' floor-to-floor provides voluminous retail
- Multiple retail entrances provide ability to subdivide space
- Existing curb-cut is closed to improve streetscape
- Closing curb-cut increases available street parking
- Street trees added match existing species

- A-10 Corner Lots
- A-2 Streetscape Compatibility
- A-3 Entrances Visible from the Street
- A-8 Parking and Vehicle Access
- E-1 Landscaping to Reinforce Continuity

W Harrison Street

- Retail wraps the corner
- Residential entry on W Harrison per DRB recommendation
- Entry passage in lieu of lobby allow views into interior court
- Stack of balconies provides visual cue to entry location
- Live/work lofts continue commercial use down W Harrison
- Live/work provides flexibility for varied small uses
- Loft unit floor stepped to match sidewalk grade
- Street trees to be replaced match species on W Harrison

- A-10 Corner Lots
- D-1 Pedestrian Open Space & Entrances
- A-7 Residential Open Space
- C-2 Architectural Concept & Consistency
- A-4 Human Activity
- C-3 Human Scale
- A-2 Streetscape Compatibility
- E-1 Landscaping to Reinforce Continuity

Garage Access & Alley

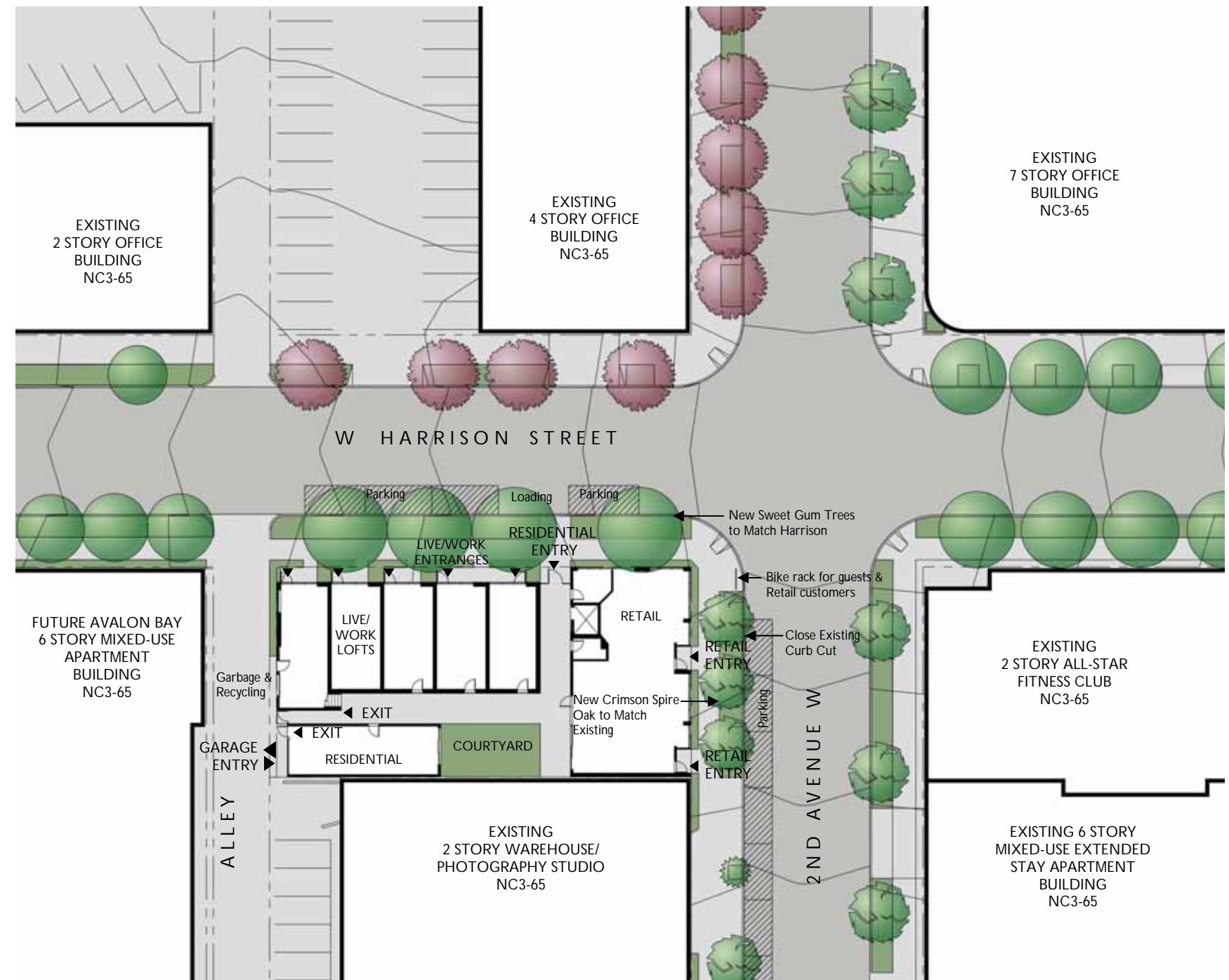
- Parking access is from low point in alley
- All parking is below grade
- The garage is not visible from the pedestrian environment
- All utilities and meters are contained in the garage
- Garbage and recycling room is accessed from the alley
- Recessed ground floor provides better sight lines exiting alley

- A-8 Parking and Vehicle Access
- A-9 Location of Parking on Street Fronts
- D-5 Visual Impacts of Parking Structures
- D-6 Screening of Utilities & Service Areas
- D-6 Screening of Dumpsters
- D-8 Treatment of Alley

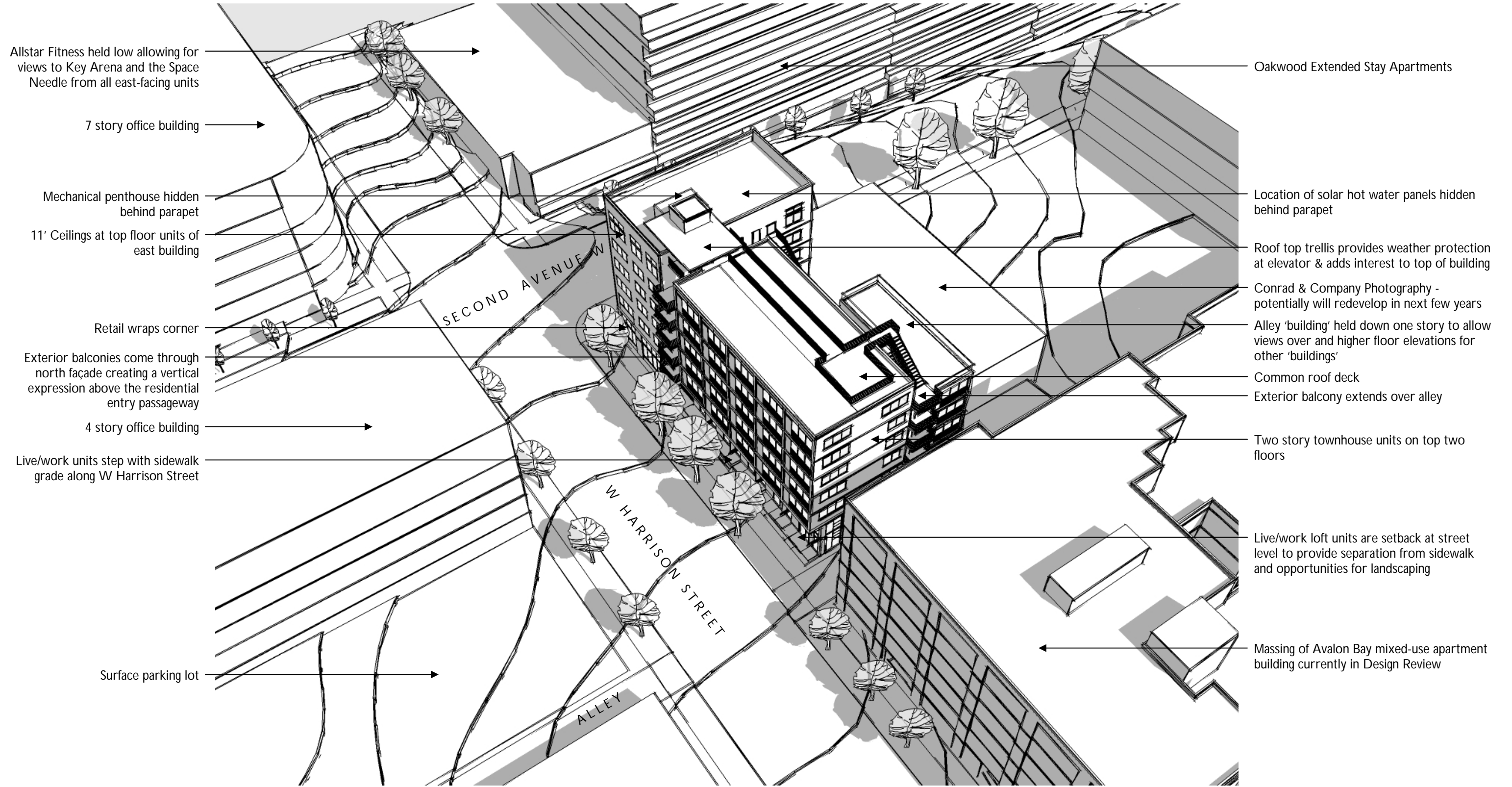
Amenities & Views

- Building massed to take advantage of position on block
- Courtyard carved in middle of site
- Main living spaces of units oriented towards streets
- Roof deck provides amenity space and view above neighborhood
- Upper units have excellent views over neighbors
- Balconies provide views down W Harrison

- B-1 Height, Bulk, & Scale
- A-7 Residential Open Space
- C-3 Human Scale
- A-7 Residential Open Space
- C-2 Architectural Concept & Consistency
- A-4 Human Activity



BUILDING MASSING



NICHOLSON KOVALCHICK ARCHITECTS
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DESIGN REVIEW RECOMMENDATION MEETING

05.07.2008

201 W Harrison Street

DPD # 3007688

COMMERCIAL CONFIGURATION

Second Avenue W

- Retail along full length of façade
- Retail wraps the corner
- Continuous storefront glazing only broken by columns
- Recessed entries with accent panel adjacent to door
- Metal marquee with down lights for weather protection
- Floor stepped to keep retail at grade
- Downward directed lights provided at every column
- 2' landscape between sidewalk and glazing

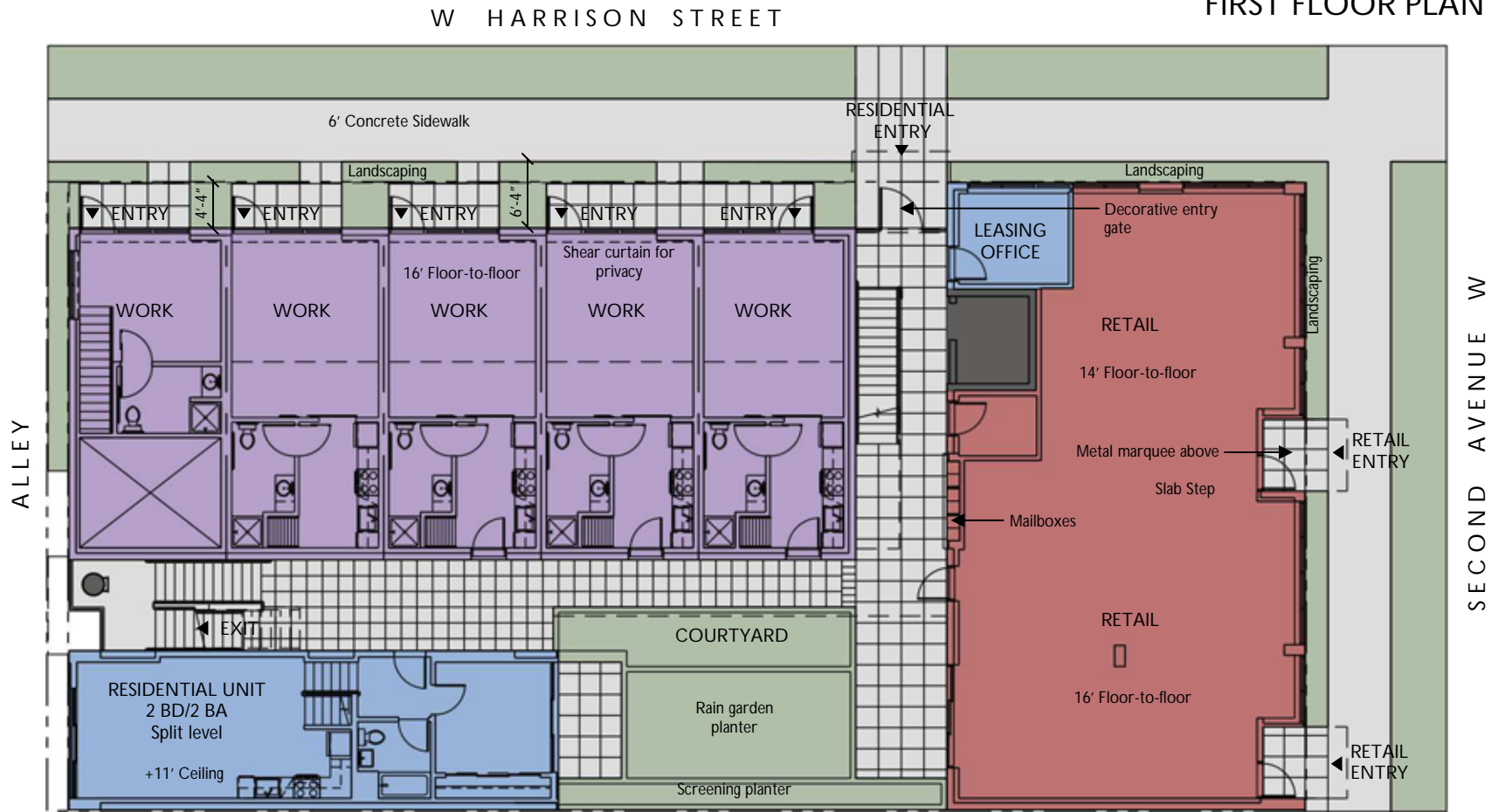
- A-2 Streetscape Compatibility
- A-3 Entrances Visible from the Street
- A-4 Human Activity
- A-10 Corner Lots
- C-3 Human Scale
- D-10 Commercial Lighting
- D-11 Commercial Transparency
- E-2 Landscaping to Enhance the Building

W Harrison Street

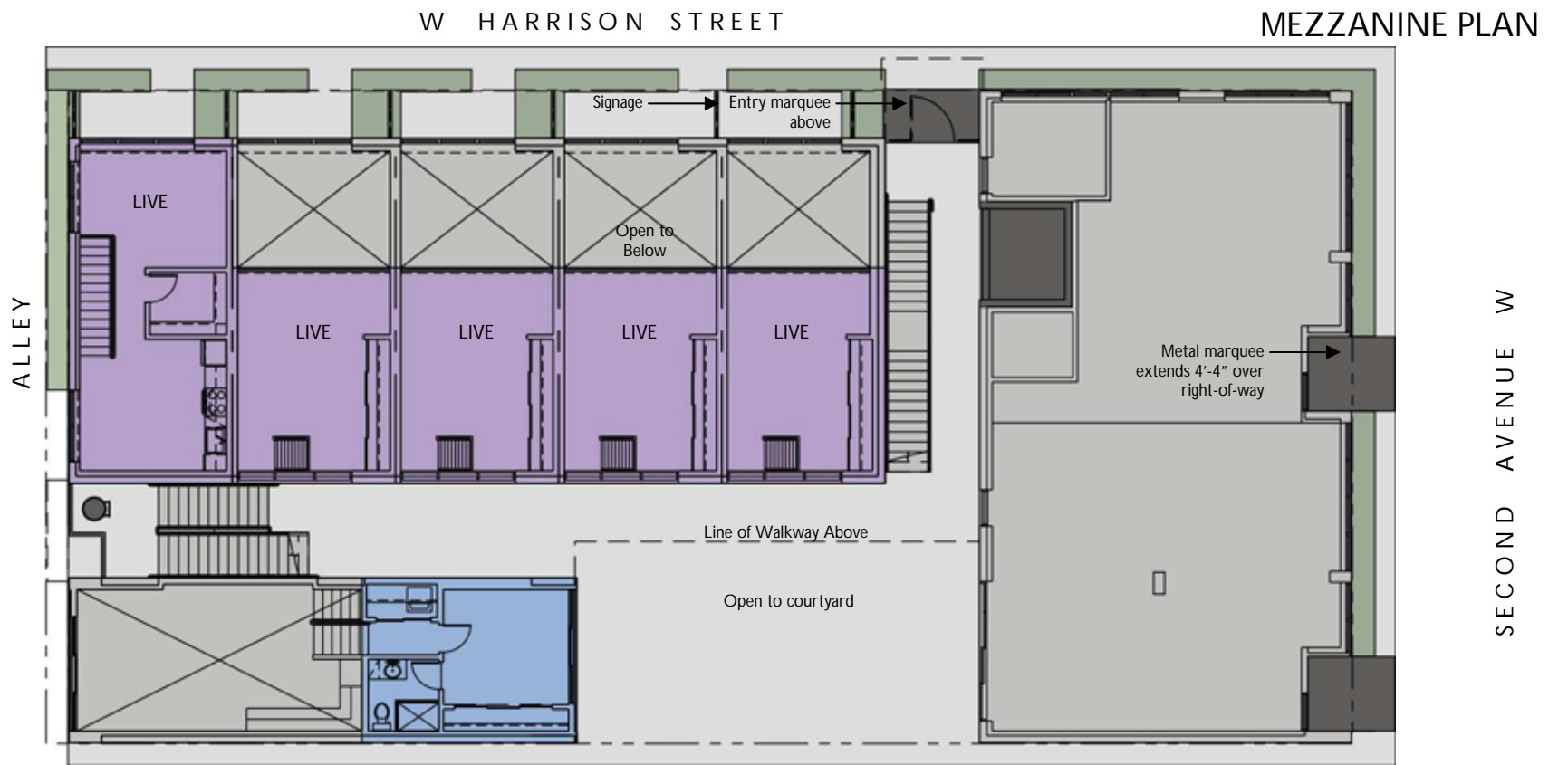
- Retail wraps the corner
- Residential entry on W Harrison per DRB recommendation
- Leasing and management office adjacent to entry
- Decorative entry gate provides security & acts as front door
- Metal marquee with down lights for weather protection
- Entry passageway provides views into project & courtyard
- Live/work units continue commercial use down Harrison
- Building recessed 4'-4" from property line and 6'-4" sidewalk
- Sheer curtains provided to give further privacy at live/work
- Mezzanines provide horizontal & vertical separation for 'live'

- A-2 Streetscape Compatibility
- A-4 Human Activity
- A-10 Corner Lots
- B-1 Height, Bulk, & Scale
- D-9 Commercial Signage
- D-10 Commercial Lighting
- D-11 Commercial Transparency
- D-12 Residential Entry Transitions
- E-1 Landscaping Continuity w. Adjacent Sites
- E-2 Landscaping to Enhance the Building

FIRST FLOOR PLAN



MEZZANINE PLAN

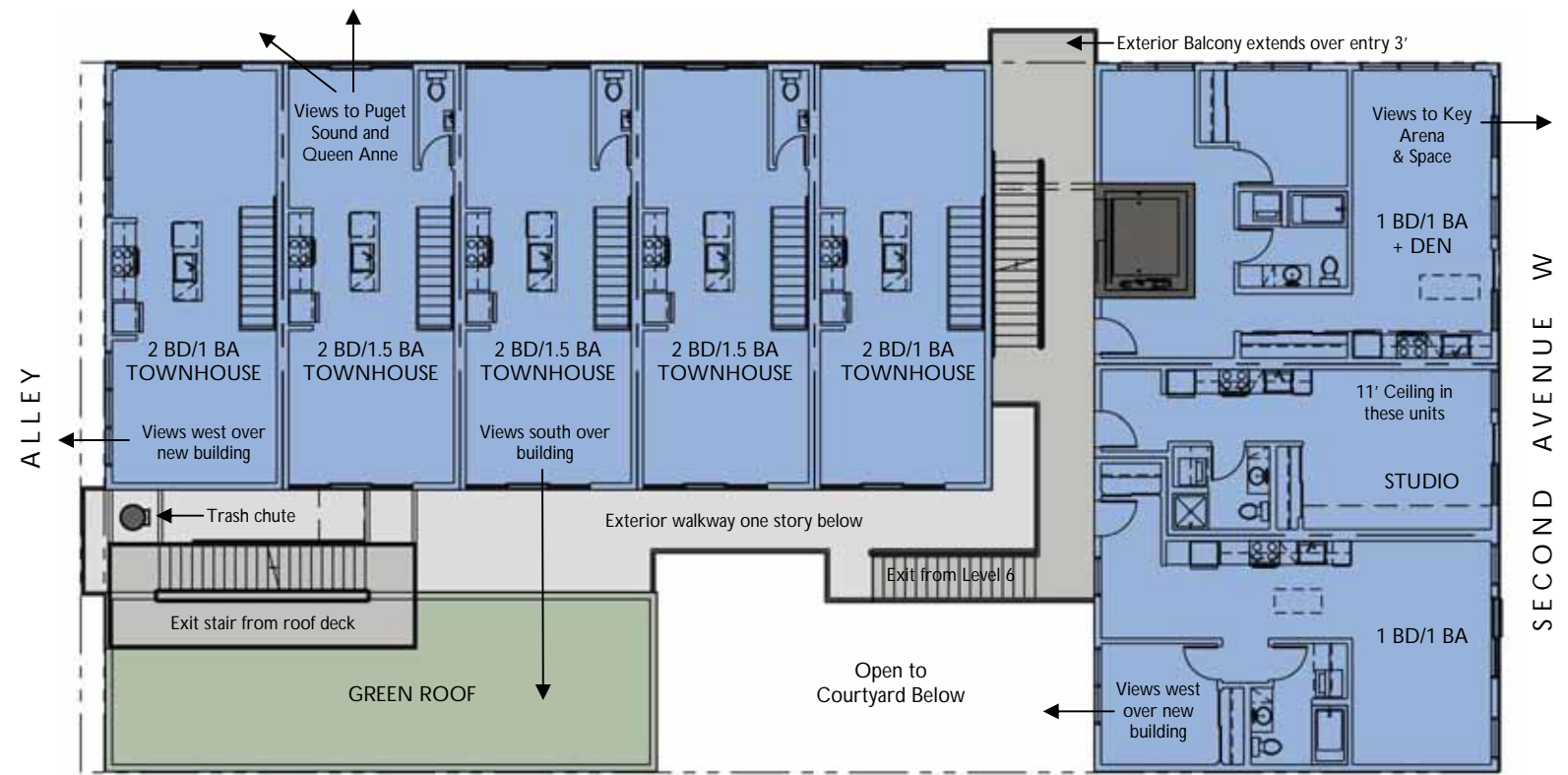


RESIDENTIAL CONFIGURATION

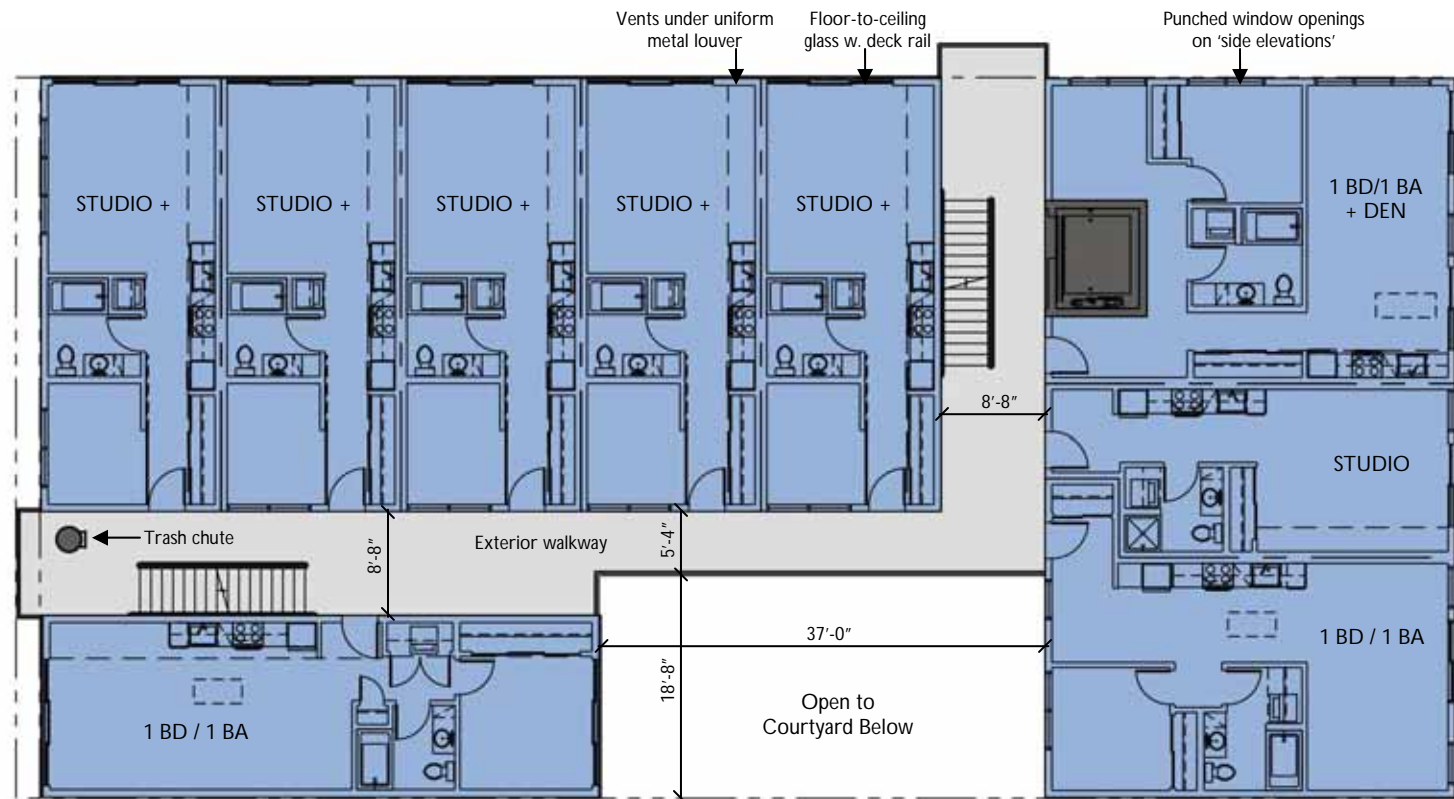
- Building broken into three masses
- Exterior balcony & stairs provide access and egress
- Exterior balconies eliminates need to light circulation during day
- Exterior balconies eliminates need to heat and cool corridors
- Courtyard viewed from above on exterior access balcony
- All units primary living space oriented to right-of-ways
- All units have floor-to-ceiling glass wall facing streets
- Through units allow daylight to enter on multiple sides
- Through units allow for natural cross ventilation
- East units view Key Arena and Space Needle
- North units view Queen Anne and Elliott Bay to left
- Alley units face new Avalon Bay project & courtyard
- 5 two story townhouse units on top of NW building
- 6th floor east facing units have 11'-0" ceilings
- Views from townhouses to Elliott Bay, Downtown, Mt. Rainier

- A-1 Streetscape Compatibility
- A-7 Residential Open Space
- A-10 Corner lots
- B-1 Height, Bulk, & Scale Compatibility
- C-2 Architectural Concept and Consistency
- E-2 Landscaping to Enhance the Building

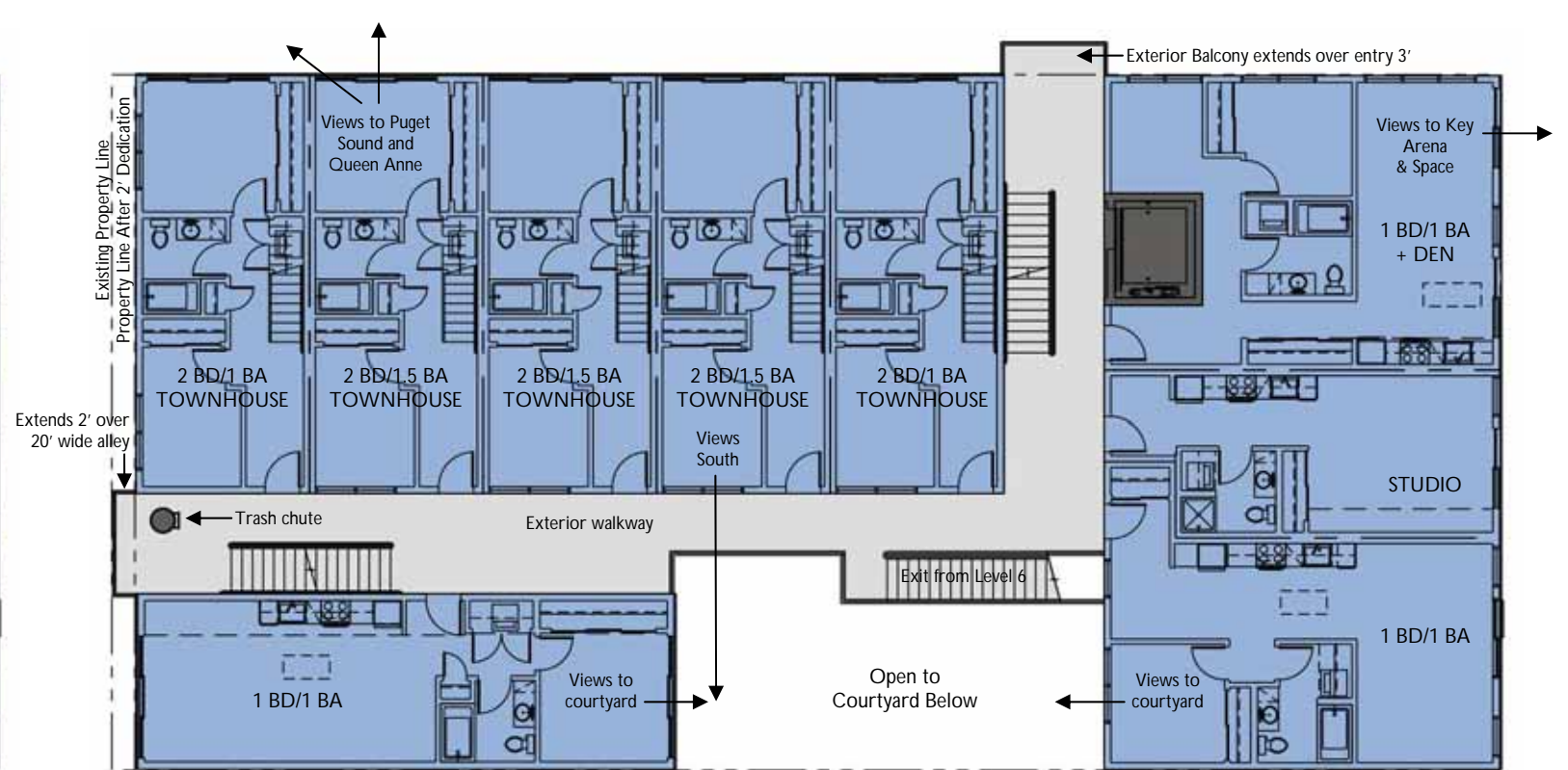
SIXTH FLOOR PLAN



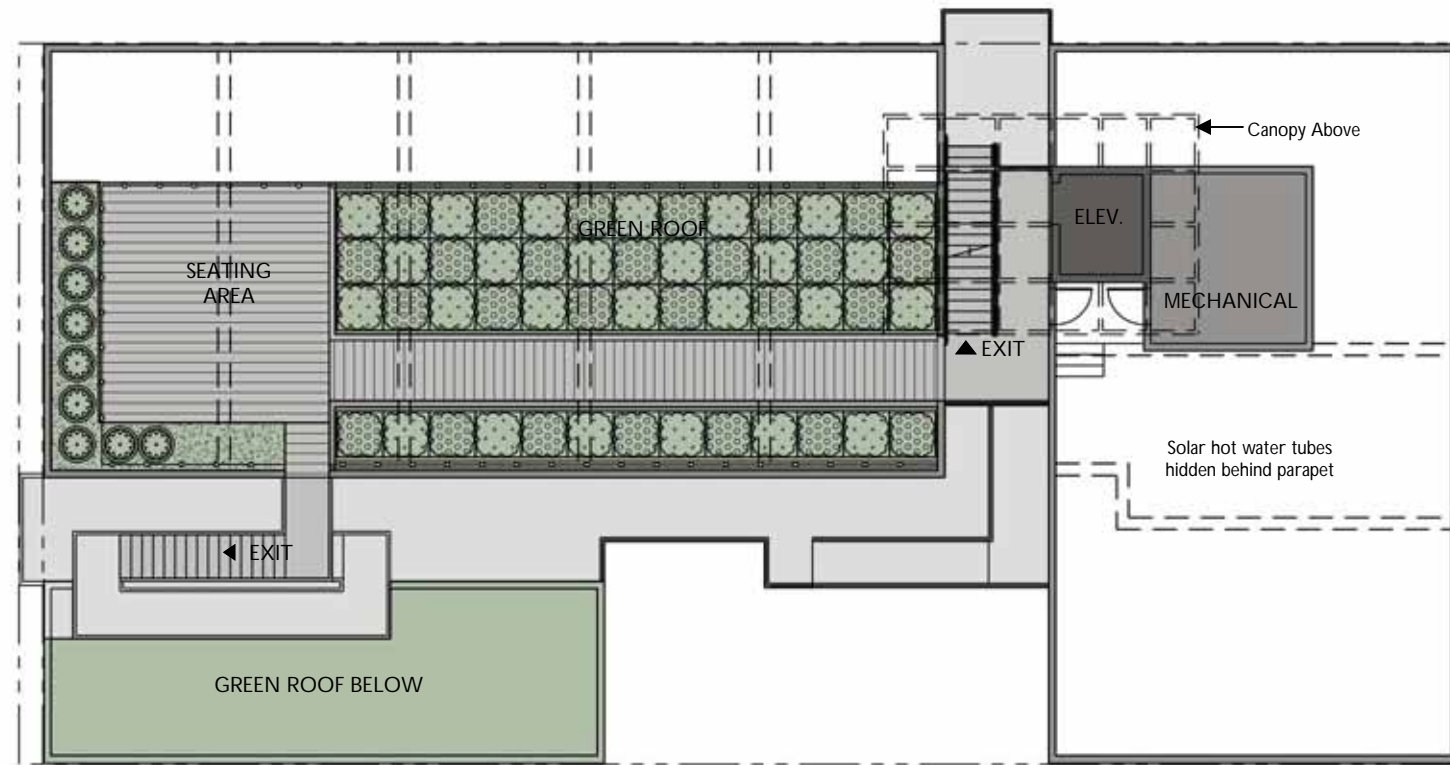
SECOND TO FOURTH FLOOR PLANS



FIFTH FLOOR PLAN



ROOF PLAN



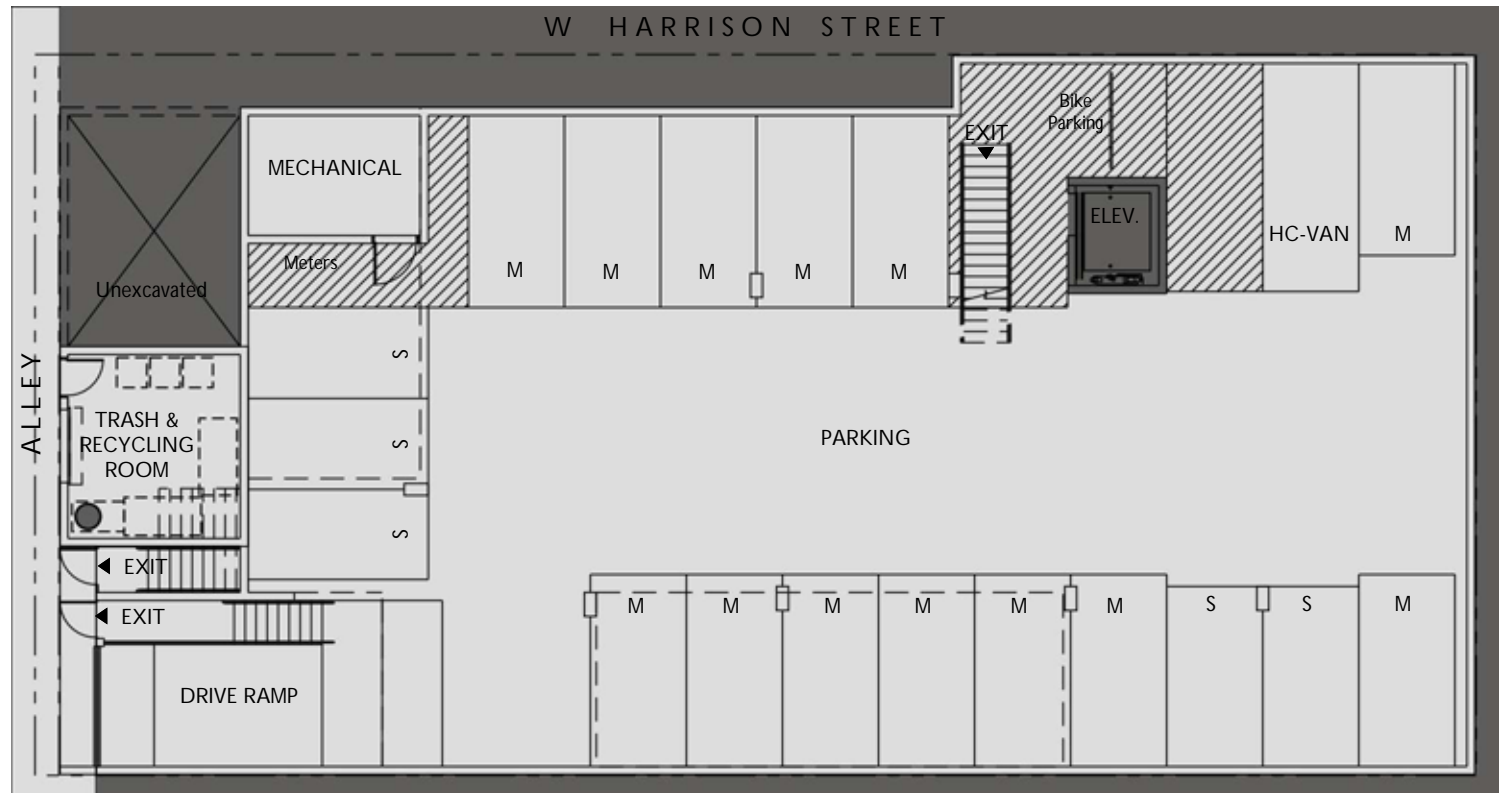
Roof

- Main residential open space with solar access and view
- Covered barbeque area for residents
- Canopy provides weather protects & interest at top of building
- Green roof with low maintenance plantings
- Locating solar tubes on upper roof minimizes visual impact
- Mechanical room held to middle of roof to limit visibility

ACCESSORY SPACE CONFIGURATION

- A-7 Residential Open Space
- A-7 Residential Open Space
- C-2 Architectural Concept & Consistency
- E-2 Landscaping to Enhance Building & Site
- D-6 Screening of Utilities & Services
- D-6 Screening of Utilities & Services

GARAGE PLAN



Garage

- Parking access off alley, furthest point from street
- Parking garage is completely below grade
- Garbage & recycling room located off alley
- Transformer room and meters completely inside garage
- Stair connects garage to residential entry
- Garage is for residents only. No public access.
- First floor held back at alley allows better sight of pedestrians

- A-2 Streetscape Compatibility
- A-8 Parking & Vehicle Access
- D-4 Design of Parking Lots Near Sidewalk
- D-5 Visual Impacts of Parking Structures
- D-6 Screening of Dumpsters & Service Areas
- D-8 Treatment of Alley







Exterior walkway extends past north facade

Punched openings at 'side' facade

Trash chute at end of exterior walkway

Metal stair 2nd exit from roof

Alley building held down one story

Signage support and downward directed light at live/work units

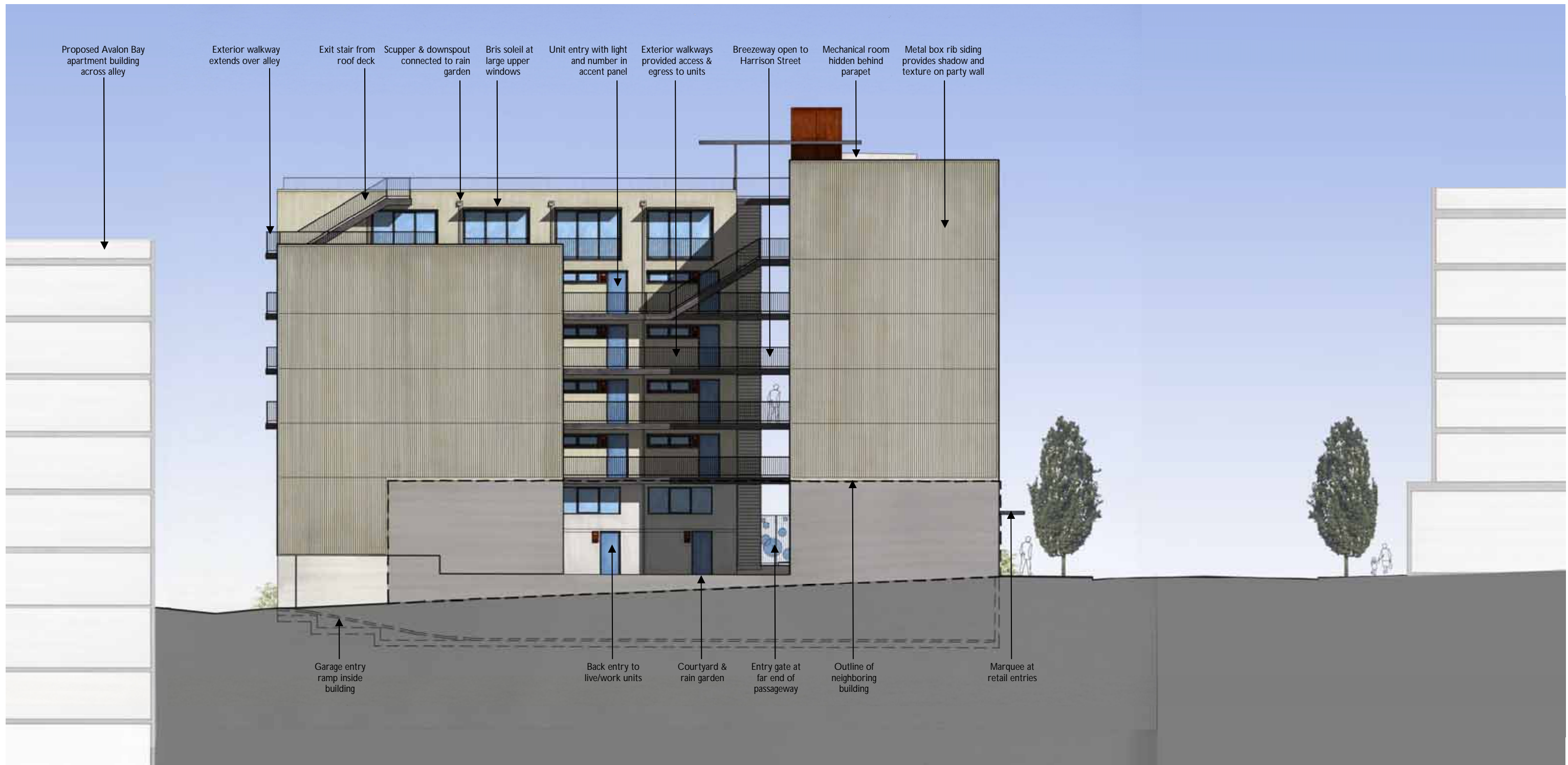
Proposed landscaping along alley edge

Garbage & recycling room

Stair to courtyard & decorative gate

Garage entry with opaque garage door









EXTERIOR PALETTE

MATERIALS



- ① Wood Grain Phenolic Resin Accent Panel
Prodema Baq+
Mocha
- ② Steel Siding & Soffits
AEP Span 'Box Rib Wall'
Cool Metallic Champagne
- ③ Scuppers and Downspouts
- ④ Exposed Concrete
Architectural Finish
With Graffiti Coating
- ⑤ Metal Deck Railing
Matte Black
- ⑥ Concrete Walkways on
Galvanized Pan Decking supported by
Steel Finish to Match Benjamin Moore 2131-10 Black Satin
- ⑦ Metal Detailing
- ⑧ Marquees at Entries
- ⑨ Sign Supports at Live/Work
- ⑩ Trellis at Roof
- ⑪ Accent Color Finished to Match Benjamin Moore 2061-40 Electric Blue
- ⑫ Entry Doors
- ⑬ Elevator Doors
- ⑭ Entry Decoration
- ⑮ Trash Chute
- ⑯ Aluminum Thermal-Break Windows
Marlin and/or Milgard
Dark Anodized Finish
- ⑰ Aluminum Thermal-Break Storefront System
Kawneer or Efco
Dark Anodized Finish
- ⑱ Metal Louver
Dark Anodized Finish



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Unit Entrances
DeltaLight
Ex Wave



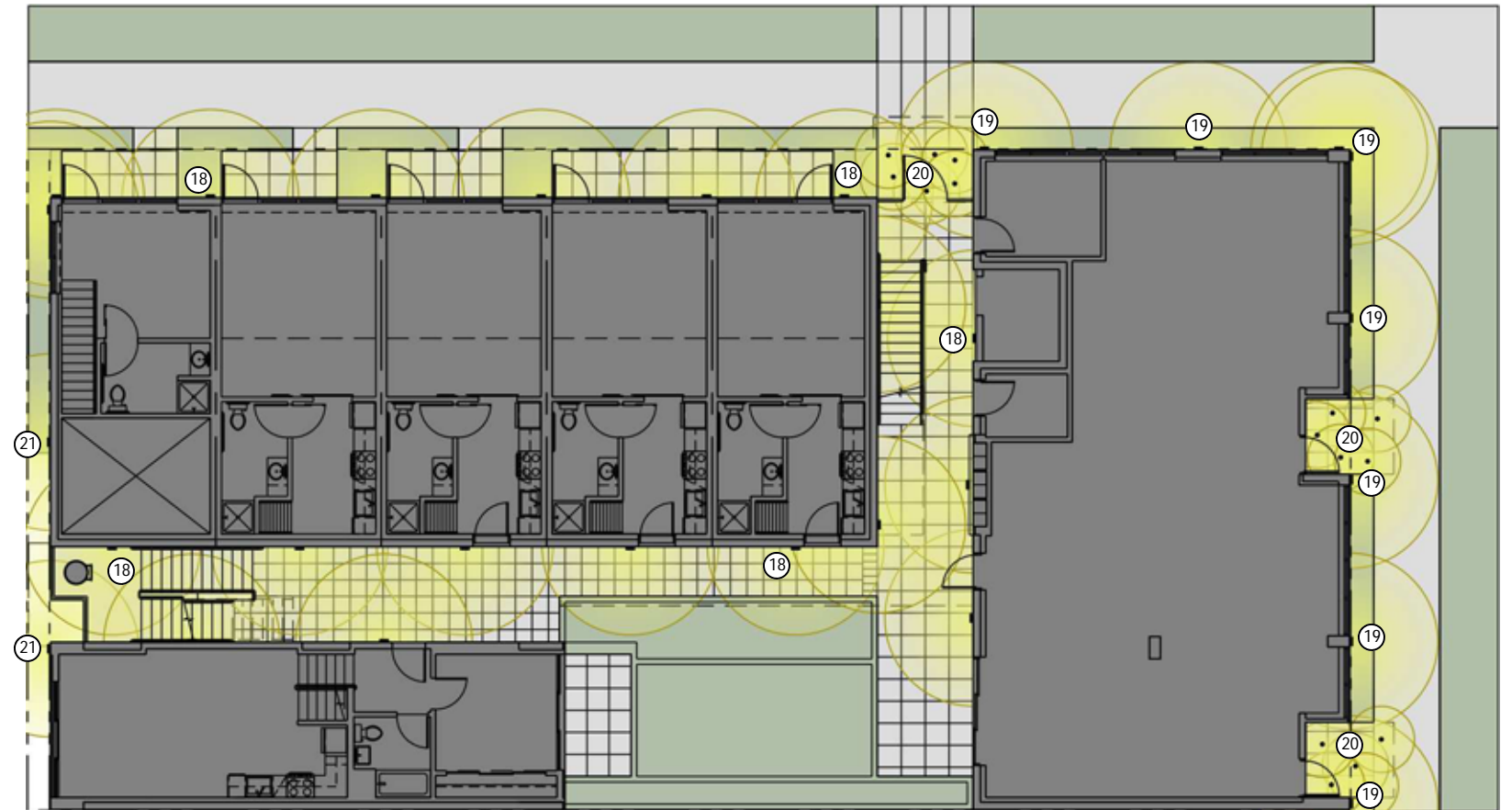
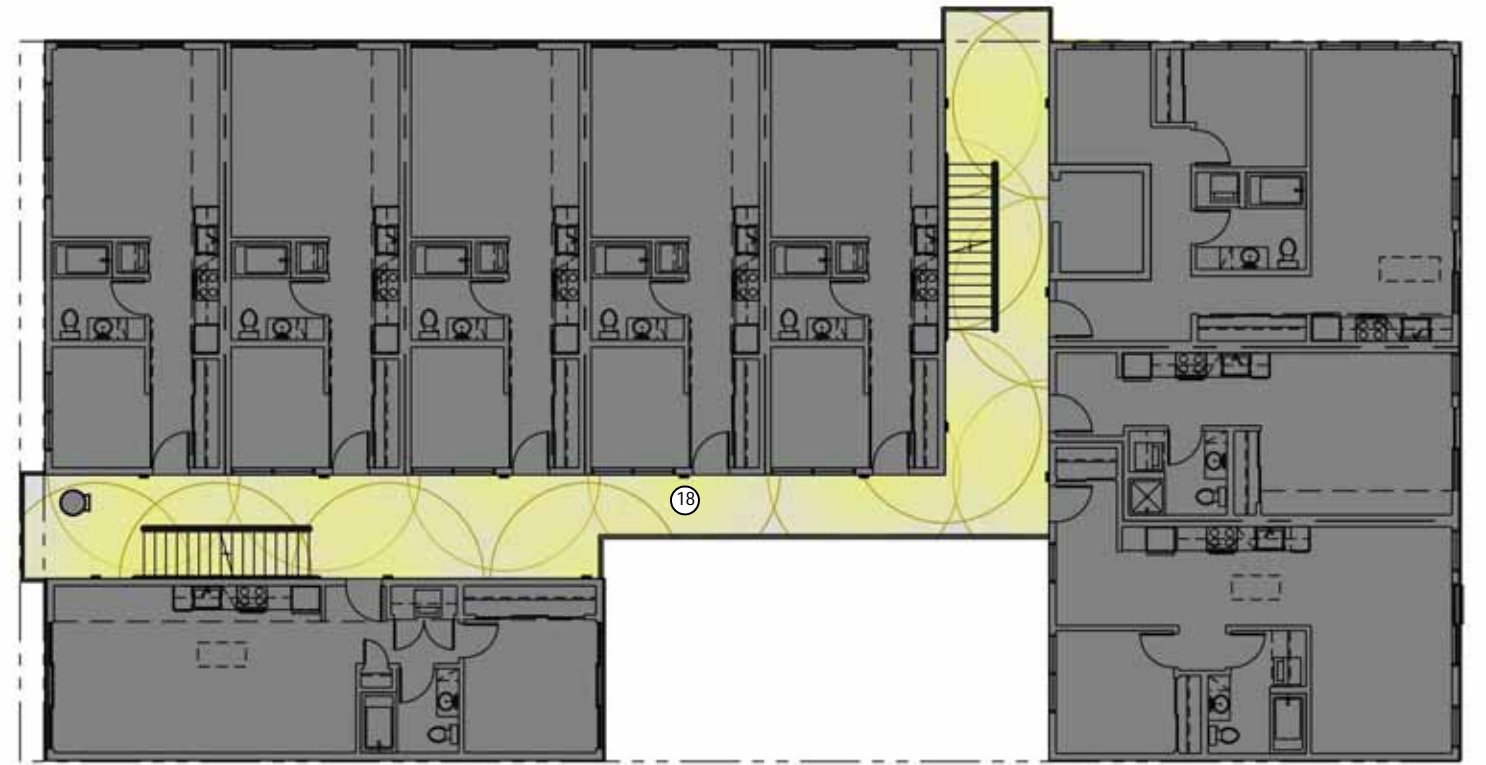
Retail Wall Lamps
LBL Lighting
Saturn Wet
Silver



Recessed LED Down Lights at Marquees
National Specialty Lighting
LED Minidisc Light



Alley Wall Lamps
LBL Lighting
Visir 30 Metallic Gray



W HARRISON STREET STREETSCAPE



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RESIDENTIAL ENTRY



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Development Density & Community

Provides new, dense, mixed-use project in an existing neighborhood on an under utilized site
 Replaces surface parking with housing
 Housing density equivalent: 277 units/acre
 Building density equivalent: 227,980 sf/acre
LEED SS Credit 1 Site Selection
LEED SS Credit 2 Development Density

Residential Open Space

Open space provided at courtyard, at walkway extensions, and at roof deck.
 Exceeds Green Factor by 25%
LEED SS Credit 5.2 Maximize Open Space

- ① **Green Roofs**
 Provides interest at amenity space and unit views
 Helps with stormwater control & heat island effect
LEED SS Credit 5.2 Maximize Open Space
LEED SS Credits 6.1 & 6.2 Stormwater Control
LEED SS Credits 7.1 & 7.2 Heat Island Effect

- ② **Rain Garden**
 Eliminates detention requirement, improves water quality, and provides visual feature in courtyard
LEED SS Credit 5.2 Maximize Open Space
LEED SS Credits 6.1 & 6.2 Stormwater Control
LEED WE Credit 1.1 Landscaping Water Need

Light Pollution Reduction

- ③ All lights down directed at walkways, retail & entrances
LEED SS Credit 8 Light Pollution Reduction

Alternative Transportation

- Great access to public transportation
- ④ Bicycle storage & changing rooms provided
- ⑤ Bike rack for retail & visitors in planting strip
- ⑥ Charging stations provided in garage
- ⑦ Car sharing - Zip Car provided in garage
LEED SS Credits 4.1, 4.2, 4.3 Transportation

Indoor Air Quality

- ⑧ Walk off mats provided at each courtyard entry and elevator waiting area in garage
- ⑨ Hard surface flooring throughout
LEED EQ Credit 5

Parking quantity

- ⑩ Only 19 parking stalls provided
 Calculates to a ratio of .475 per unit
 Reduces construction and excavation



- ⑩ **PVC Membrane Roofing**
 Durable, highly reflective, doesn't leach into runoff
 Longer lifecycle than standard torch-down roofing
LEED SS Credit 6.2 Stormwater Design Quality
LEED SS Credit 7.2 Heat Island Effect

Optimize Energy Performance

- ⑪ Central hot water provided by gas water heaters on roof
 Hydronic heat provided in units through heat exchangers
 Eliminates water heaters from units
 All units sub-metered for hot & cold water and heat
 More efficient to generate on site as opposed to electricity generated by natural gas for SCL.
- ⑫ Solar tubes preheat water for system
LEED EA Credit 1
LEED EA Credit 2

Efficient Elevator

- ⑬ Side-Mounted Traction Elevator uses 1/4 the electricity of a standard hydraulic elevator
LEED EA Credit 1

Exterior Walkways instead of Corridors

- ⑭ Eliminates need to light 24 hours a day
 Eliminates need to condition common space
 Eliminates some egress requirements & systems
 Eliminates carpet & need to replace it in corridor
 Provides shade on courtyard walls & windows
 Allows all units to be through-units
 Allows for greater residential floor area
LEED EA Credit 1

Through units

- ⑮ Allows access to light and air from multiple sides
 Provides cross ventilation for natural cooling
 Allows light into all primary living spaces
- ⑯ Reduces vent run lengths by half
LEED EQ Credits 6.2 Thermal Comfort
LEED EQ Credits 8.1 & 8.2 Daylight 90% of spaces

Bris Soliels

- ⑰ Provide shading at large south facing windows where not shaded by walkways.

No Mechanical Air Conditioning

- ⑱ All spaces naturally ventilated, no corridor conditioning
LEED EA Credit 4 Enhanced Refrigeration Mgmt

Durable Exterior Materials

- ⑲ Metal, phenolic resin panels, PVC roofing and concrete all are durable materials requiring little maintenance





Water Use Reduction

- ① High efficiency showerhead, faucets, and appliances
 - ② Dual flush toilets
 - ③ Sub-metered water
- LEED WE Credit 3.1 & 3.2 Water Use Reduction*

Energy Efficiency

- ④ Energy Star high efficiency appliances
 - ⑤ Central building hydronic heat
 - ⑥ Central hot water
 - Sub-meter heat & hot water
 - ⑦ Fluorescent & halogen lighting fixtures
- LEED EA Credit 1*
LEED EA Credit 2

Daylighting

- ⑧ Through units allow light into all spaces except bathrooms
- LEED EQ Credits 8.1 & 8.2 Daylight 90% of spaces*

Natural Ventilation

- ⑨ Windows on opposite walls allow cross ventilation

Indoor Air Quality

- Building entrance debris control
- ⑩ Low VOC paints, primers, adhesives & sealants
- ⑪ Low emitting composite wood flooring
- ⑫ Low VOC content cabinets & millwork
- No carpeting

Hard Surface Flooring Throughout

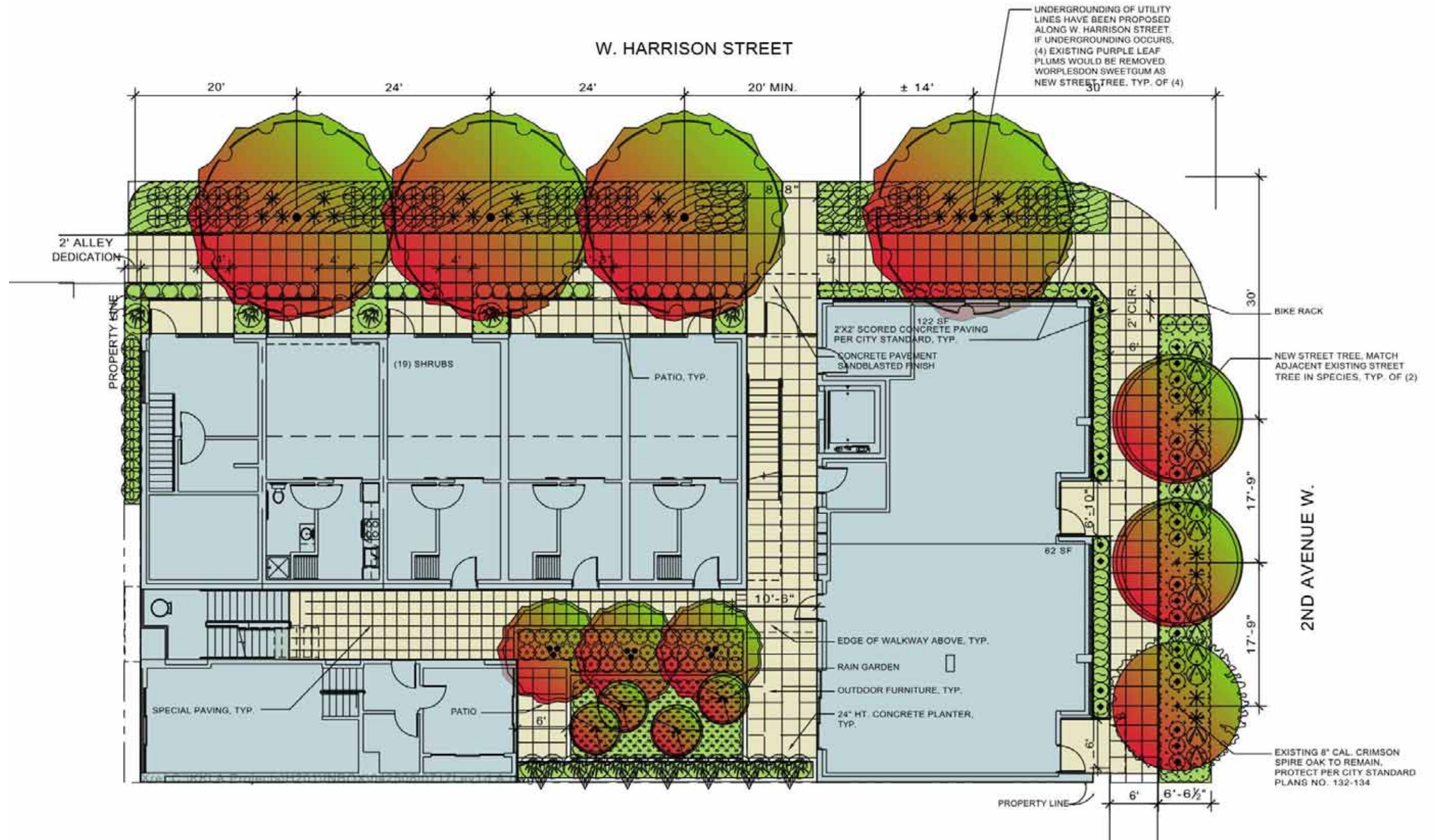
- ⑬ Composite wood flooring in all living spaces
 - ⑭ Tile in all bathrooms
 - Concrete floors in live/work lofts
- LEED EQ Credit 4.3 Carpet Systems*
LEED EQ Credit 5

Durability in Design

- ⑮ Hard surface longer life cycle than carpet
- ⑯ Solid core doors
- ⑰ Tile backsplashes
- ⑱ Glass counter tops

Design Features

- ⑲ Floor-to-ceiling windows on street facades
- ⑳ Deck rail allow full panel to side open
- ㉑ High awning windows allow light and ventilation in alcove
- ㉒ Kitchen and storage closets run continuous along entry wall



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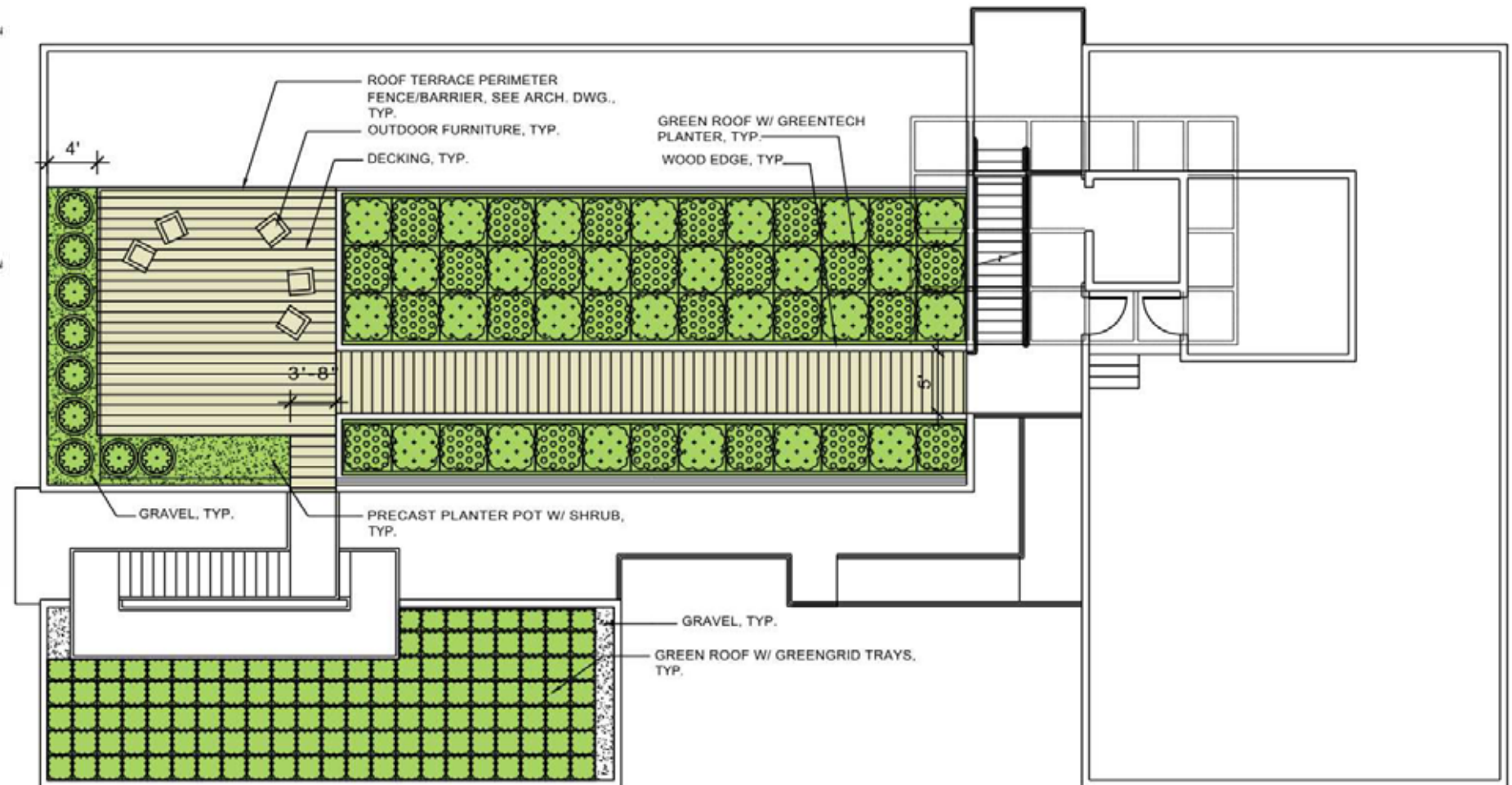
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PLANT LIST (* INDICATES DROUGHT TOLERANT PLANT)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
STREET TREES (TO BE COORDINATED W/ CITY ARBORIST)					
	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEETGUM	2" CAL.	B&B	PER PLAN
	QUERCUS ALBA x Q. ROBUR 'CRIMSCHMIDT'	CRIMSON SPIRE OAK	1/2" CAL.	B&B	PER PLAN
TREE					
	ACER PALMATUM (GREEN)	JAPANESE MAPLE (GREEN)	6"-8" HT.	B&B, MULTI.	PER PLAN
	AMELANCHIER SP.	SASKATOON	6"-8" HT.	MULTI.	PER PLAN
SHRUBS, FERN, PERENNIALS AND VINE					
	ASTILBE X ARENSII 'DEUTSCHLAND'	'DEUTSCHLAND' ASTILBE	1 GAL.	CONT.	24" O.C.
	BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY'	'GREEN BEAUTY' JAPANESE BOXWOOD	2 GAL.	CONT.	24" O.C.
	ILEX CRENATA 'NORTHERN BEAUTY'	'NORTHERN BEAUTY' JAPANESE HOLLY	2 GAL.	CONT.	24" O.C.
	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL.	CONT.	30" O.C.
	LONICERA X BROWNII 'DROPMORE SCARLET'	SCARLET TRUMPET HONEYSUCKLE	5 GAL.	CONT.	PER PLAN
	NANDINA DOMESTICA 'GULF STREAM'	'GULF STREAM' HEAVENLY-BAMBOO	5 GAL.	CONT.	30" O.C.
	NANDINA DOMESTICA 'MOON BAY'	'MOON BAY' HEAVENLY-BAMBOO	2 GAL.	CONT.	30" O.C.
	PHYLLOSTACHYS NIGRA*	BLACK BAMBOO	5 GAL.	CONT.	PER PLAN
	PITTOSPORUM TIBIRA 'WHEELER'S DWARF'	'WHEELER'S DWARF' TOBIRA	5 GAL.	CONT.	30" O.C.
	POLYSTICHUM MUNITUM*	SWORD FERN	1 GAL.	CONT.	PER PLAN
	VIBURNUM DAVIDII*	DAVID'S VIBURNUM	5 GAL.	CONT.	30" O.C.
GROUND COVERS					
	EPIMEDIUM ALPINUM*	EPIMEDIUM	1 GAL.	CONT.	24" O.C.
	EUPHORBIA AMYGDALOIDES ROSSIAE*	EUPHORBIA	1 GAL.	CONT.	24" O.C.
	LIRIOPE SPICATA	CREeping LILYTURF	1 GAL.	CONT.	24" O.C.
ROOF PLANTING MATERIALS					
	SHRUB IN PRECAST POT: SHIBATAEA KUMASACA*	SHIBATAEA BAMBOO	5 GAL.	CONT.	PER PLAN
	GREEN ROOF PLANTING IN GREENTECH PLANTER:	(AVAILABLE FROM GREENTECH, INC. 804.363.5048)			PLANT MIXES TO BE DETERMINED
	GREEN ROOF PLANTING IN GREENGRID PLANTER:	(AVAILABLE FROM WESTON SOLUTIONS, 206.521.7692)			PLANT MIXES TO BE DETERMINED
	RAIN GARDEN: EQUISETUM SP. IN BEACH PEBBLE MULCH	HORSETAIL	1 GAL.	CONT.	18" O.C.

NOTE
1. SEE L-1.3 FOR LANDSCAPE REQUIREMENT SUMMARY.



DEPARTURES

Development Standard	Requirement	Proposed	Departure Amount	Justification
Street Level Development Standards 23.47A.008.D Residential uses at street level	D. Residential street-level requirements. Residential uses may be limited to 20% of the street-level street-facing facade under section 23.47.005. When a residential use is located on a street-level street-facing facade, the provisions of Subsection A and the following apply: 1. At least one of the street-level street-facing facades containing a residential use must have a visually prominent pedestrian entry. 2. Either the first floor of the structure at or above grade shall be at least four (4) feet above sidewalk grade or the street-level facade shall be set back at least ten (10) feet from the sidewalk.	Remove dimensional restrictions on residential use location at ground floor to allow leasing office and lobby passageway at grade	4'-0" vertically 10'-0" horizontally	We propose having the lobby/primary residential entry and leasing office at grade which the DPD claims is now not allowed by the land-use code. It seems like a land-use code error if a residential entry and leasing office cannot be on level with or near a sidewalk. Our feeling is this code section is meant to address residential units, not accessory residential spaces. That said, to get through zoning review we need a departure to allow our lobby to be at grade with the sidewalk and for our leasing office to be a part of the commercial storefront.
Solid Waste & Recyclable Materials Storage 23.47A.029.D	2. For front-loading containers: a. Direct access shall be provided from the alley or street to the containers, b. Any proposed gates or access routes shall be a minimum of ten (10) feet wide, and when accessed directly by a collection vehicle into a structure, a twenty-one (21) foot overhead clearance shall be provided.	Allow for a 6' wide door Eliminate 21' overhead clearance requirement	4' on door with Elimination of requirement	A 6' door is sufficient for Seattle Public Utilities A trash collection vehicle will never enter the building. This requirement is intend for large commercial structures where a garbage truck enters a loading area. We do not have this condition.

EXTERIOR EGRESS BALCONY PRECEDENTS



Chelan Resort Suites
Chelan, Washington
Nicholson Kovalchick Architects



Housing for Postal Employees
Paris, France
Phillippe Gazeau



Housing for Postal Employees
Paris, France
Phillippe Gazeau



Maastricht Historic Quarter Apartments
Maastricht, Holland
Mecanoo Architects



Apartment Block
Basle, Switzerland
Herzog & Meuron



Belltown Lofts, 66 Bell Street
Seattle, Washington
Driscoll Architects



NICHOLSON KOVALCHICK ARCHITECTS
4302 SW ALASKA STREET / SUITE 200
SEATTLE WA 98116
206.933.1150

DESIGN REVIEW RECOMMENDATION MEETING

05.07.2008

201 W Harrison Street

DPD # 3007688

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A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of way.

Improving the quality of the streetscape is of utmost importance. The neighborhood in general has pleasant, walkable, pedestrian-scaled streetscapes in the residential and retail commercial sections to the north and east. This experience breaks down in this section of the neighborhood due to numerous surface parking lots and office buildings with minimal relationships to the street. This proposal should work to improve the quality of the pedestrian environment and enliven the street experience. The Board was supportive of locating the retail at the corner and stretching down 2nd Avenue W. Of concern to the Board was the quality of relationship between the live/work units and the sidewalk on W Harrison Street. The applicant was instructed to minimize or eliminate any blank walls of the garage in this area and to focus the design on the spatial relationship between the units and the sidewalk. The building should meet the street. Also of concern was the proposed amount and quality of glazing along this section of the façade.

A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

Entries to the retail, residential lobby and live/work units should be clearly identifiable and distinguish the activity of the space beyond. While Option 3 is the applicant's preferred option, the Board expressed a preference for the residential lobby location in Option 2 with its more central location and wider presence. Option 3 shows a small lobby in the southeast corner that could be lost in the façade. Option 2 expresses the vertical circulation in the building façade and helps to clearly reinforce the location of the residential lobby, tying the use above to the street.

The live/work units proposed along W Harrison Street need to be designed to relate well with the street and to communicate a commercial character. A tenant business in one of these units should be able to display goods in an inviting way or present an office-like appearance in a flexible way.

A-4 Human Activity

New development should be sited and designed to encourage human activity on the street.

Placing the retail/commercial space on the corner creates a good opportunity to enliven the street. The Board emphasized the importance of meeting the transparency requirements in regards to the live/work units facing the street.

The east building of the proposed structure extends to the property lines at the retail space at the corner of 2nd Avenue W and W Harrison. The northwest building steps back 4'-4" from the property line and 6'-6" from the sidewalk at the live/work units. The work portion of each unit is more or less on level with the sidewalk and the units step down with the street to the west. An entry area is separated from the street by a planting strip. The residential building above cantilevers over the live/work unit entrances providing weather protection. Vehicular access to the garage and the access to the trash and recycling room are from the alley to minimize unsightly street-facing features. Landscape improvements, such as replacing the paved-over planting strip in the right-of-way with plantings, replacing the street trees to a larger species, and adding plantings near the building entries will contribute to the neighborhood landscape palette. The building's street-wall continues the neighborhood's massing precedent and creates an urban right-of-way experience.

We have embraced the board's suggestion that the residential entry face W Harrison Street. The proposed design creates a breezeway in the long north-facing façade for the residential entry. This separation of the building into distinct parts physically signals that something special is happening beyond while expressing the vertical circulation which springs from the residential entry below. The elevator shaft, also in this location and partially exposed, reinforces this pattern. The live/work entrances are set back from the sidewalk and are separated by a landscaped area which provide a degree of transition from the public sidewalk to the semi-private work space inside the units. However, the entries and storefront window system provide complete transparency so that the units can function as commercial enterprises during business hours. The retail entries are on 2nd Avenue W and so will not be confused with the residential entries on W Harrison Street. These recessed entries will have projecting steel canopy plinths and signage that will further differentiate them.

As recommended by the board, the retail space is located on the corner of W Harrison Street and 2nd Avenue W. All of the live/work units and the retail space meet the transparency requirements. The street-facing facades have been designed to minimize blank segments and contribute to an active environment encouraging human activity. Tools for emphasizing this will include decorative metal gates, landscaping, cantilevered steel supports and canvas signage, and lighting.

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

The Board noted that Options 2 & 3 will lose sunlight if and when the site to the south redevelops. The applicant should consider keeping the courtyard open to the west to keep light and air access in the future. The roof deck will provide for year-round access to light.

A-8 Parking and Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

All schemes presented parking garage access from the alley and the Board recommends that this be maintained in the design. The Board is concerned regarding the slope of the ramp into the garage, but the applicant assured the Board that this ramp will meet code.

C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished for its façade walls.

The Board felt that the architectural statement could be simpler. All three renderings showed were a bit muddled and overly complex. The Board did support a contemporary or modern aesthetic at this location and stated that it would be appropriate given the context. The penthouse expression is a nice addition and the design would benefit from exploring different roofline expressions.

C-3 Human Scale

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

The Board encourages the applicant to provide street level detailing of lights, signage, and landscaping to reinforce this at the street front.

The need to create an efficient design generated a south-facing courtyard. The use of exterior walkways allows the court to open both to the street and to the alley to the west. By creating both a protected, semi-enclosed courtyard on the ground floor and an open and exposed roof deck these two amenity spaces provide a range of uses and experiences for the residents. Plantings in the courtyard are selected to thrive in a shaded environment as the roof plantings need to survive in direct sun.

The proposed design maintains access to the garage from the alley, and conforms to the SLUC maximum driveway slope of 20%. The live/work units along W Harrison Street step down with the slope of the street to eliminate any exposed garage wall.

The concept as developed has been simplified but includes features encouraged by the board. These are:

- A. Primary residential entry on W Harrison Street
- B. Grounded corner massing
- C. Varied roof line
- D. A modern aesthetic
- E. Live/work transition spaces

A void in the north façade signals the residential entry from the sidewalk while separating the taller corner mass from the long façade on W Harrison Street which pushes out over the live/work units, sheltering them.

The design expresses with a clear and consistent order the stripped down elements and systems that compose it. All elements in the design serve a functional purpose and express their function clearly and intrinsically in keeping with the modern idiom.

The proposal's use of glazing, structure, cladding, color and hardscape, in combination, have been articulated to present a human scale. Exterior lighting, vegetation at ground level, and the transparency of the storefront system together with a suspended metal and canvas sign system lend the detail and visual interest that create a successful pedestrian experience.

C-4 Exterior Finish Material

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

A potential palette of architectural concrete, metal siding and fiber board siding was discussed by the architect. A color and materials board should be brought to the recommendation meeting so the Board can see the actual materials proposed. The details of the materials and color palette will be discussed at the recommendation meeting.

D-9 Commercial Signage

Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.

The Board recommended designing a signage plan for the building to avoid unintended appendages to the building, and discouraged use of bulky lighted boxes.

D-10 Commercial Lighting

Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or signage.

The Board encourages integration of the street-level lighting plan with the overall building design.

D-11 Commercial Transparency

Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

Avoid blank retaining walls like that shown in Option 3. With the site's slope, the building may have trouble meeting the transparency requirements if this issue is not addressed early in the design.

The proposal's exterior design emphasizes utility and durability in the honest expression of materials and building elements. The exterior palette features a liberal use of aluminum glazing systems. The building is clad with both flat and box-ribbed metal siding panels and wood grain phenolic resin panels for accent. The building base is primarily articulated by a commercial aluminum storefront system in a frame of exposed concrete with a smooth, clean architectural finish.

A metal support for hanging signs above the live/work units will standardize the way signage is installed on the façade. The metal support will be detailed to reinforce the design concept, and a signage plan will ensure aesthetic placement of other signage for the retail tenants. Retail signage will be limited to the face of the entry plinth canopies.

Light fixtures have been integrated into the design of the building facades and will illuminate all pedestrian areas. The selection of fixtures reinforces the design vocabulary there by strengthening the design concept.

The live/work units step with the sidewalk to eliminate this as an issue. The project has nearly 100% commercial frontage in the building facades along both streets and meets City requirements for transparency.

D-12 Residential Entries & Transitions

For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.

Many buildings that are primarily residential, as this design is, have residential entrances that are difficult to find between the commercial street frontages. The Board prefers the residential entry to be on W Harrison Street, and differentiated from the rest of the street wall.

E-2 Landscaping to Enhance Building and/or Site

Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

The existing street landscaping in the neighborhood is great; it is important to continue this in the proposed design at the street level.

See also A-3.

As recommended, the primary residential entry faces W Harrison Street. The decorative metal gate opens to a six-story breezeway in the building, leading to a staircase and landscaped courtyard. As mentioned before, the live/work entrances along W Harrison Street serve to create a transition from the sidewalk to the work space. These spaces are somewhat separated from the sidewalk horizontally, but are at grade as the sidewalk slopes to the west.

A significant amount of vegetation will be added with the proposed development to continue and improve upon the neighborhood right-of-way landscaping. New street trees and plants will replace the purple-leaf plum trees and the asphalt currently in the planting strip. A new planting strip will be placed between the new building and the sidewalk. These additions will greatly improve the quality of the sidewalk environment.