

# 1201 MERCER STREET

## Design Review Board Recommendation Meeting



HOLLAND PARTNERS | ANKROM MOISAN

DPD Project No.: 3012808  
March 7, 2012

## PROJECT ADDRESS

1201 Mercer St.  
Seattle, WA 98109

## PROJECT TEAM

### OWNER/APPLICANT:

**Holland Partners Group**  
2025 First Avenue, Suite 410  
Seattle, WA 98121  
206.971.0161  
Contact: Glen Scheiber  
gscheiber@hollandpartners.net

### ARCHITECT:

**Ankrom Moisan Associated Architects**  
117 South Main Street, Suite 400  
Seattle, WA 98104  
206.576.1600  
Contact: Mike Kapp  
mikek@amaa.com

### LANDSCAPE ARCHITECT:

**Fazio Associates, LLC**  
**Landscape Architects**  
3131 Western Avenue, Suite 316  
Seattle, WA 98121  
203.774.9490  
Contact: Rob Fazio  
rob@fazioassociates.com

## PROGRAM GOALS

1. Use wood frame construction.
2. Achieve a minimum of 130 residential units
3. Include parking to 0.75 ratio minimum.

## PROJECT GOALS

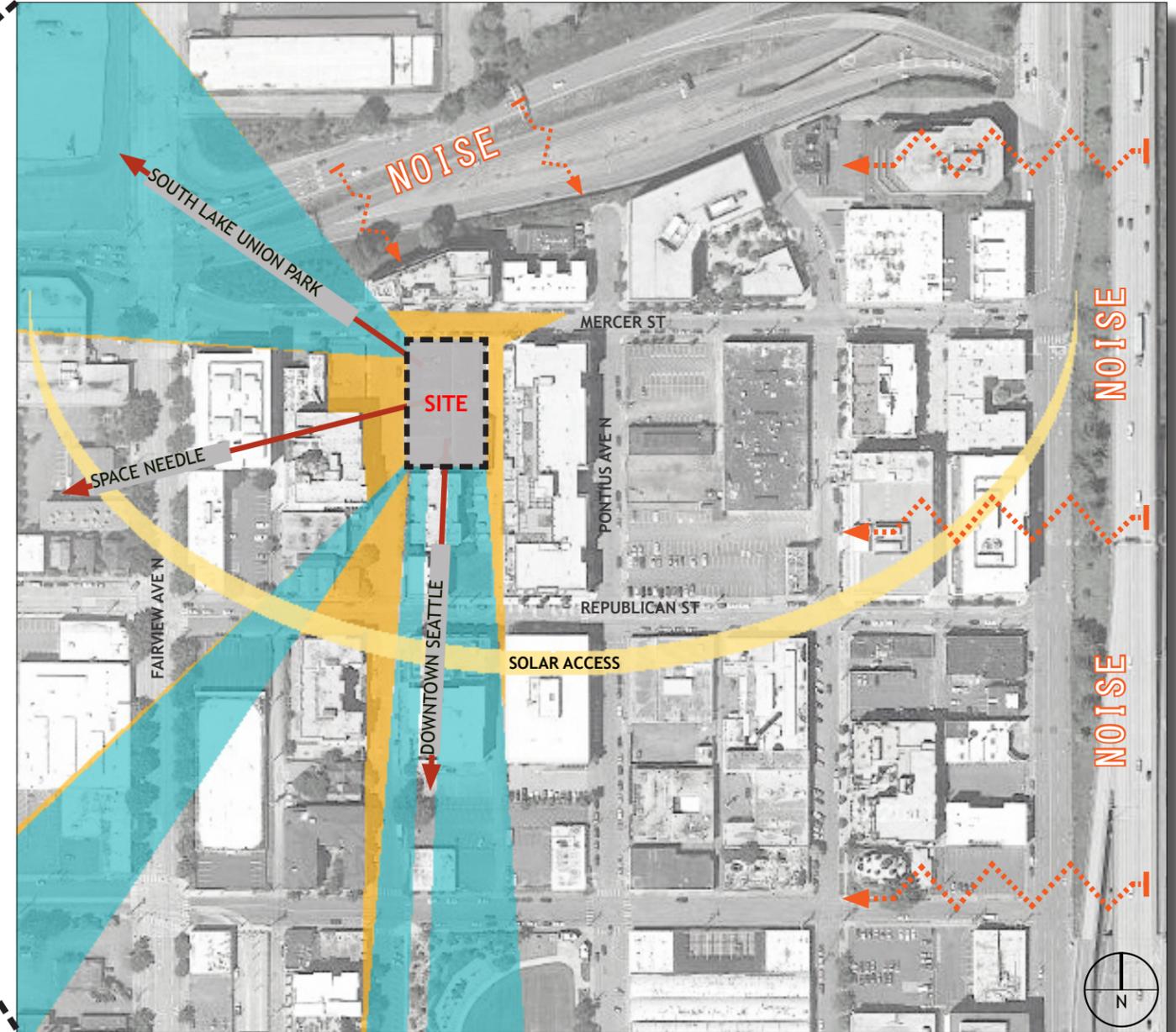
1. **PROMOTE URBAN HOUSING**  
Create a successful apartment community that serves the housing needs of the surrounding South Lake Union employee population. This is first and foremost the most sustainable thing that can be done in creating neighborhoods where you can live and work with out the use of a car.
2. **REINFORCE CASCADE NEIGHBORHOOD DIVERSITY**  
From high-end condos to transitional housing for the homeless and high-tech to highly sustainable, this neighborhood has it all in terms of residents. This development wants to create apartments that will further attract that diverse population.
3. **STRENGTHEN CONNECTIONS TO LAKE UNION PARK**  
Urban housing only works with major outdoor areas for pets, kids and recreation. This project is within a few minute walk from the recently complete Lake Union Park - a connection that will improve with the Mercer Street corridor project. This building should reinforce and building upon the views and connections to the park and the lake.





LEGEND

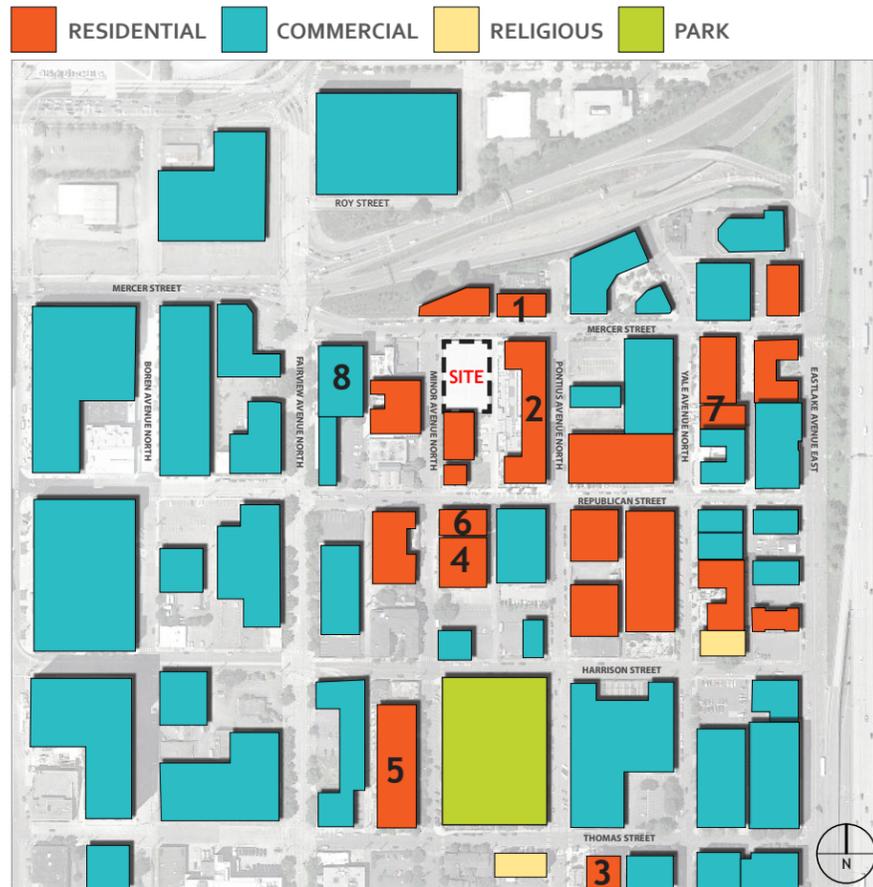
- ARTERIAL
- BUS ROUTE
- STREETCAR



LEGEND

- View Range from Floors 2-4
- View Range from Floors 5 & 6

# Site Context



1



2



3



4



5



6



7



8

## ABOUT THE SURROUNDING ARCHITECTURE

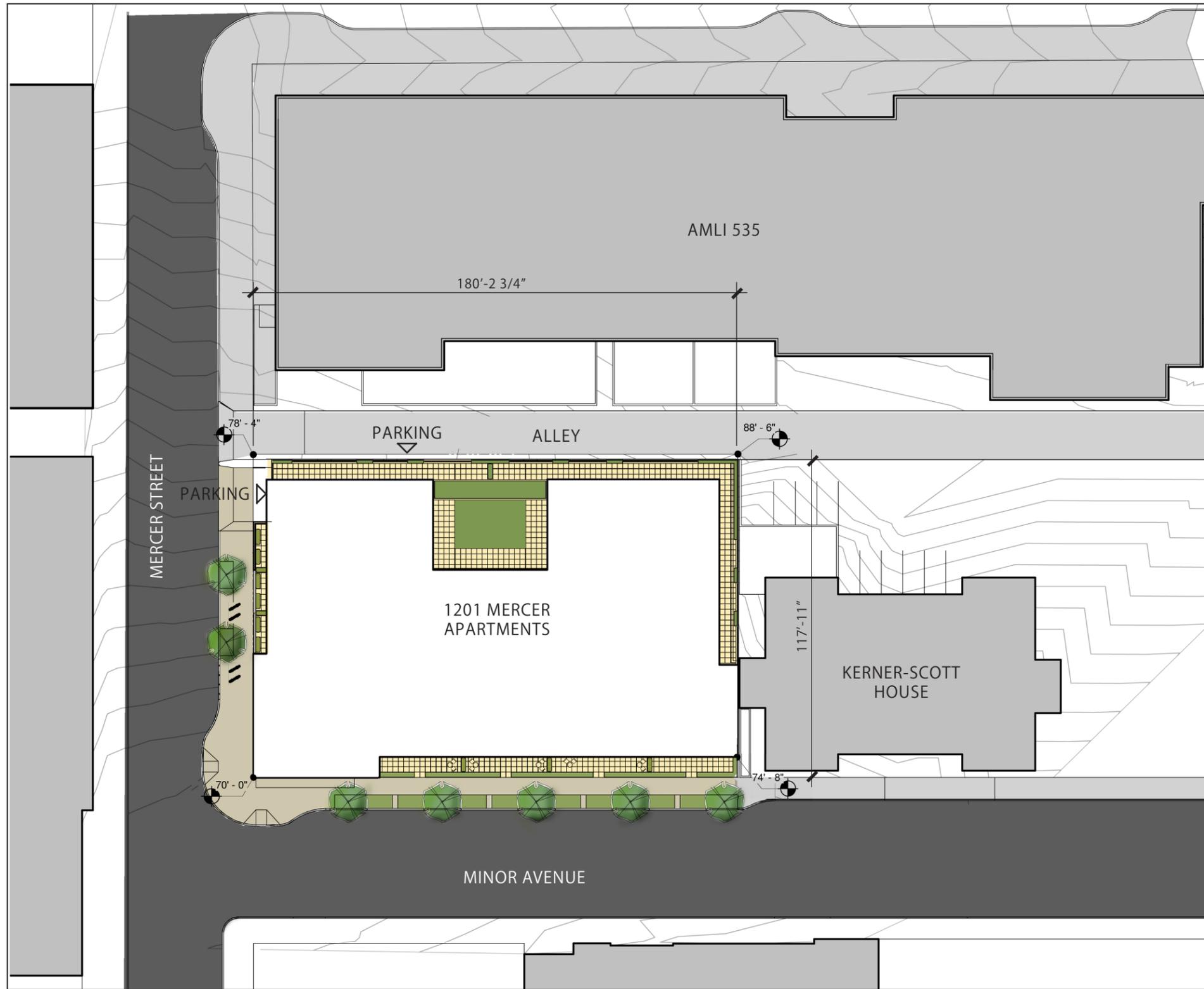
The surrounding neighborhood will help to inform the design of the proposed building. Massing can be effectively modulated through repetitive elements (image 3), inset bays (image 2), or large steps in and out (image 6).

A mix of classic materials at the base and modern cladding systems above is a common solution and helps to create a variety of color and interest (images 3, 4, 5). Materials that weather can also create interest over time (image 7). Windows are large, frequent, and drive

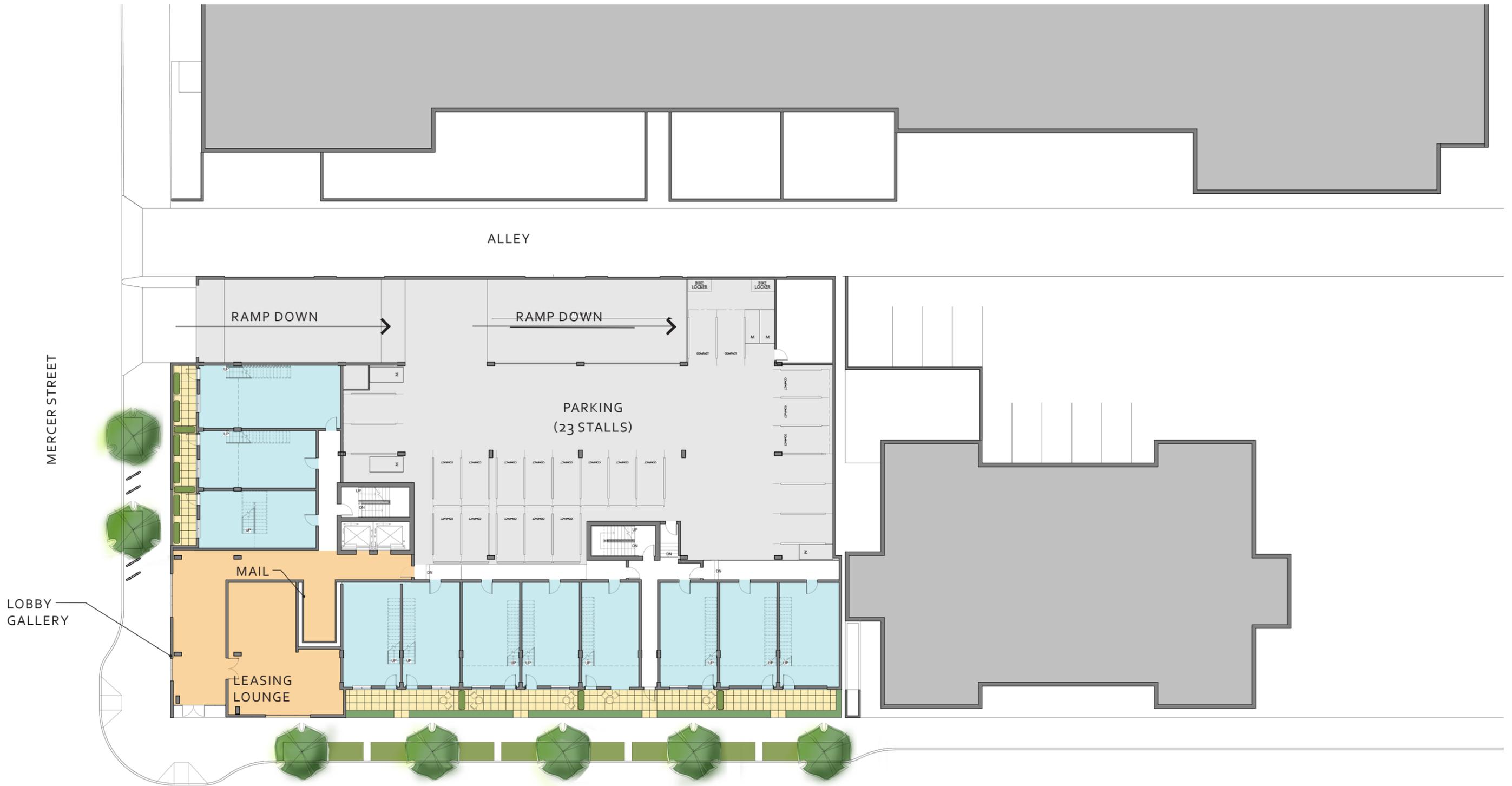
the modulation of most residential facades (images 4, 6).

South Lake Union is a pedestrian friendly neighborhood, and courtyards and squares can create social opportunities at the base of the building (images 4, 5).



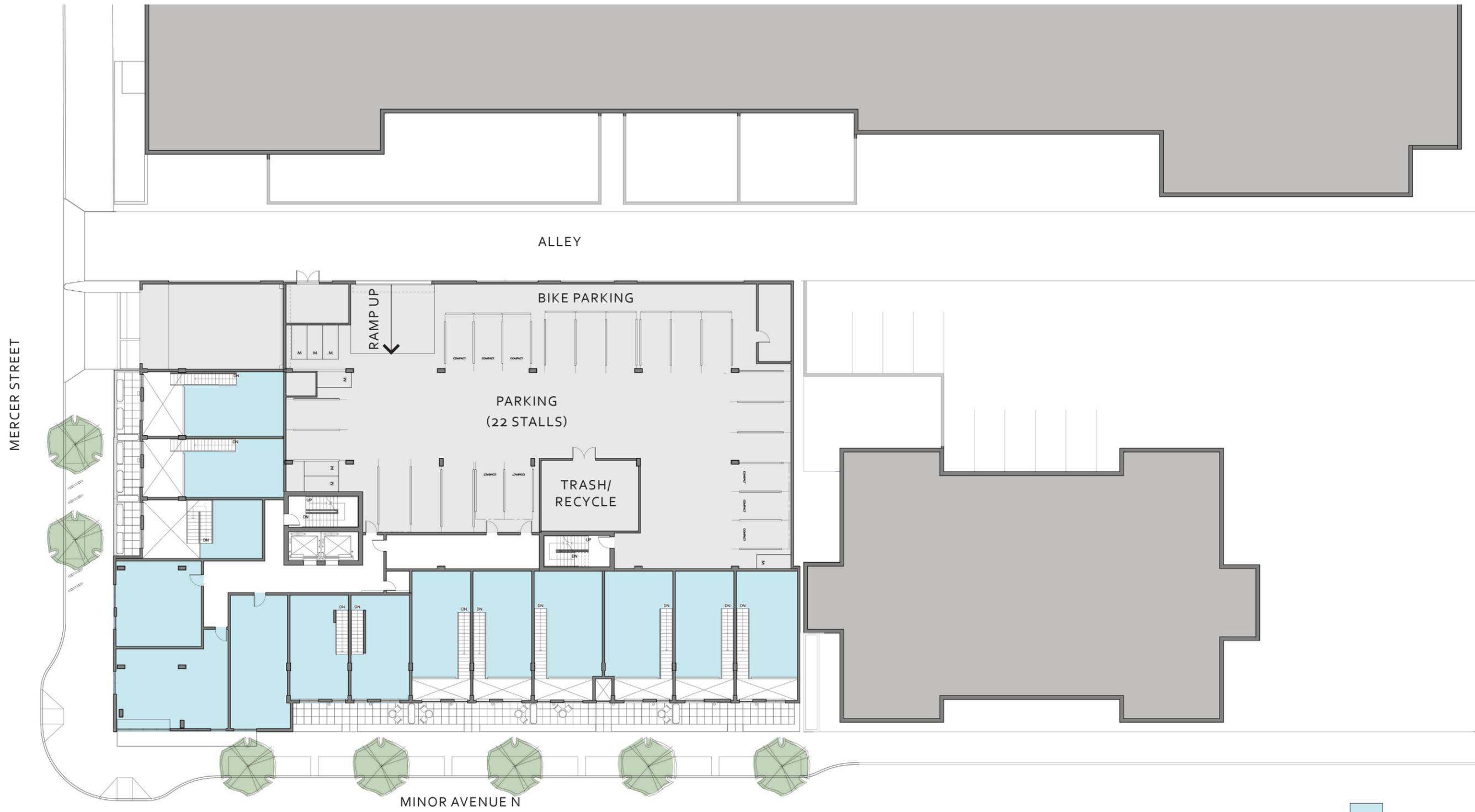


Site Plan



- Residential Unit
- Amenity

Ground Floor Plan



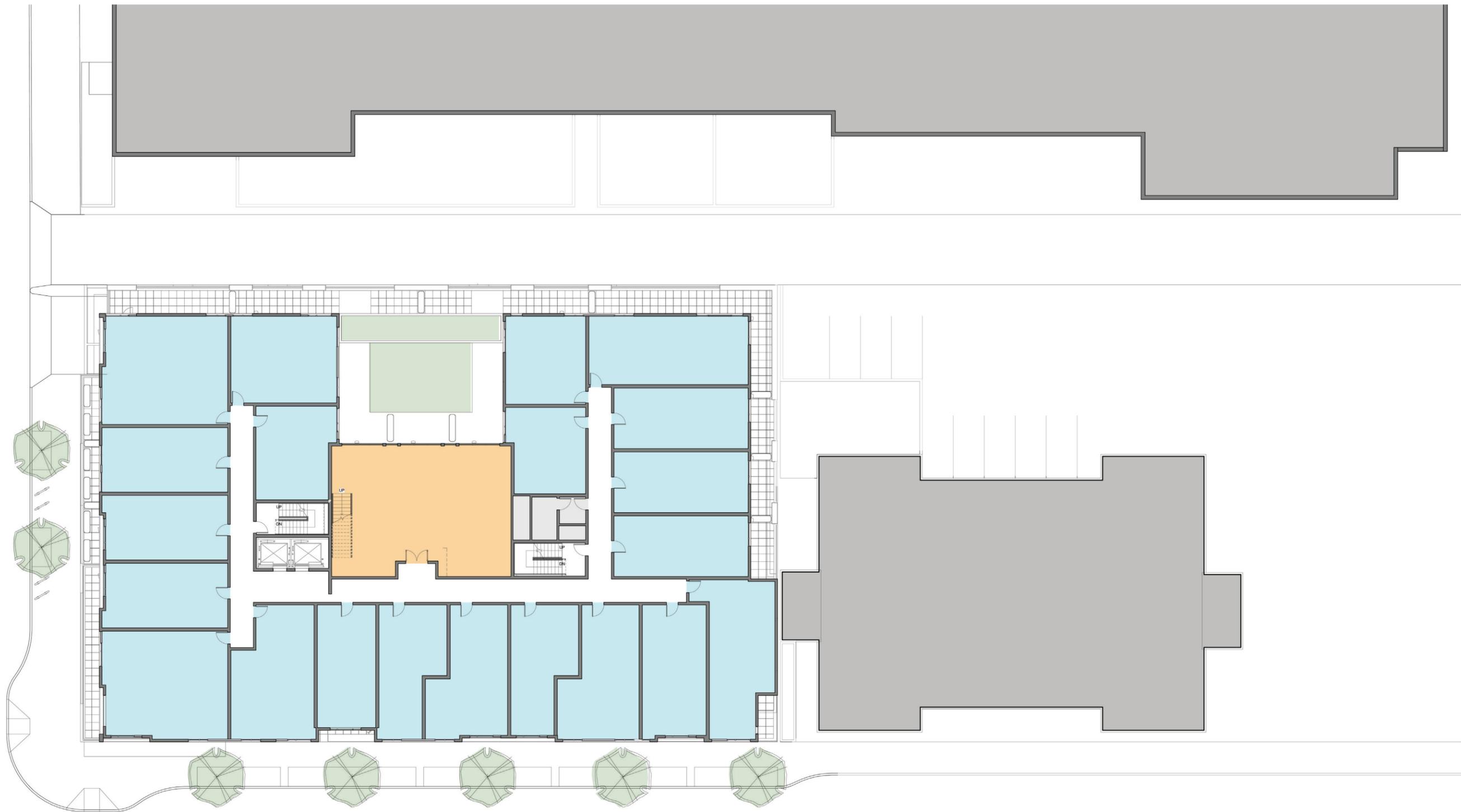
Level 2 Plan

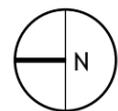
- Residential Unit
- Amenity



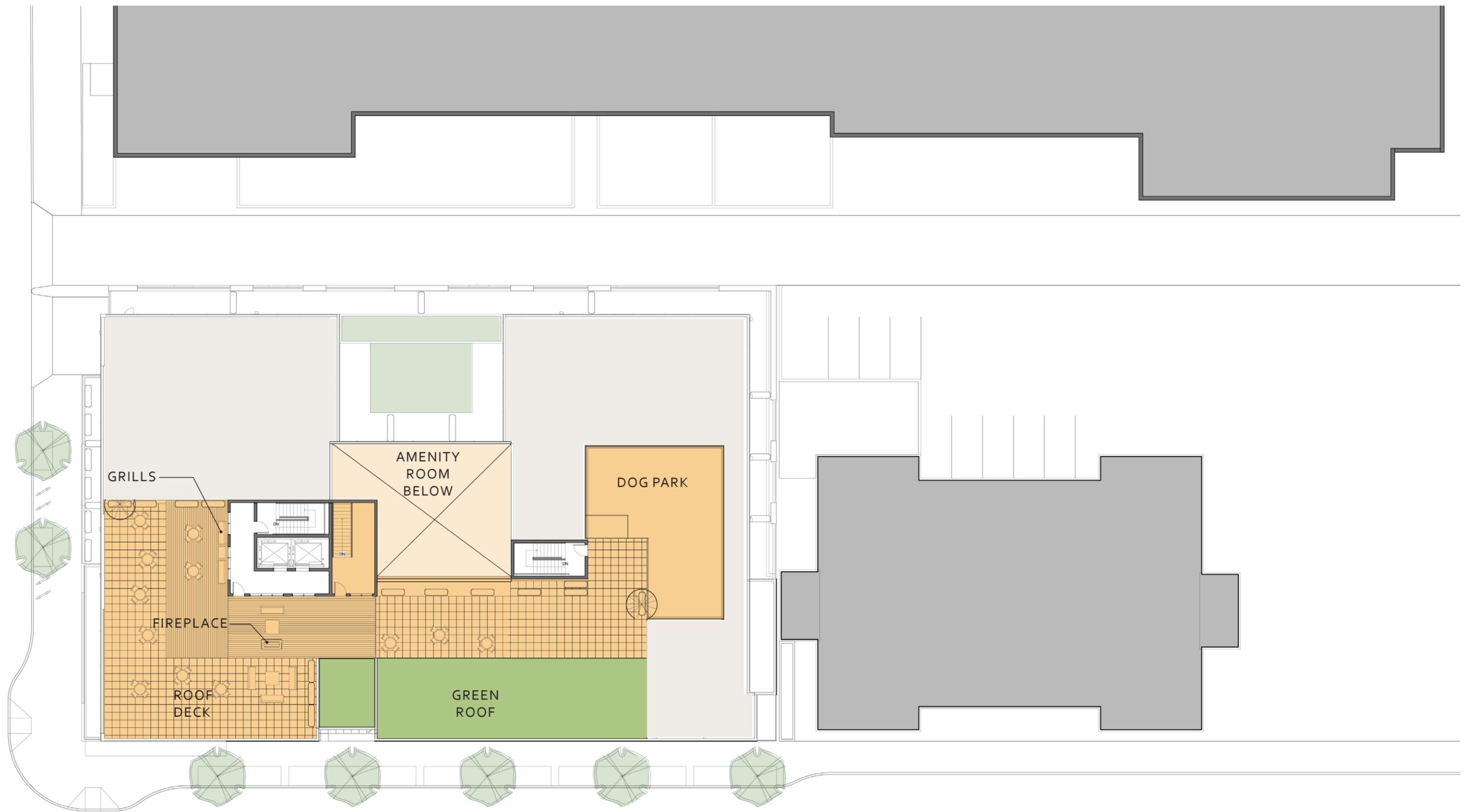
 Typical Level Plan

-  Residential Unit
-  Amenity



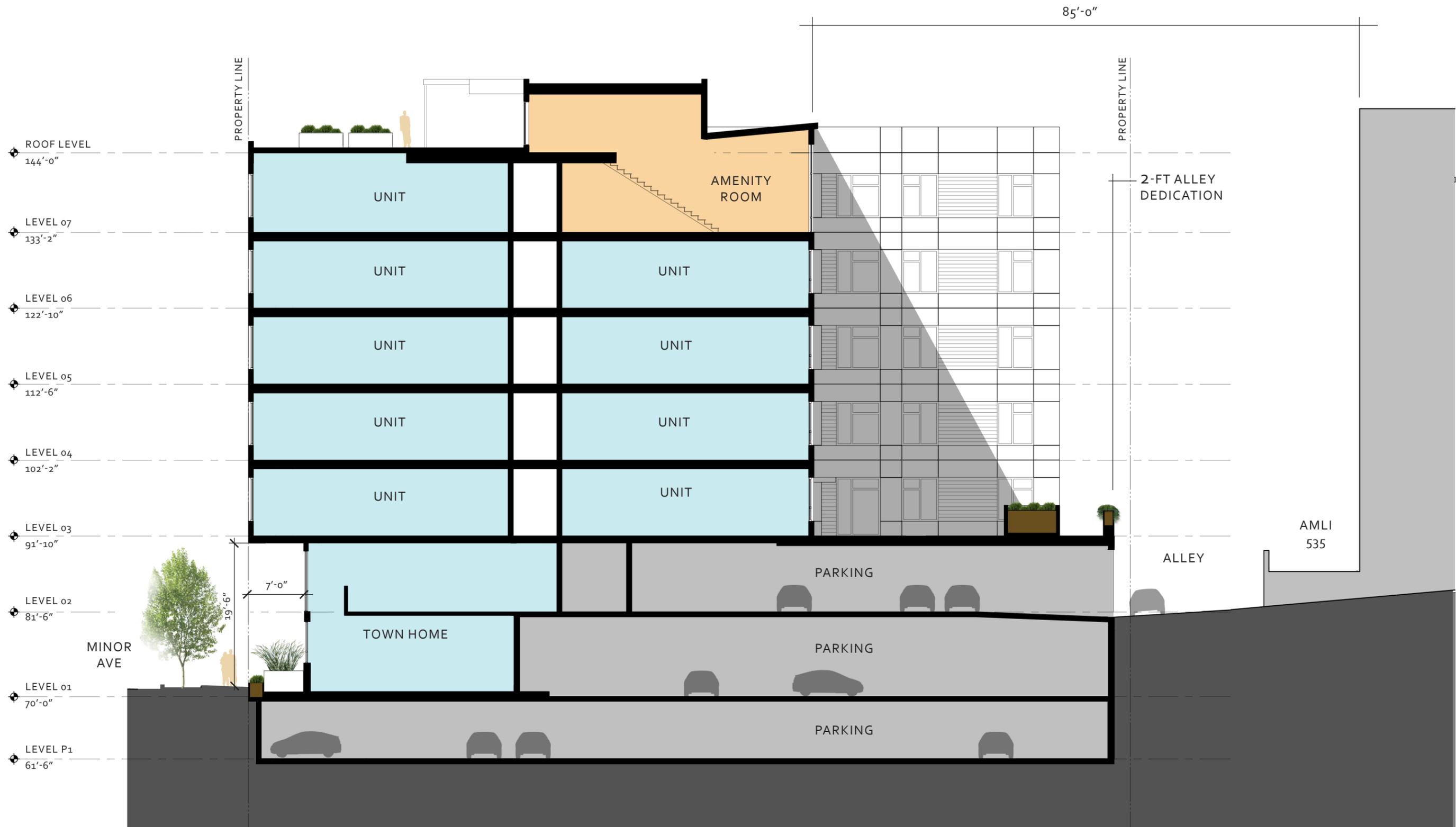

 Level 7 Plan

-  Residential Unit
-  Amenity



 Roof Plan

-  Residential Unit
-  Amenity



Building Section

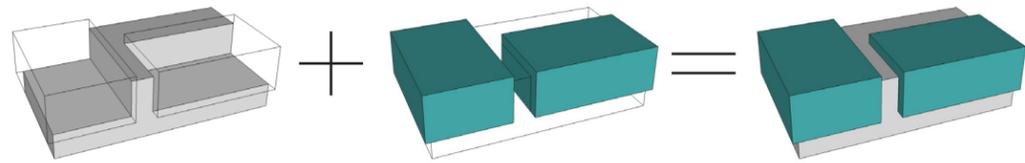
Residential Unit
  Amenity



Building Section

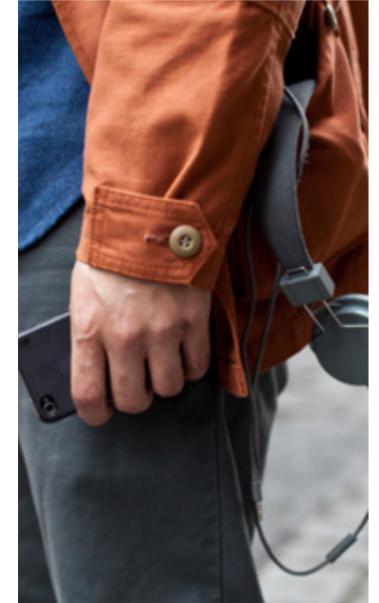
Residential Unit
  Amenity

# Design Concept

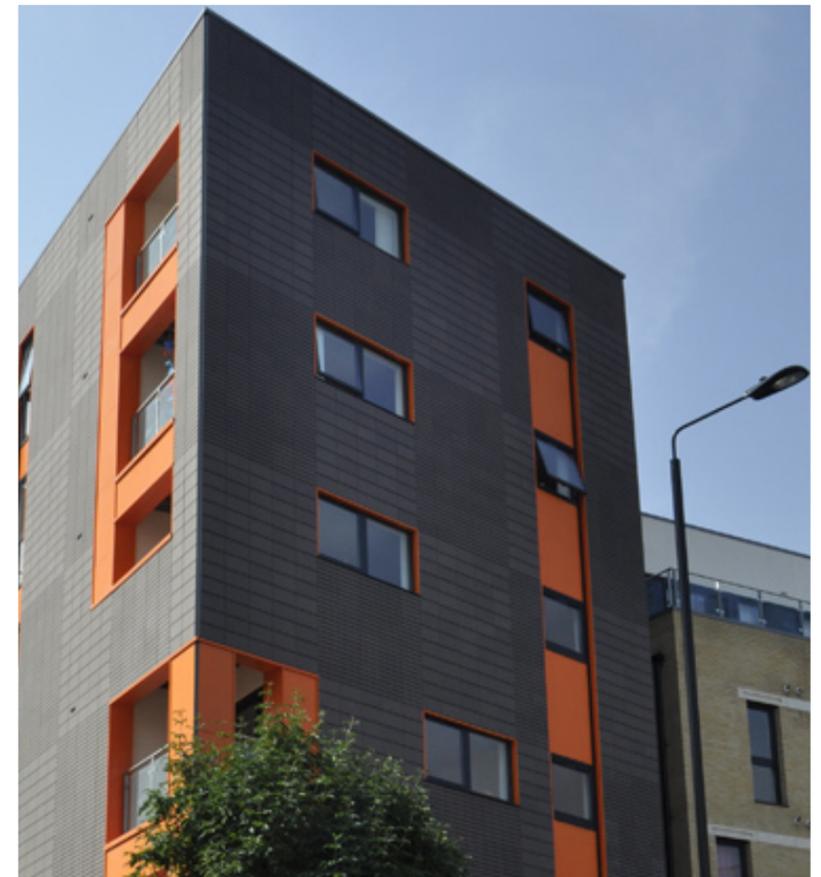


MASSING

Clean Lines  
Modern European Design  
High-Tech  
Small Moves, Big Impact  
Distinct Form



MODULATION THROUGH COLOR





West Elevation (Minor Avenue)



North Elevation (Mercer Street)



East Elevation (Alley)

Painted Cement Board  
Color 1

Painted Cement Board  
Color 4

Vinyl Window  
Frames

Metal Rail

Cast In Place  
Concrete



## South Elevation





# Themes From Early Design Guidance

- 1. SW Corner impacts to the Kerner Scott House
- 2. Separation between residential space and Minor Avenue
- 3. Treatment of the alley
- 4. Detail/Material Development

## Design Review Board Comments from EDG

GUIDELINE	DRB RECOMMENDATION	GUIDELINE	DRB RECOMMENDATION	GUIDELINE	DRB RECOMMENDATION
A1 RESPONDING TO SITE CHARACTERISTICS.	The Board was in agreement that the best response was to hold tight to the property line at Mercer and Minor and create the outdoor courtyard at the alley side. The Alley facing elevation needs to be mindful of pedestrian activity and the adjacent units that look into the alley.	A8 PARKING AND VEHICLE ACCESS.	Attempt to align the garage entry from the alley with the garage entry of the neighboring property across the alley.	D1: PEDESTRIAN OPEN SPACES AND ENTRANCES.	See comments to A6
A2 STREETSCAPE COMPATIBILITY.	The Board agreed that retail seemed unlikely in this neighborhood. The best response to create an active streetscape was the residential lofts with direct access to the sidewalk.	A10 CORNER LOTS.	The Board was in agreement with the applicant's response to the corner with the massing, entry location and roof deck- all of which take advantage of the views to Lake Union and Queen Anne.	D5: VISUAL IMPACTS OF PARKING STRUCTURES	See comments to C5
A5 RESPECT FOR ADJACENT SITES.	The Upper floors of the southwest corner of the building should be pulled back from the property line.	B1 HEIGHT, BULK, AND SCALE COMPATIBILITY.	The Board agreed that the preferred massing with the units also facing south is the best for this site.	D8: TREATMENT OF ALLEYS	The board wanted further study of the alley to look for opportunities to align the garage access point with the garage entry of AMLI535 across the alley and provide softness through landscaping.
A6 TRANSITION BETWEEN RESIDENCE AND STREET.	On the West elevation, the 5 foot setback of the base of the building is advantageous to create a defensible zone for the occupants. The board discussed whether it should be 8 feet and should be reviewed at next meeting.	C1 ARCHITECTURAL CONTEXT.	See comments to A5.	D12: RESIDENTIAL ENTRIES AND TRANSITIONS	See comments to A6. The residential units on Minor are an appropriate response and the Board liked the covered space. The access to the units needs further refinement for the next presentation.
A7 RESIDENTIAL OPEN SPACE.	The Board discussed the C-shaped building and size of the courtyard and while the amount of light in the courtyard itself might be less; it is the best response for the alley.	C2: ARCHITECTURAL CONCEPT AND CONSISTENCY.	The Board was in favor of the preferred massing and would like to see more detail at the next meeting.	E1: LANSCAPING TO REINFOCE DESIGN CONTINUITY WITH ADJACENT SITES.	The Board supported the use of plants and the open space on the alley side and south side of the project in addition to the roof.
		C4: EXTERIOR FINISH MATERIALS.	The Board asked about any proposed materials for the project and would like to see more detail at the next meeting.	E3: LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE-CONDITIONS	The Board agreed that the best place for the roof deck is as shown in the preferred scheme.
		C5: STRUCTURED PARKING ENTRANCES.	The main garage entrance is proposed on Mercer Street near the alley. The second garage entrance is in the alley to access the upper garage level.		

# Design Guidance Theme 1: SW Corner

## Relevant Design Guidelines

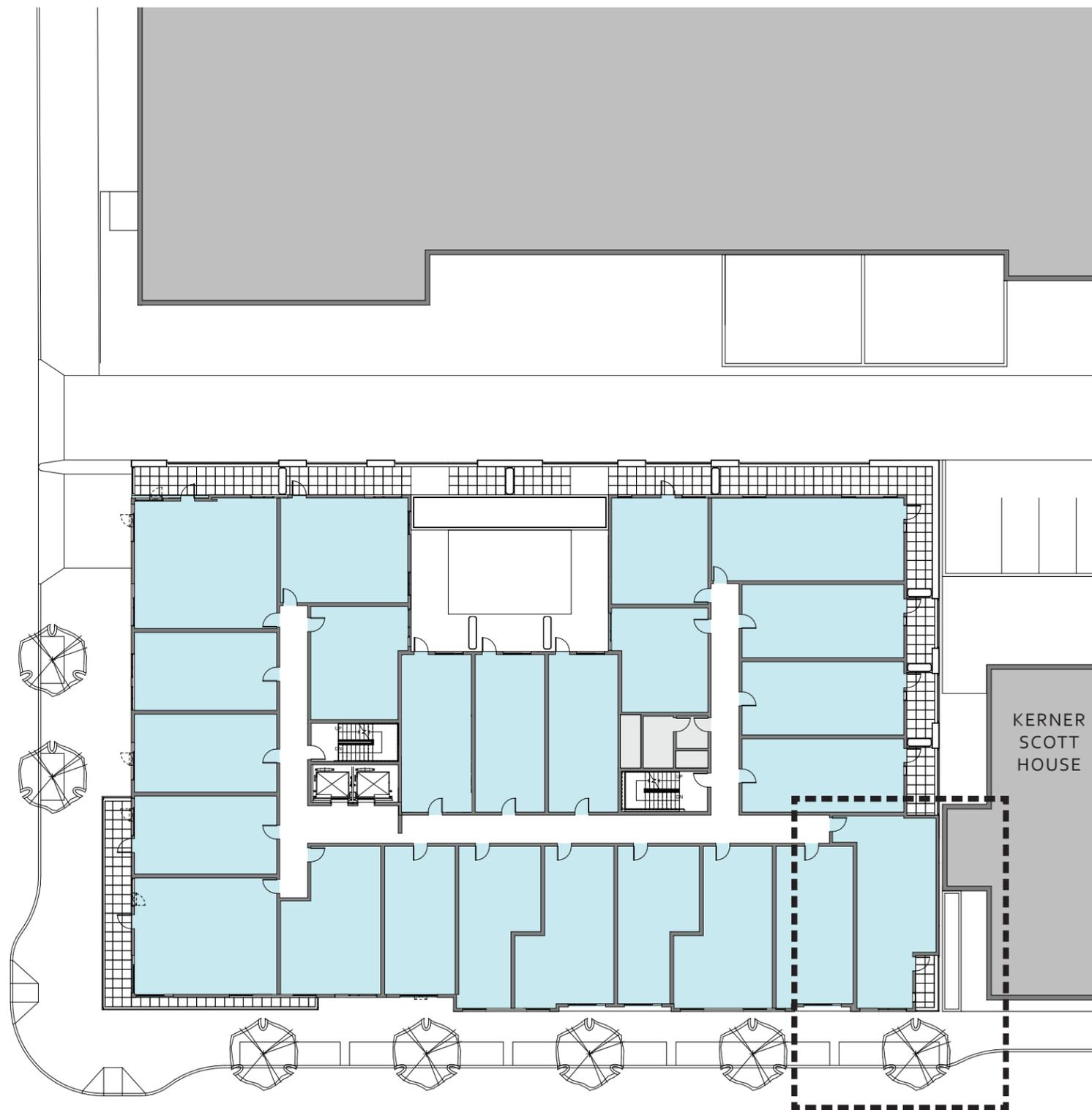
**A6** Respect for Adjacent Sites

**C1** Architectural Context

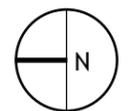
## Design Review Board Recommendations

"...southwest corner of the building should be pulled back from the property line to allow for south facing windows."

"...care should be taken to avoid windows facing directly into bedrooms of the Kerner Scott House."



ENLARGED PARTIAL PLAN



# Theme 1: Southwest Corner



VIEW LOOKING NORTHWEST FROM INSIDE THE KERNER SCOTT HOUSE (KSH).

THE PROPOSED DESIGN OF 1201 MERCER PULLS BACK FROM THE KSH WHICH PROTECTS VIEWS AND DAYLIGHT IN THE KSH APARTMENTS.



# Design Guidance Theme 2: Minor Avenue & Street Level

## Relevant Design Guidelines

- A2** Streetscape Compatibility
- A6** Transition Between Residence and Street
- D1** Pedestrian Open Spaces and Entrances
- D12** Residential Entries and Transitions
- E3** Landscape Design to Address Special Site Conditions

## Design Review Board Recommendations

"...agreed that retail seemed unlikely. The best response on the ground floor was the residential lofts that have direct access to the sidewalk."

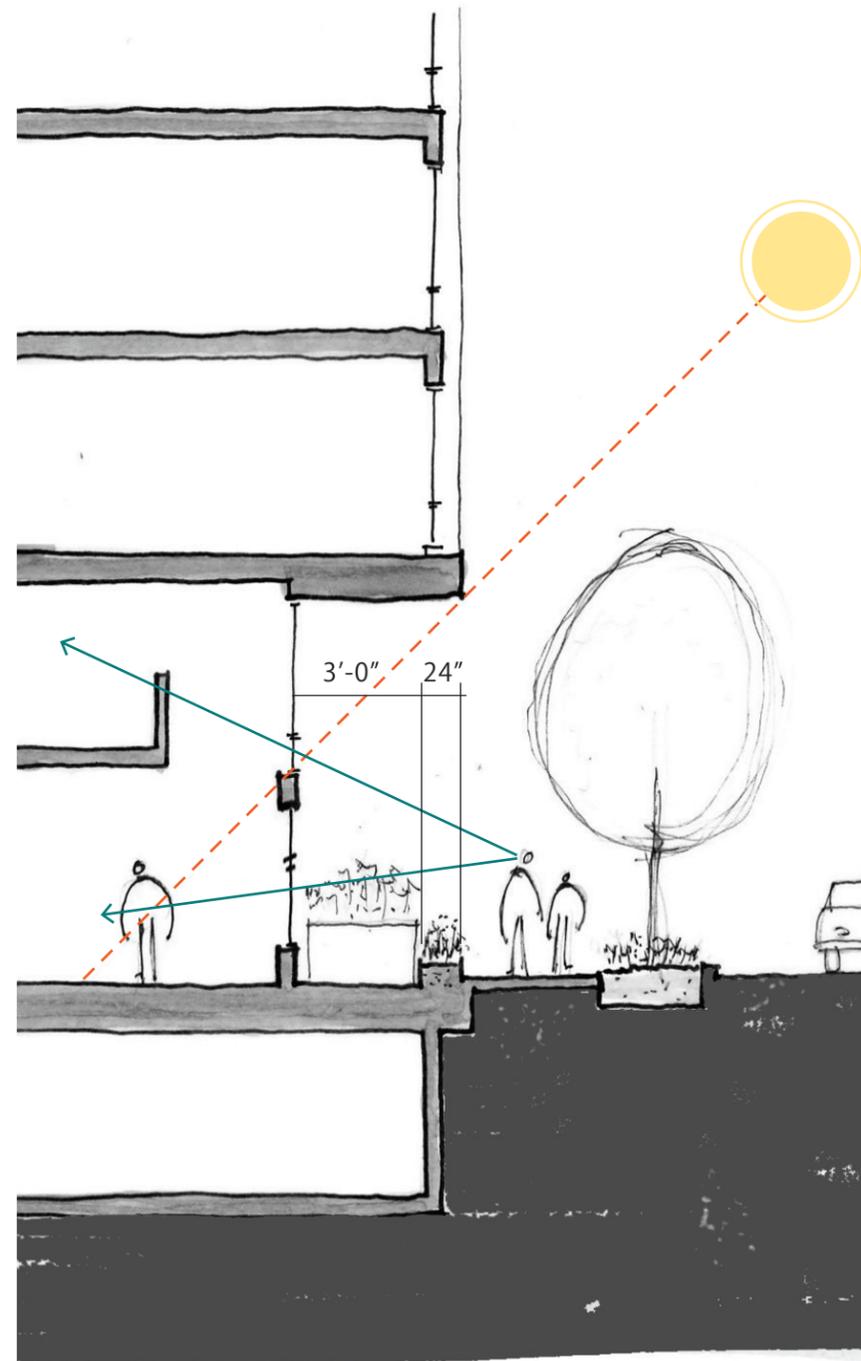
"...the 5-foot setback of the base of the building is advantageous to create a defensible zone for the occupants."

"...liked the covered space."

# Theme 2: Minor Avenue

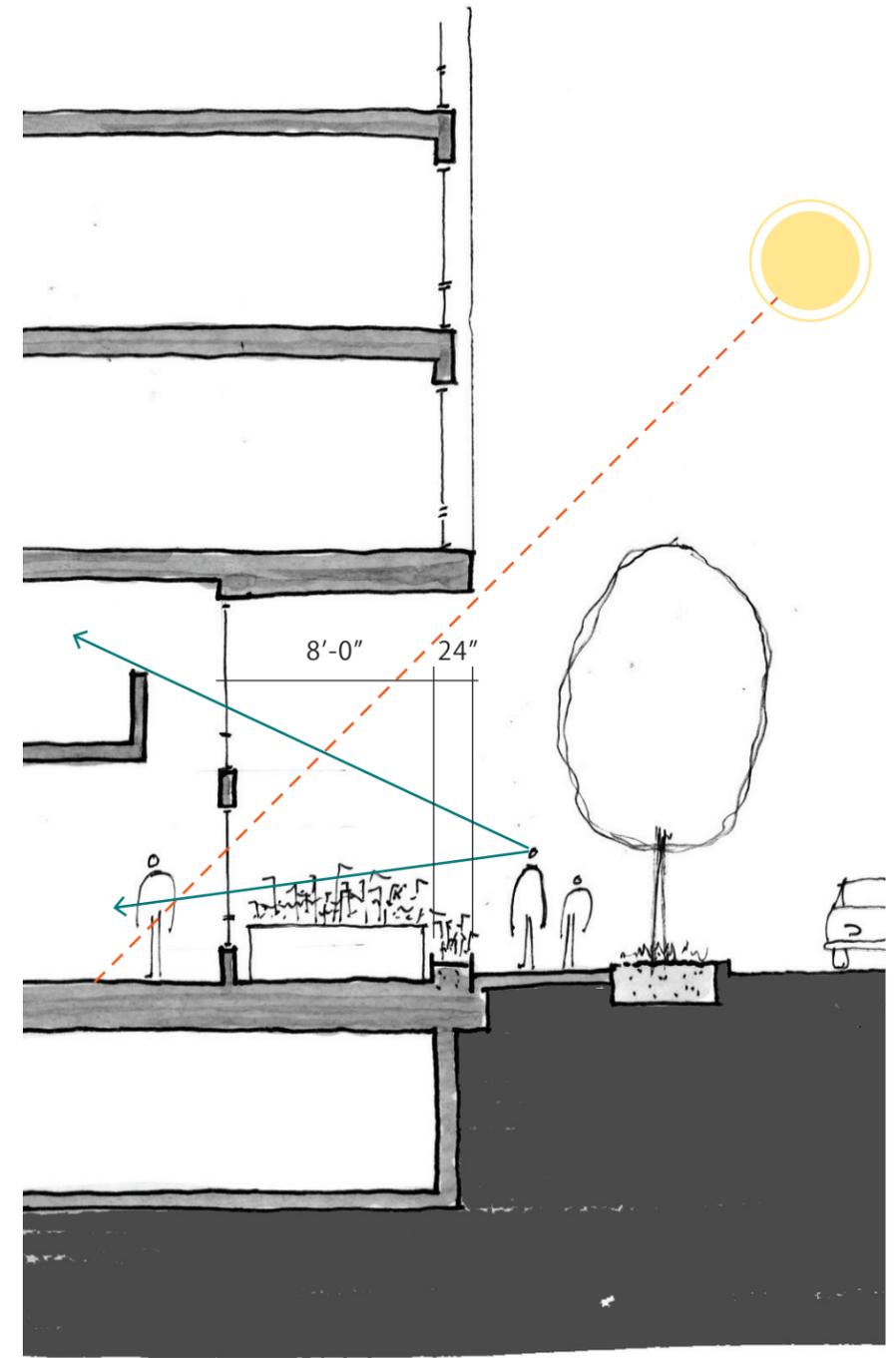


ALLEY 24



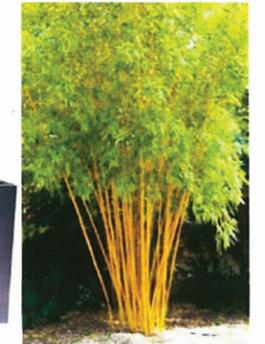
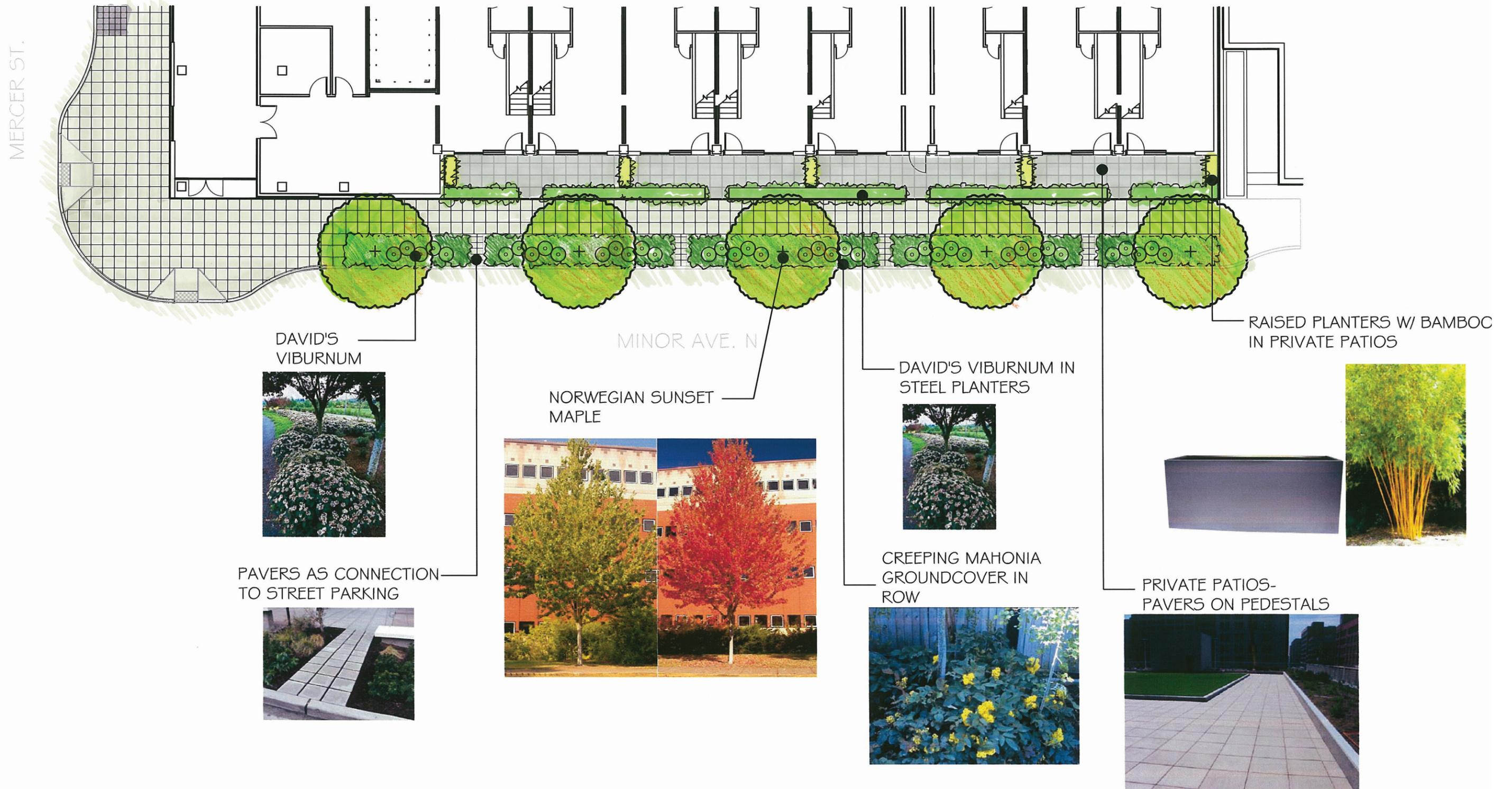
STUDY: 5-FT SETBACK AT TOWNHOMES

- :: Living spaces have good access to daylight.
- :: Limited views into loft area from sidewalk level
- :: Shallow setback encourages interaction between residence and public space.

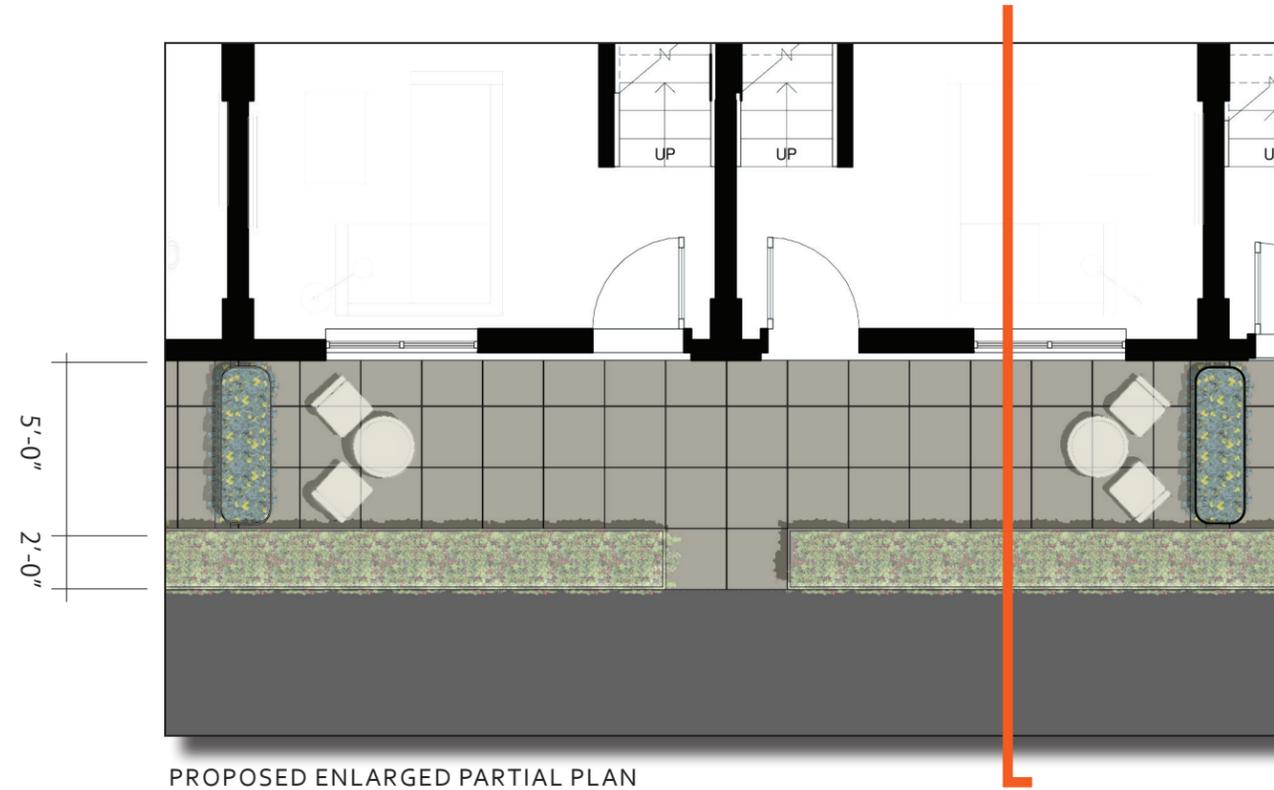


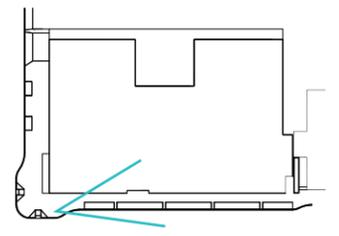
STUDY: 10-FT SETBACK AT TOWNHOMES

- :: Deeper overhang blocks access to daylight.
- :: Allows view into loft area from sidewalk level.
- :: Decreases connection between residence and pedestrian environment, which could deactivate the sidewalk.



# Theme 2: Minor Avenue





# Design Guidance Theme 3: Alley

## Relevant Design Guidelines

- A1** Responding to Site Characteristics
- A7** Residential Open Space
- A8** Parking and Vehicle Access
- C5** Structured Parking Entrances
- D5** Visual Impacts of Parking Structures
- D8** Treatment of Alleys
- E1** Landscaping to Reinforce Design Continuity with Adjacent Sites

## Design Review Board Recommendations

"...hold tight to the property line at Mercer and Minor and create the outdoor courtyard at the alley side."

"...in favor of both garage entry locations."

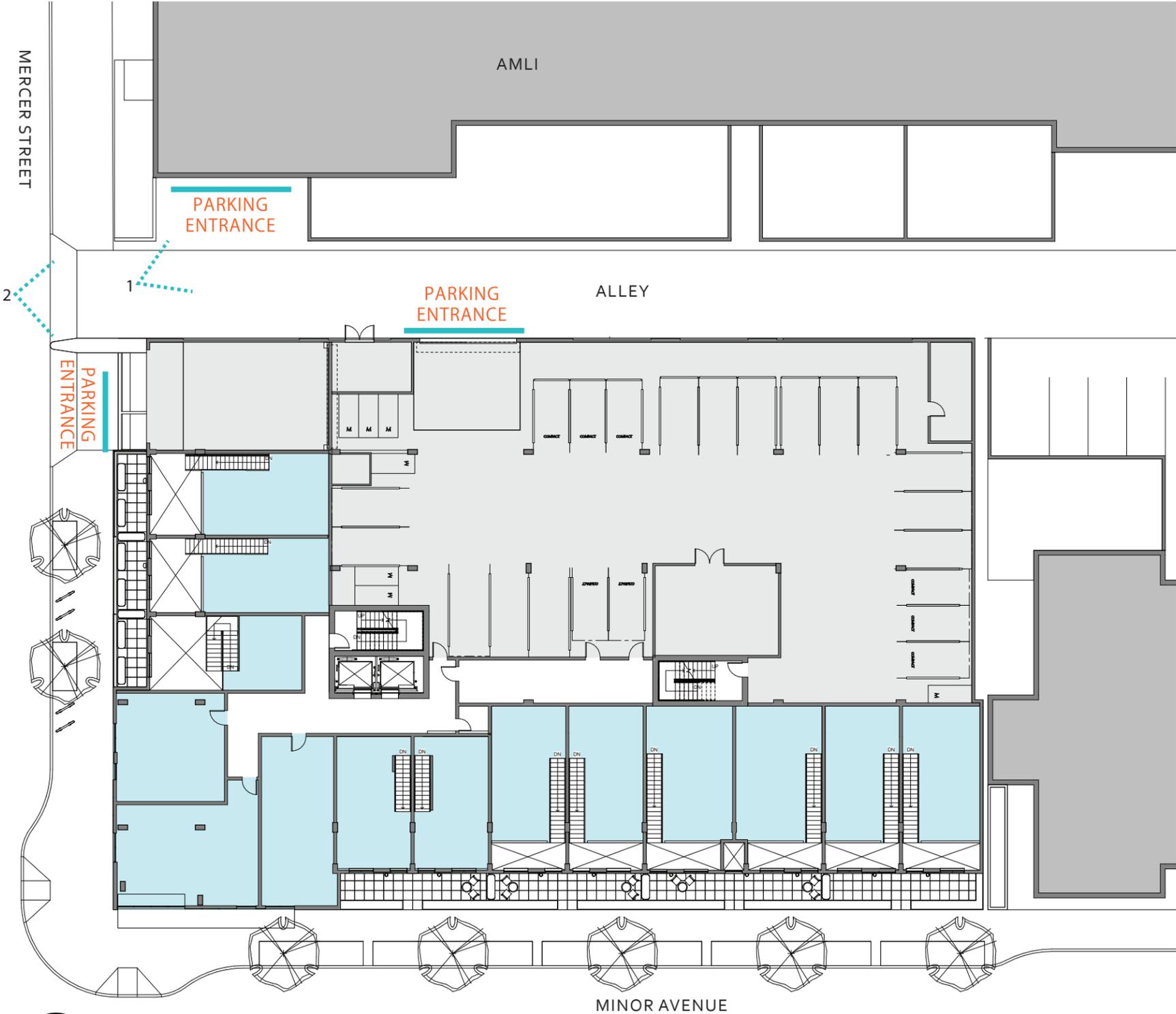
"...look for opportunities to align the garage access point with AMLI."



1 AMLI 535 Alley Looking North



2 Alley Looking North

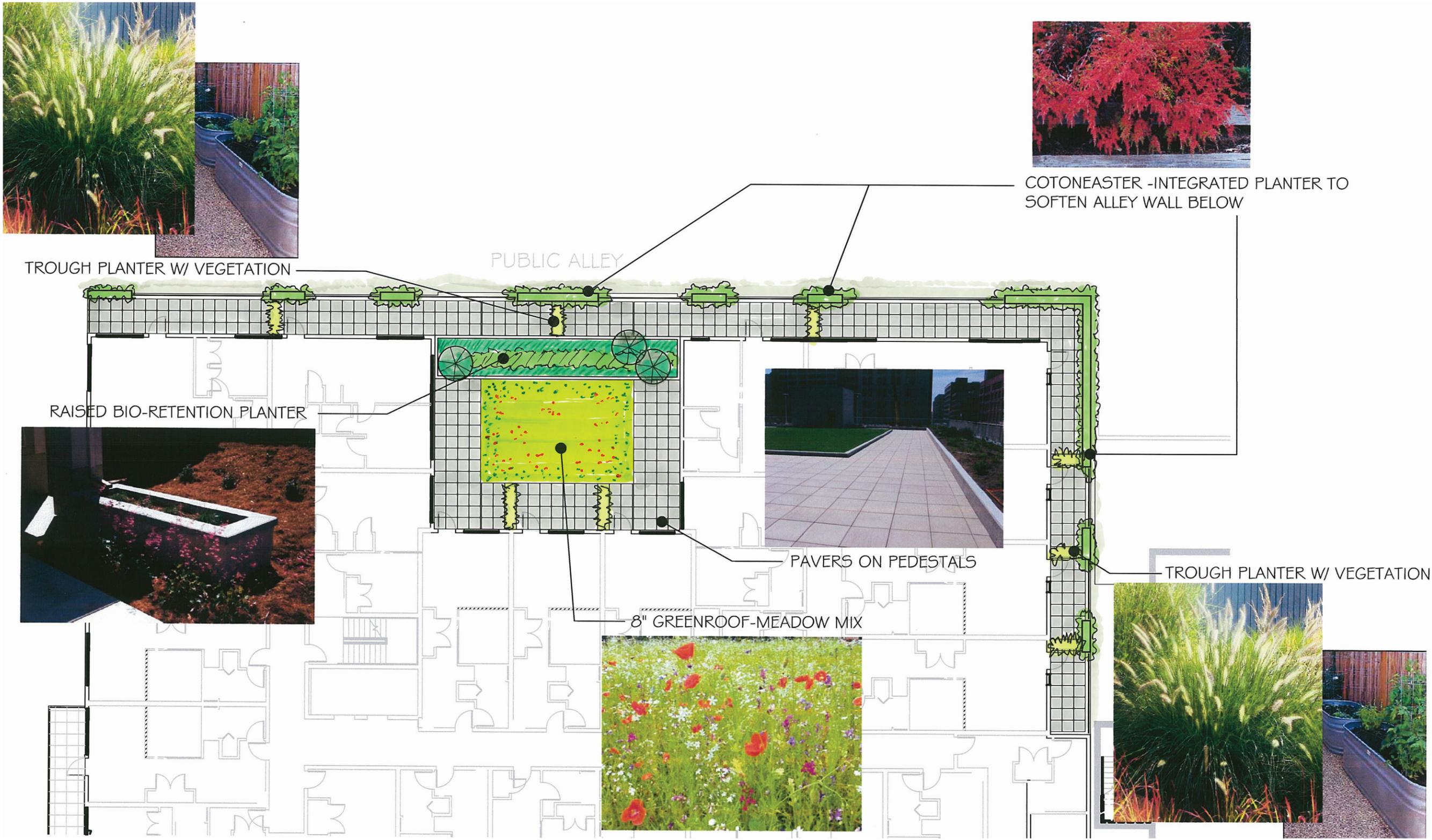


Level 3 Plan

# Theme 3: Alley



ELEVATION



# Theme 3: Alley



# Design Guidance Theme 4: Materials & Details

## Relevant Design Guidelines

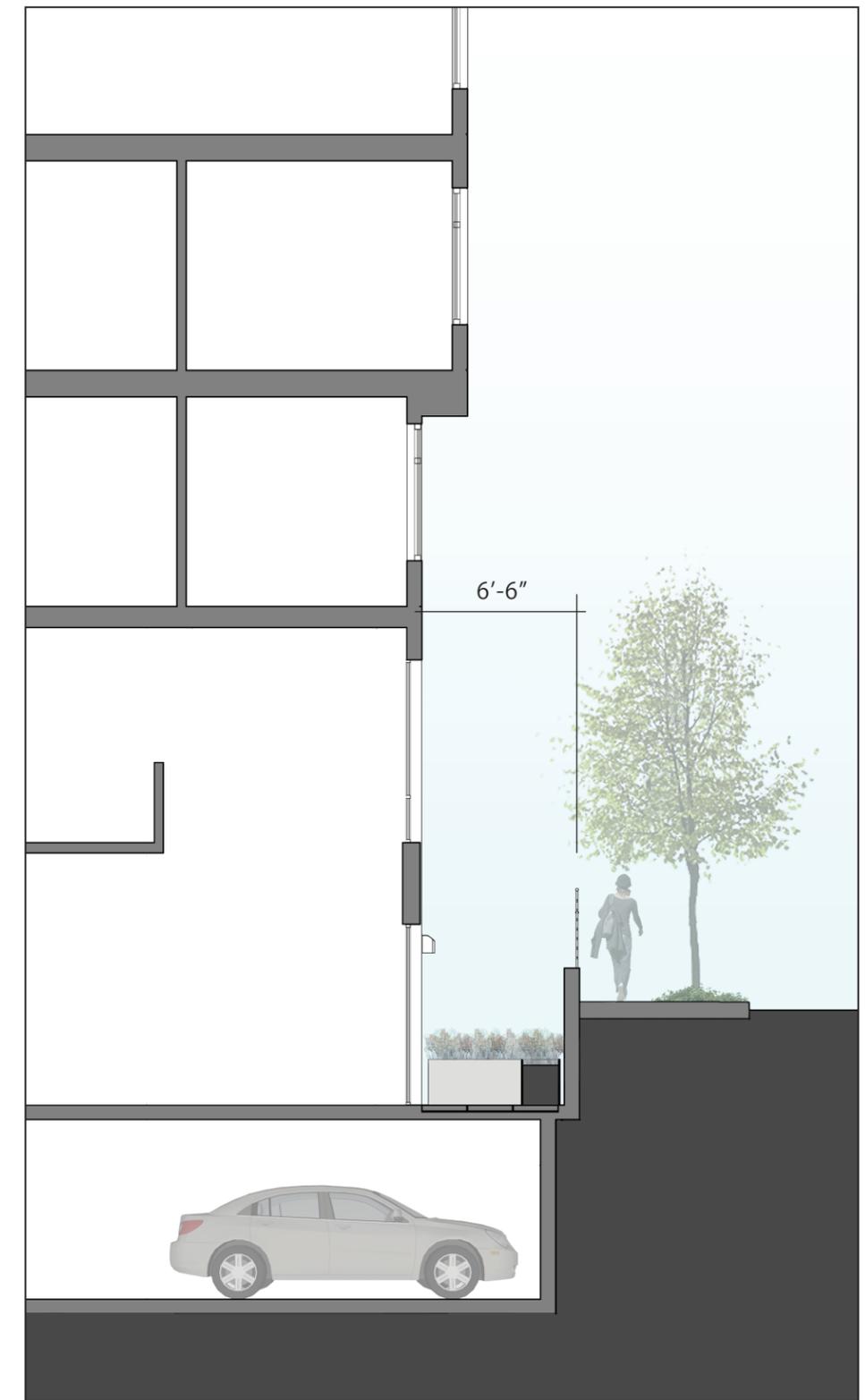
- A4** Corner Lots
- B1** Height, Bulk, and Scale  
Compatibility
- C2** Architectural Concept and  
Consistency
- C4** Exterior Finish Materials
- E3** Landscape Design to Address  
Special Site Conditions

## Design Review Board Recommendations

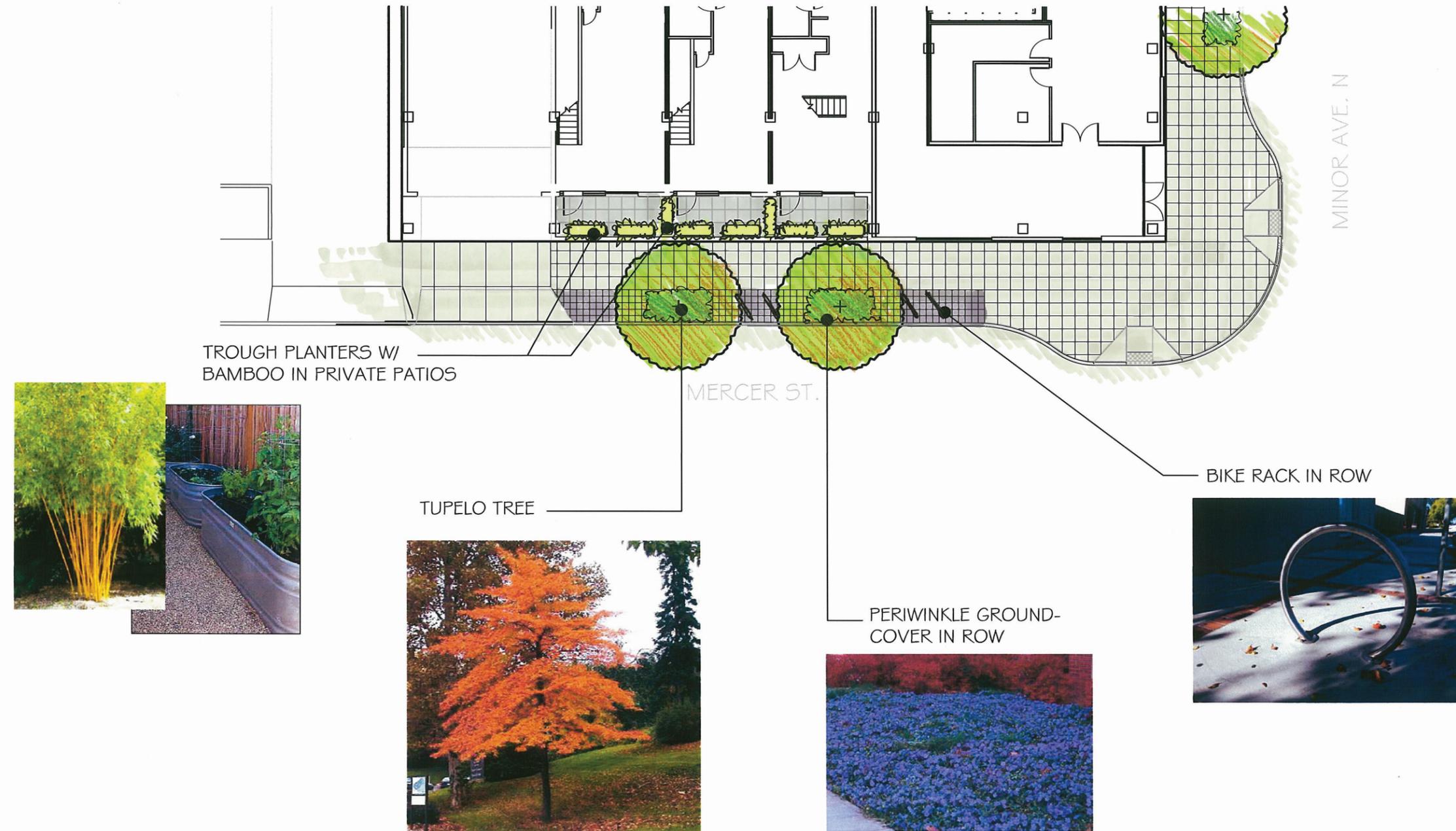
"...in agreement with the response to the corner with the massing, entry location and roof deck; all of which take advantage of the view to Lake Union and Queen Anne."

"...like to see more detail at next meeting"

# Theme 4: Materials & Details



SECTION



TROUGH PLANTERS W/  
BAMBOO IN PRIVATE PATIOS

TUPELO TREE



PERIWINKLE GROUND-  
COVER IN ROW



BIKE RACK IN ROW



# Theme 4: Materials & Details





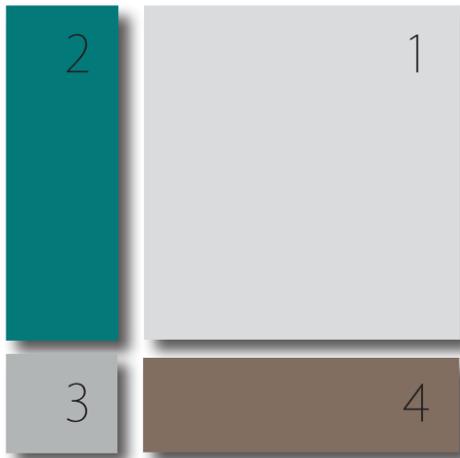
WEATHERED STEEL



COMPOSITE WOOD PANEL



CONCRETE



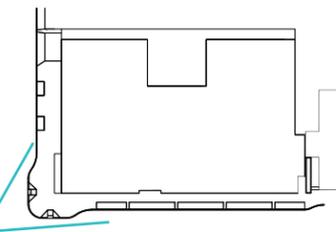
PAINTED FIBER CEMENT BOARD



VINYL WINDOW



# Theme 4: Materials & Details





TROUGH PLANTERS W/  
GRASSES AND PERIWINKLE



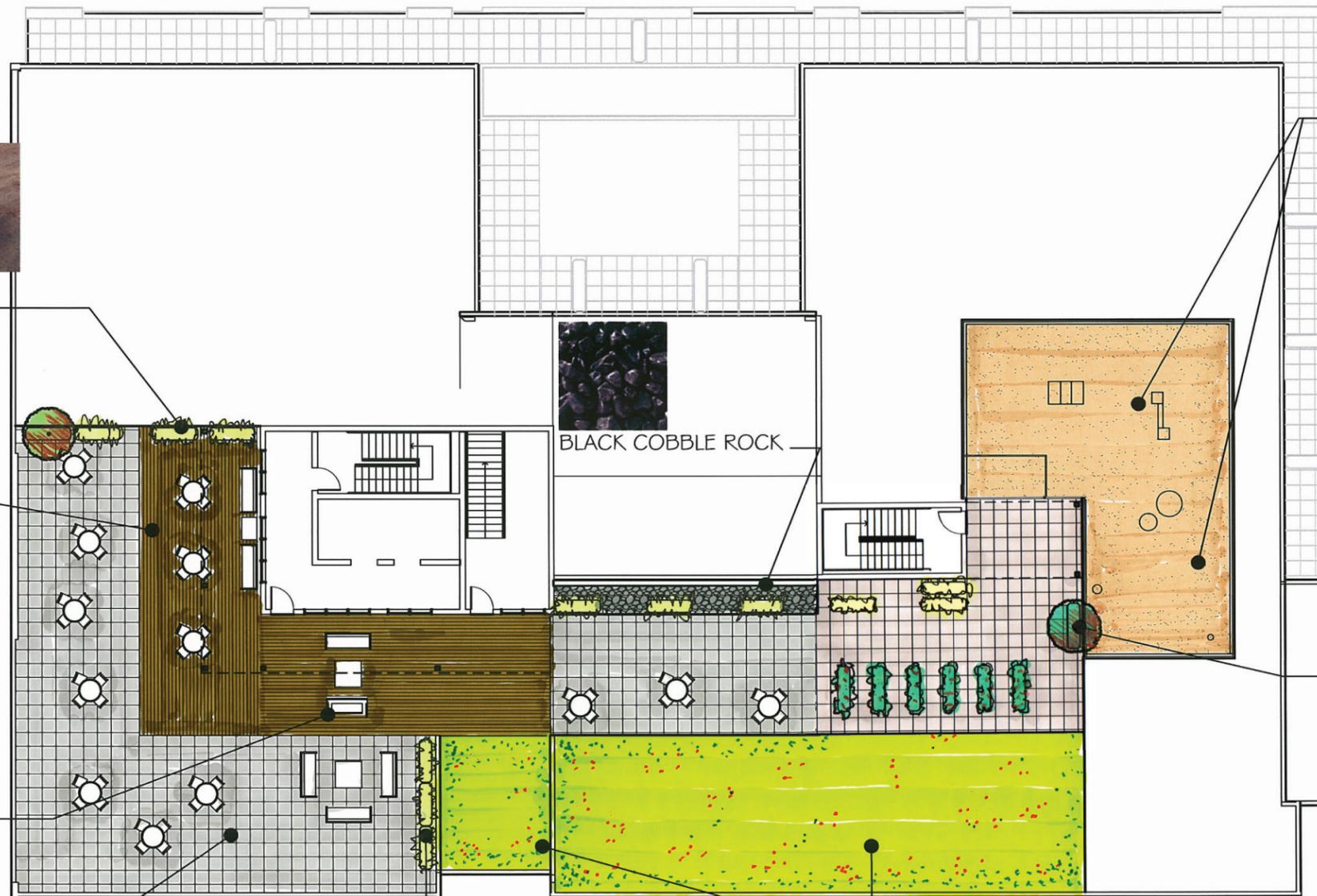
DECKING

2-SIDED  
FIRE PLACE

PAVERS ON PEDESTALS



**FAZIO**  
ASSOCIATES LLC  
LANDSCAPE ARCHITECTS



BLACK COBBLE ROCK

TROUGH PLANTERS W/  
GRASSES AND PERIWINKLE

4" GREENROOF ELEMENT



ENCLOSED DOG PARK  
AREA W/ OBSTACLE  
PLAY EQUIPMENT



TROUGH PLANTERS W/  
JAPANESE MAPLE AND  
PERIWINKLE



# Theme 4: Materials & Details



Theme 4: Materials & Details

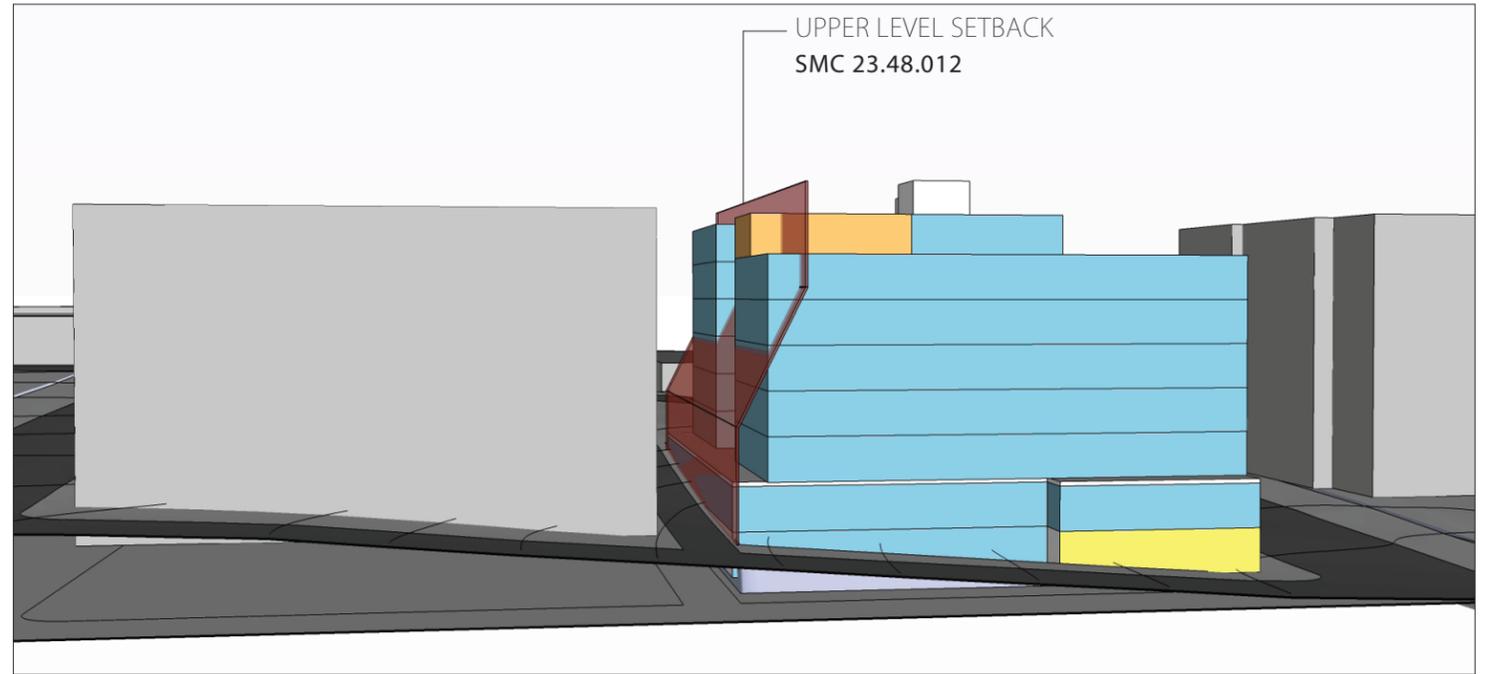




# POTENTIAL DEPARTURE



EXISTING ALLEY CONDITION FACING SOUTH



## SMC 23.48.012.A.3 & B :: UPPER-LEVEL SETBACK

2. Structures on lots abutting an alley in the SM/R designated area shall provide an upper-level setback for the facade facing an alley, for any portion of the structure greater than 25-feet in height.

B. Upper-level setbacks shall be provided as follows: Any portion of the structure shall be set back at least 1-foot for every 2-feet of height above 25-feet, 45-feet, or 75-feet whichever is applicable pursuant to subsection A of this section, up to a maximum required setback of 15-feet.

## PROPOSAL

Allow the new building to encroach 7'-6", or half of the required setback, in to the required setback. The intent of the zoning ordinance is for the protection of sun exposure on residential zones. The proposed departure would not adversely impact the adjacent residential building.

## JUSTIFICATION

Structural efficiency is achieved in wood construction with stacking residential units

Allows for better residential units at all levels

Mitigates developable area lost due to utility line clearances on the north edge of the site

The effect on perceived height and shadows is minimal

Encroaching halfway in the required setback redistributes buildable area lost on lower levels to the upper levels

