

# 901 Harrison

## EDG ANALYTIC DESIGN PROPOSAL PACKET

901 Harrison Street, Seattle, WA 98109

DPD # 3016723

MacFarlane Partners

Ankrom Moisan Architects, Inc.

04.02.2014





Project Address

901 Harrison Street  
Seattle, WA 98109

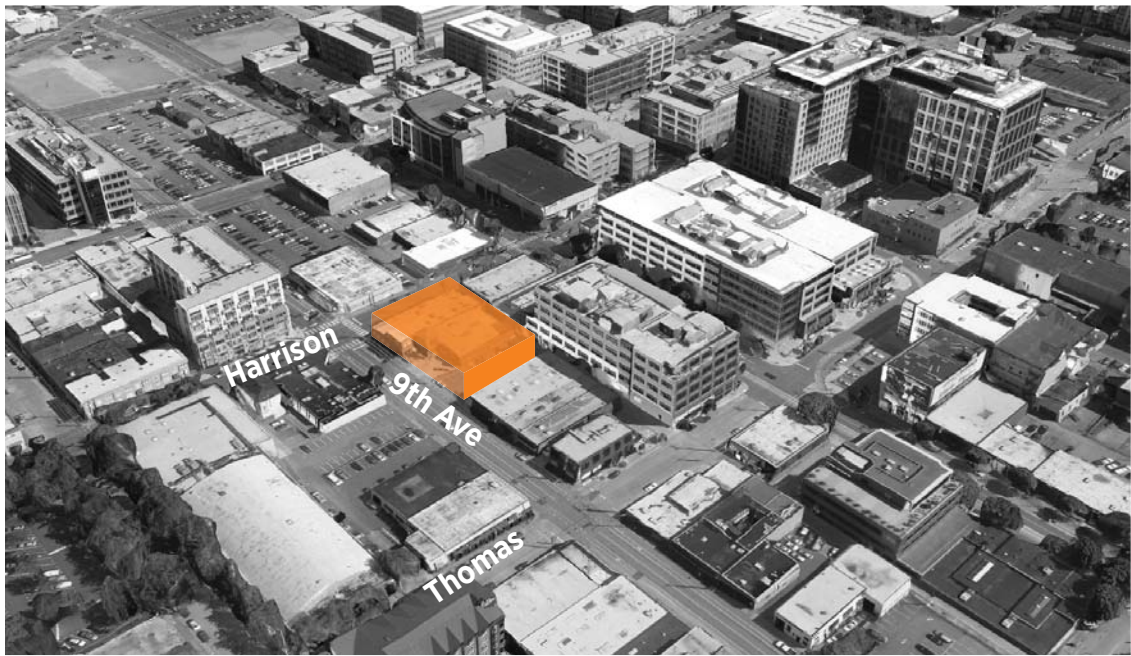
Statement of Development Objectives

Design and construct a 25-story residential building with retail at street level and 3 levels of below grade parking. It will be a valuable addition to the diversity of the growing community of South Lake Union. This project will utilize new zoning for South Lake Union (SM 160/85-240). The basic program includes:

320  
residential units with a diversity of sizes and rent levels

346,000 sq. ft.  
total gross square footage

190  
parking stalls below grade at 0.59 ratio



Project Team

**OWNER/APPLICANT**  
MacFarlane Partners  
201 Spear Street, 14th Floor  
San Francisco, CA 94105  
415.356.2500  
Contact: Susan Smartt  
ssmartt@macfarlanepartners.com

**ARCHITECT**  
Ankrom Moisan Architects  
117 South Main Street, Suite 400  
Seattle, WA 98104  
206.576.1600  
Contact: Dave Heater  
daveh@ankrommoisan.com

**LANDSCAPE ARCHITECT**  
Brumbaugh & Associates Landscape Architecture  
600 North 85th Street, Suite 102  
Seattle, WA 98103  
206.782.3650  
Contact: Kristen Lundquist  
kristenl@brumbaugh-assoc.com

Project Goals

**GOAL #1: JOB / Housing Balance**  
Urban infill development promotes job and housing balance, providing 24 hour environments where people can work/live/play near their homes. This project will be a valuable addition to the diversity of the growing community of South Lake Union.

**GOAL #2: Activating the Street Level**  
This project activates street-level experiences on various ways: Retail with appropriate transparency, lighting and canopy to promote interaction on Harrison; Patio with landscapes will be provided between live-works and sidewalk on 9th Ave to allow spill-out of activities and social interaction; Main entry plaza at street corner for identity and provides ample outdoor area for groups to gather.

**GOAL #3: Focus on quality outdoor spaces**  
Landscaping will occur at several levels of this site: street level, private terraces on the 5th floor, and on the roof. The landscape design of the entry plaza, curb bulb and livework units will bring the character of nearby parks and other recent developments into the building and the residents everyday experience.

<b>PARCELS:</b>	1986200175, 1986200170
<b>LOT AREA:</b>	21,600 SF
<b>ZONING:</b>	SM160 / 85-240
<b>URBAN VILLAGE OVERLAY:</b>	SOUTH LAKE UNION URBAN CENTER
<b>STREET CLASSIFICATION:</b>	BOTH HARRISON AND 9TH AVENUE ARE CLASS II PEDESTRIAN STREETS

**SMC 23.48.004 PERMITTED USES**

- Retail, residential, Live/Work and office are all permitted uses.

- No street level uses are required.

**SMC 23.48.009 FAR**

- Base 4.5, Max 7

**WHEN MEASURING FAR, THE FOLLOWING IS EXEMPT:**

- As an allowance for mechanical equipment, in any structure 65 feet in height or more, 3.5 percent of the total chargeable gross floor area in a structure is exempt from FAR calculations. Calculation of the allowance includes the remaining gross floor area after all exempt space allowed in this subsection 23.48.009.D has been deducted. Mechanical equipment located on the roof of a structure, whether enclosed or not, is not included as part of the calculation of total gross floor area.
- In the South Lake Union Urban Center, all residential use in a residential tower in the SM 85/65-125, SM 85/65-160, SM 160/85-240, SM 85-240, and SM 240/125-400 zones.

**SMC 23.48.010 STRUCTURE HEIGHT: SM (SEATTLE MIXED) 160/85-240**

- 160’ is the applicable height limit for portions of a structure that contain nonresidential and live-work uses
- 85’ is the base height limit for portions of a structure in residential use
- 240’ is the maximum height for portions of a structure in residential use if the structure includes extra floor area under the provisions of Chapter 23.58A (Incentive Provisions) and if the structure complies with the standards for tower development specified in Section 23.48.013 (Upper-level development standards) and Section 23.48.014 (street-level development standards)
- The following rooftop features may extend up to 15 feet above the maximum height limit, so long as the combined total coverage of all features listed in this subsection 23.48.010.H.4 does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment or 65 percent if all mechanical equipment is enclosed:
  - a. Solar collectors;
  - b. Stair penthouses;
  - c. Mechanical equipment;
  - d. Atriums, greenhouses, and solariums;
  - e. Play equipment and open-mesh fencing that encloses it, as long as the fencing is at least 15 feet from the roof edge;
  - f. Minor communication utilities and accessory communication devices, except that height is regulated according to the provisions of Section 23.57.012; and
  - g. Covered or enclosed common amenity area for structures exceeding a height of 125 feet.
- For structures greater than 85 feet in height, elevator penthouses up to 25 feet above the height limit are permitted. If the elevator provides access to a rooftop designed to provide usable open space, elevator penthouses up to 35 feet above the height limit are permitted.
- Height of structures in the South Lake Union Urban Center can be measured by using one of 3 options (23.86.006.B):
  1. Average grade calculation
  2. Measured vertically at all points on the site
  3. Measure the height at the midpoint of the longest street (9th Avenue)

**SMC 23.48.011 EXTRA FLOOR AREA:**

- Achieve 60% of bonus residential area on the site through affordable housing per 23.58A.014
- 40% of bonus residential area gained by acquiring regional development credits pursuant to Section 23.58A.044.
- Minimum Requirements:
  - Building to be certified LEED Gold
  - Transportation Management Plan
  - Energy Management Plan

**SMC 23.48.012 UPPER LEVEL SETBACKS**

- On Harrison, if the building is greater than 75’ tall, than above 45’ the building must step back 1’ horizontal for every 2’ vertical, up to a maximum of 15’ setback.

**SMC 23.48.013 UPPER LEVEL DEVELOPMENT STANDARDS**

- Podium height: 45’
- For a residential tower exceeding 160’ in height, the average gross floor area above the podium height is 10,500 gross square feet with a maximum floor plate of 11,500 sf.
- If podium is 3 stories or less, 100% lot coverage allowed. If it is 4 stories, then maximum 75% lot coverage average between the 4 stories of the podium.

**FAÇADE MODULATION:**

- For a tower façade within 15’ of the property line, there is a maximum unmodulated façade of 150’ in length up to 125’ in height, 120’ in length for building above 125’ in height.
- Maximum façade width: does not apply to this site
- Tower limit: Only one tower allowed per block front

**SMC 23.48.14 STREET LEVEL DEVELOPMENT STANDARDS:**

- Primary pedestrian entrance. Each new structure facing a street is required to provide a primary building entrance for pedestrians from the street or a street-oriented courtyard that is no more than 3 feet above or below the sidewalk grade.
- Minimum façade height: 25’ for Class II Pedestrian Streets.
- Minimum façade setback: the street-facing facade of a structure may be set back up to 12 feet from the street lot line subject to the following:
  1. The setback area shall be landscaped according to the provisions of Section 23.48.024
  2. Additional setbacks are permitted for up to 30 percent of the length of portions of the street facade that are set back from the street lot line, provided that the additional setback is located 20 feet or more from any street corner
- Transparency: A minimum of 60% of facades on both Harrison and 9th Avenue must be 60% transparent between 2’ and 8’ above the sidewalk.
- Blank Facades: For Harrison Street and 9th Avenue, blank facades are limited to 15’ in width.

**SMC 23.18.014E STREET LEVEL USES:**

- Development standards for required street-level uses. Street-level uses required by subsection 23.48.004.D, and street-level uses exempt from FAR calculations under the provisions of subsection 23.48.009.D.6, whether required or not, shall meet the following development standards:
  1. A minimum of 75 percent of each street frontage where street-level uses are required shall be occupied by uses listed in subsection 23.48.004.D.
  2. The space occupied by required street-level uses shall have a minimum floor-to-floor height of 13 feet and extend at least 30 feet in depth at street-level from the street front facade. Possible departure needed for live/work units.
  3. Required street-level uses shall be located within 10 feet of the street lot line

**SMC 23.48.020 AMENITY SPACE:**

- Amenity space equivalent to 5% of the residential gross area shall be provide per the following standards:
  1. All residents of the project shall have access to the required amenity area, which may be provided at or above ground level.
  2. A maximum of 50 percent of the required amenity area may be enclosed.
  3. The minimum horizontal dimension for required amenity areas is 15 feet, except that the minimum horizontal dimension is 10 feet for amenity areas provided as landscaped open space accessible from the street at street-level. The minimum size of a required amenity area is 225 square feet.
  4. Amenity area that is provided as landscaped, street-level open space that is accessible from the street shall be counted as twice the actual area in determining the amount provided to meet amenity area requirement.

**SMC 23.48.024 LANDSCAPE AND SCREENING STANDARDS**

- Green Factor of .3 required
- Parking in Structures: On Class 1 and 2 Pedestrian Streets, parking is not permitted at street level unless separated from the street by other uses, provided that garage doors need not be separated. The facade of the separating uses shall be subject to the transparency and blank facade standards in Section 23.48.014
- Street trees required to City of Seattle standards

**SMC 23.48.025 DEMONSTRATION OF LEED RATING**

- Applicant has 180 days from final certificate of occupancy to demonstrate final LEED rating. Penalty of \$500 per day for every day after. Fee for missing points is based on construction cost. For this project, the penalty will be approximately \$25,000 per point that was not achieved.

**SMC 23.48.026 NOISE STANDARDS**

- All permitted uses are subject to the noise standards of Section 23.47A.018.

**SMC 23.48.028 ODOR STANDARDS**

- All permitted uses are subject to the odor standards of Section 23.47A.020.

**SMC 23.48.030 LIGHT AND GLARE STANDARDS**

- All permitted uses are subject to the light and glare standards of Section 23.47A.022.

**SMC 23.48.032 REQUIRED PARKING AND LOADING**

- No minimum parking requirements in Urban Center. Maximum nonresidential parking is 1/1,000 gsf.
- Loading berths shall be provided pursuant to Section 23.54.035, Loading berth requirements and space standards.
- Where access to a loading berth is from an alley, and truck loading is parallel to the alley, a setback of 12 feet is required for the loading berth, measured from the centerline of the alley, as shown in Exhibit D for 23.47A.014. This setback shall be maintained up to a height of 16 feet.

**SMC 23.48.034 PARKING AND LOADING LOCATION, ACCESS AND CURBCUTS**

- Except as permitted under subsections 23.48.034.B.1.b and 23.48.034.B.1.c, parking is not permitted at street-level unless separated from the street by other uses, provided that garage doors need not be separated.
- Except as provided in subsection 23.48.034.B for parking partially above street-level and partially below street-level, parking within structures is permitted above the first story under the following conditions:
  1. One story of parking is permitted above the first story of a structure for each story of parking provided below grade that is of at least equivalent capacity, up to a maximum of two stories of parking above the first story.
  2. For parking located on a story above the first story of a structure, a minimum of 30 percent of the length of the parking area measured along each street frontage shall be separated from the street by another use. On lots located at street intersections, the separation of parking area by another use shall be provided at the corner portion(s) of the structure.
  3. The parking area on a story above the first story of the structure that is not separated from the street by another use shall be enclosed by facades along all street frontages. Facades shall be designed to minimize the impacts of glare from vehicle headlights and interior garage lighting on pedestrian views from the street.
- The Director may permit more than two stories of parking above the first story of the structure, or may permit other exceptions to subsection 23.48.034.B.2, as a Type I decision, if the Director finds that locating parking below grade is infeasible due to physical site conditions such as a high water table or proximity to a tunnel. In such cases, the Director shall determine the maximum feasible amount of parking that can be provided below grade, if any, and the amount of additional parking to be permitted above street level. Site size is not a basis for granting an exception under this subsection 23.48.034.B.2.b.
- Parking access shall be from the alley.

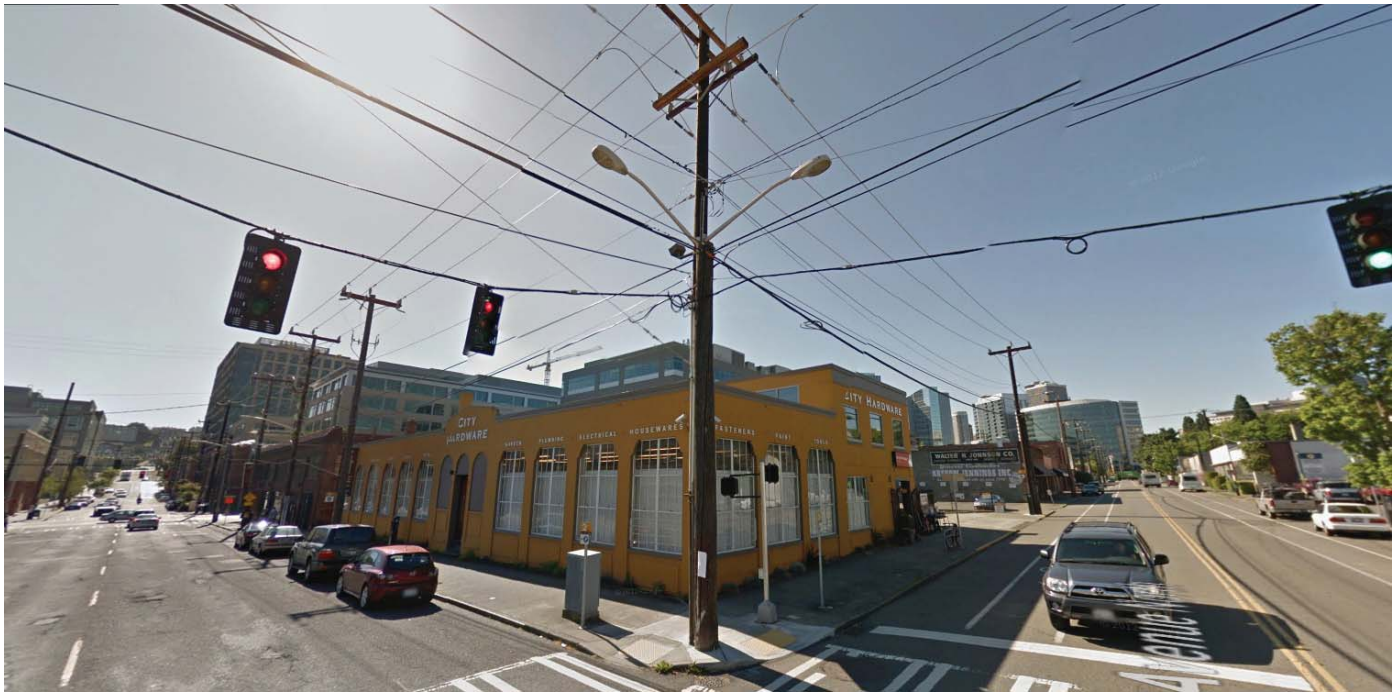
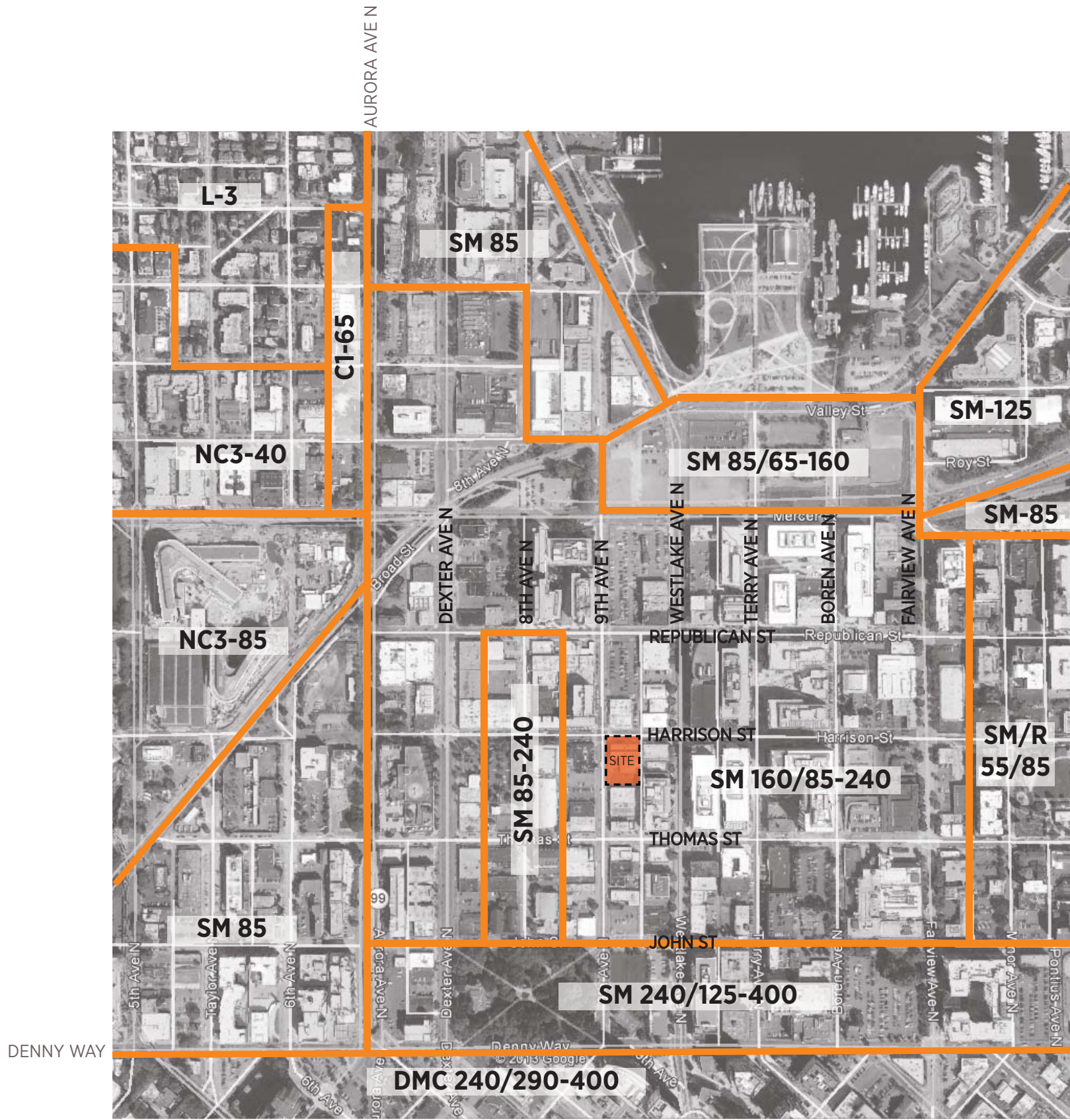
**23.58A.014 BONUS RESIDENTIAL FLOOR AREA FOR AFFORDABLE HOUSING**

- Payment option: \$21.68/sf of additional area. Cash payments shall be made prior to issuance and as a condition to issuance of any permit after the first building permit for a development and before any permit for any construction activity other than excavation and shoring is issued, unless the applicant elects in writing to defer payment. If the applicant elects to defer payment, then the issuance of any certificate of occupancy for the development shall be conditioned upon payment of the full amount of the cash payment determined under this Section 23.58A.014, plus an interest factor.

**23.58A.044 REGIONAL DEVELOPMENT CREDITS PROGRAM**

- 40% of additional area (all area above 85’ is additional area) is achieved through Regional Development Credits Program.
- We understand the King County bank of regional development credits is setting the price to match the per SF cost of affordable housing at \$21.68/SF.





View from Northwest corner - Powerlines on Harrison & 9th Ave.



Portion of zoning map approved by City Council on May 6, 2013





Project Site  
Currently under construction

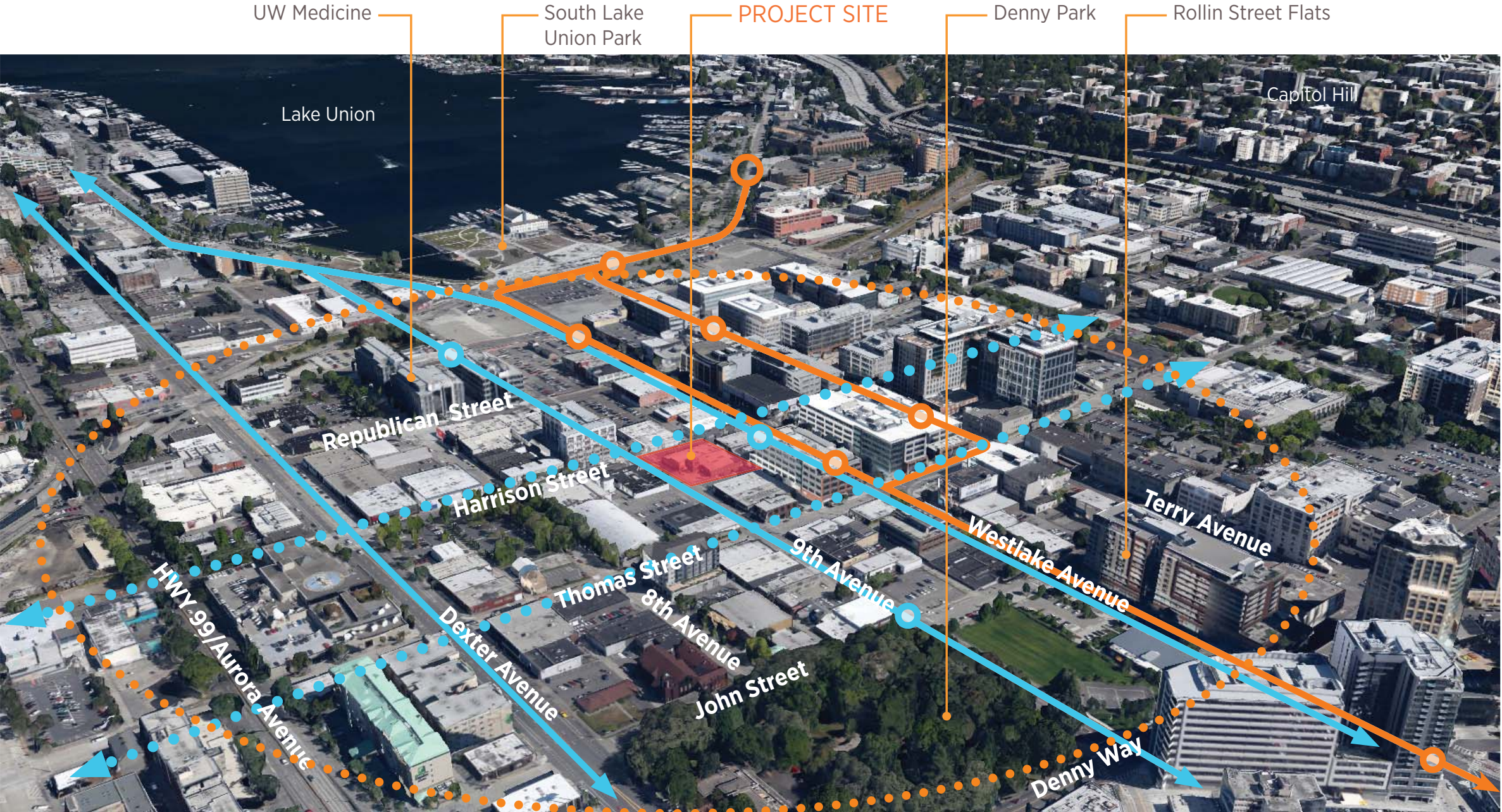






**SITE CHARACTERISTICS**

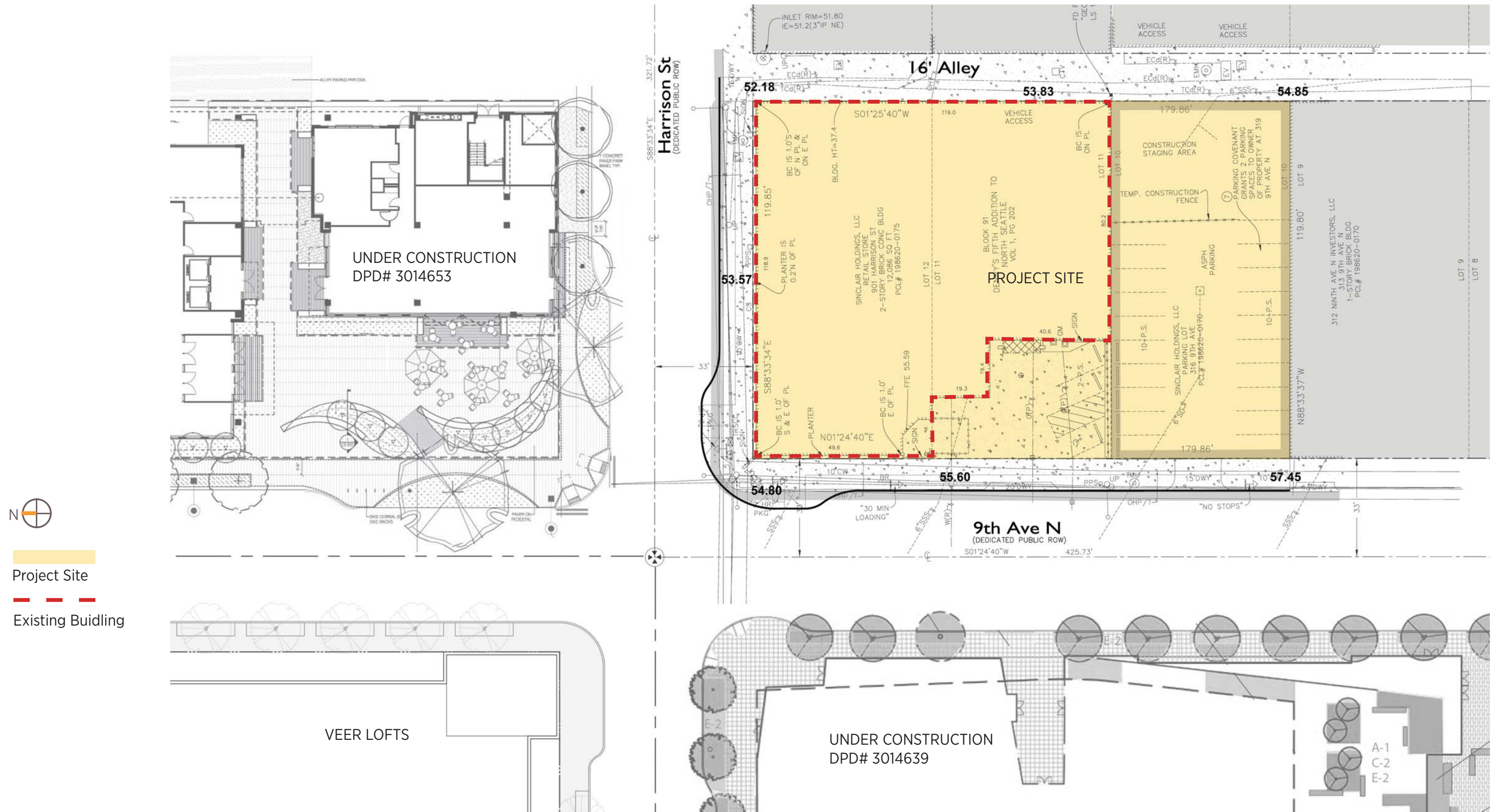
- Transitioning from industrial to mixed-use office, retail, and residential uses.
- Some 1-3 story buildings remain, alongside new 12+ story buildings.
- Harrison Street is designated to be a “heart location”, a future minor arterial and transit street between SR99 and South Lake Union Urban Village.



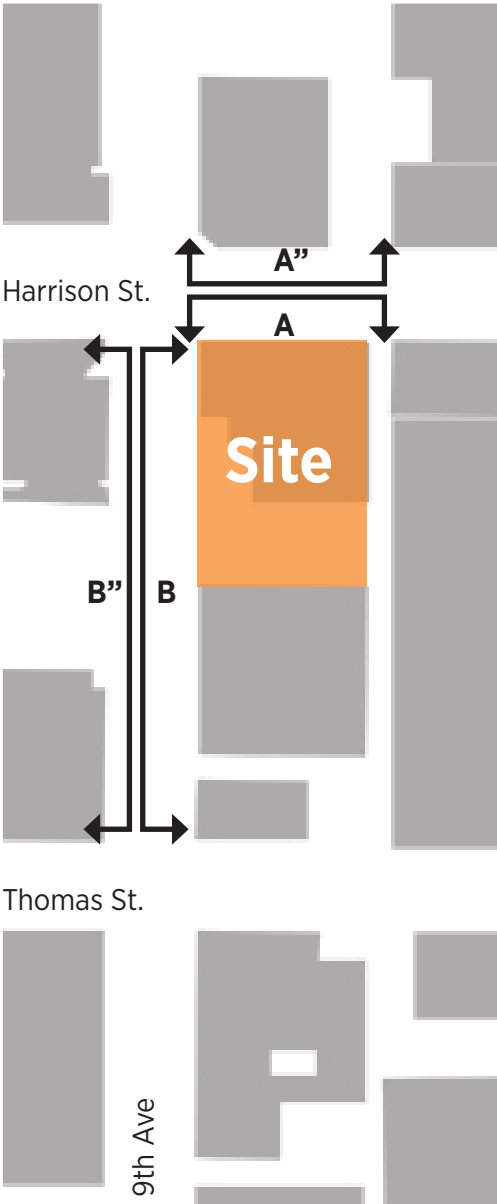










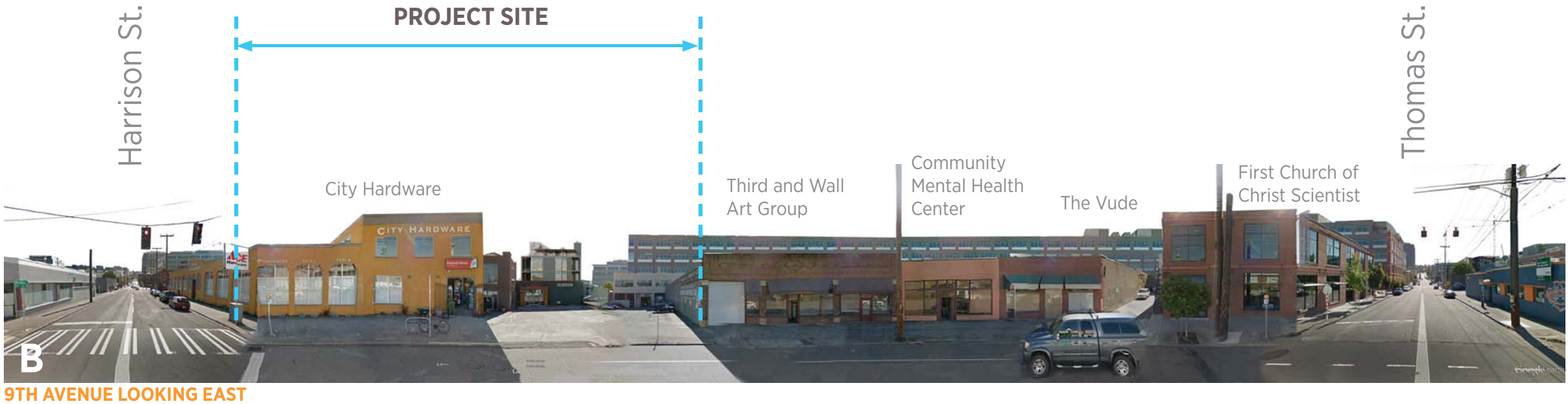


**A**  
HARRISON STREET LOOKING SOUTH



**A''**  
HARRISON STREET LOOKING NORTH









- N
- Offices / Commercial / Hospitality
  - Residential / Mixed-Use
  - Institutional / Cultural
  - Recreational



- Rollin Street Flats**
- Creates activity by modulating volumes
  - Masonry frame with wood inset panels creates vibrancy and references historic character of site
  - Setback and glazing identifies entrance



- UW Medicine Research Lab**
- Vertical expression of volumes
  - Horizontal expression on facade maintained
  - Landscaped sidewalk and courtyard



- Proposed Vulcan Building at 400 9th Avenue North**
- Open corner public space encourages interactivity
  - Quality materials appropriate in SLU area
  - Large mass broken into separate volumes



- Amazon Building**
- Towers are separated from street with human scale, walkable and sociable element
  - Regular window bays reference historic character of neighborhood





**8th & Republican Mixed Use**

- Public plaza encourages pedestrian activity
- Townhouse entries/stoops as transition zone
- Landscaping encourages walkability



**Veer Lofts**

- Appropriate separation of street-level entrances from sidewalk
- Reduce perceived mass by stepping back volumes



**325 9th Ave**

- Open space on several levels
- Quality materials



**777 Thomas Apartments**

- Facade columns meet sidewalk but keep human scale proportions
- Historic building character and design complimented but not copied



**Westlake & John Apartments**

- Feature architectural identity at corner
- Occupiable space at roof takes advantage of views



**300 Terry Hotel**

- Reference to historic materials and construction aesthetics
- Masses made less bulky by differing materials and window patterns



# MASSING OPTIONS





**Option 1 (Code Compliant)**

- Square tower at North edge
- Maximum development
- No departures



**Option 2a**

- Square tower at South edge
- Preserving existing structure/ facade
- Departures:
  1. 23.48.010 Rooftop Features
  2. 23.48.014 Floor Height



**Option 2b**

- Square tower at South edge
- Podium amenity at North
- Departures:
  1. 23.48.010 Rooftop Features
  2. 23.48.014 Floor Height



**Option 3 (Preferred)**

- Rectangular tower at Northwest corner
- Entry plaza at street intersection
- Departures:
  1. 23.48.010 Rooftop Features
  2. 23.48.014 Floor Height
  3. 23.48.014 Building Setback





SUMMARY

Gross area	351,000 SF
Net Residential	285,000 SF
Net Retail	3,500 SF
Units	323

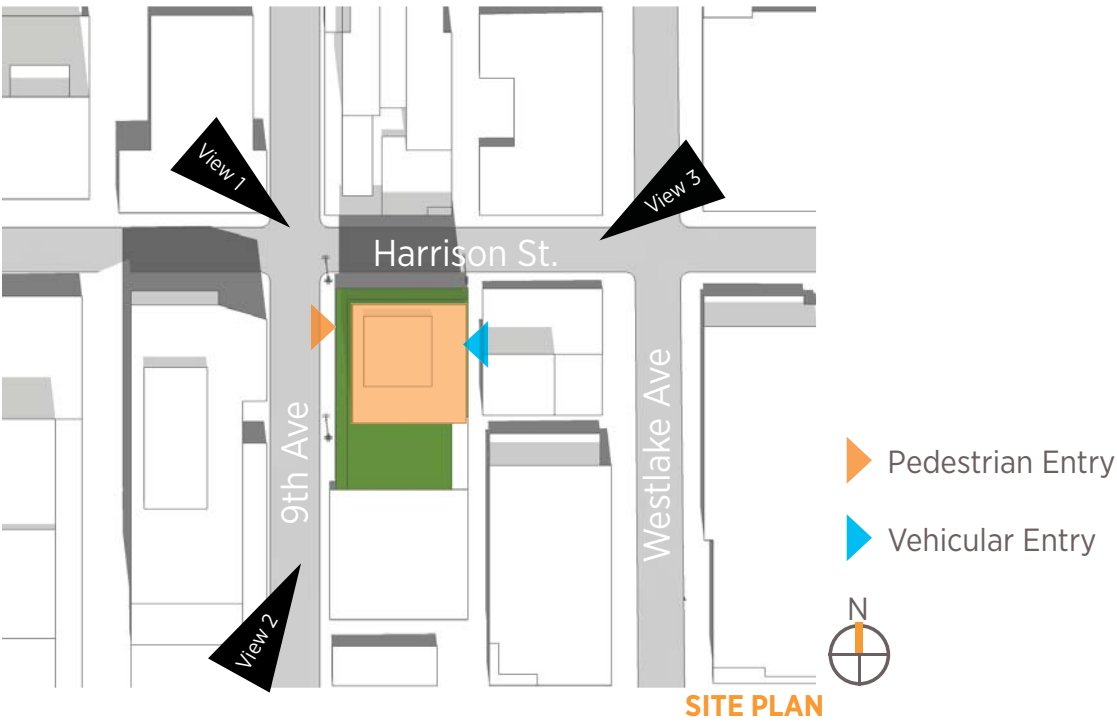
PROS

- Tower closer to North edge creates a strong urban presence on Harrison
- Tower location maximizes southern daylight exposure into the podium

CONS

- Maximum development, No buffer zones at live-work units on 9th Ave to enhances the streetscape and pedestrian activity
- Square tower creates narrower and deeper units which are less desirable
- No public open space on street level responding to “heart location” on Harrison
- “Wedding-cake” podium creates awkward massing
- The North & West tower facades are unmodulated (not required <120ft in length) creating an overwhelming streetscape presence
- Tower closer to North edge casts longer shadow to the area North of Harrison

VIEW 1



SITE PLAN

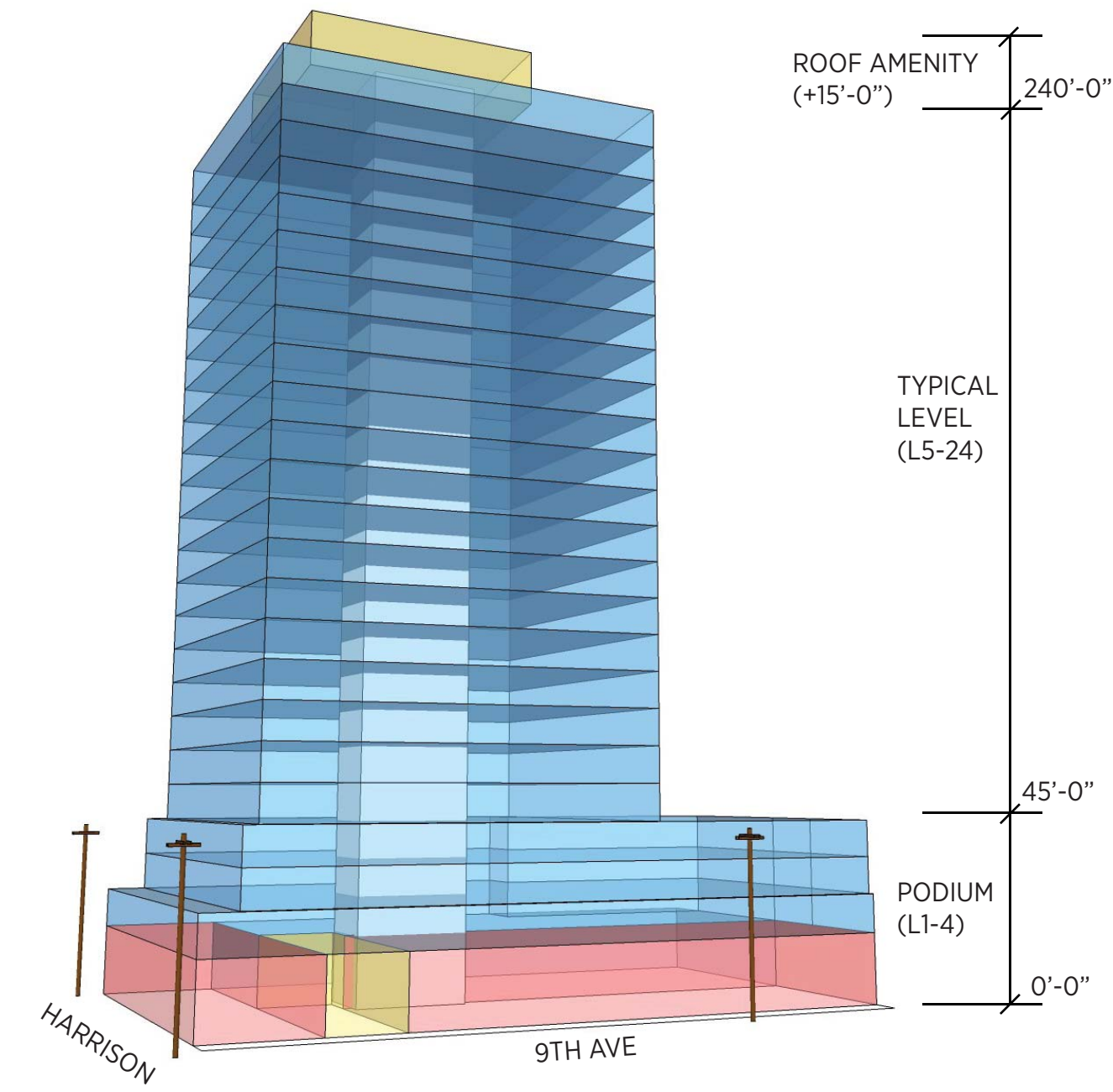


VIEW 2



VIEW 3

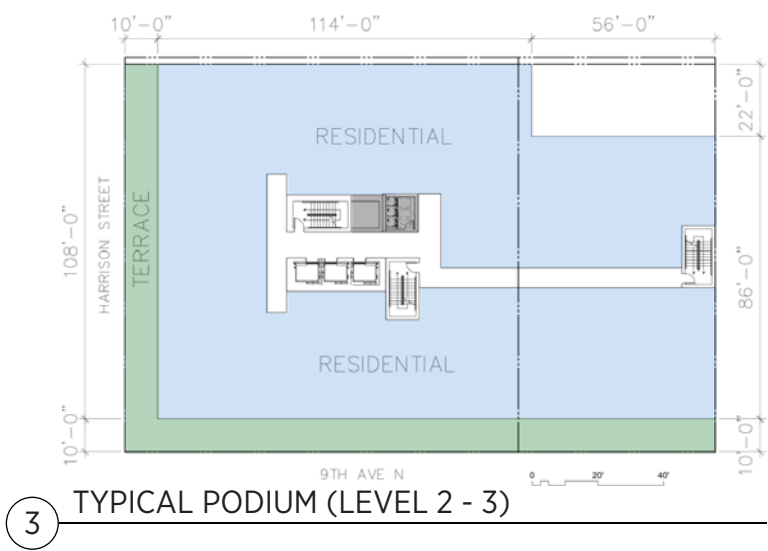
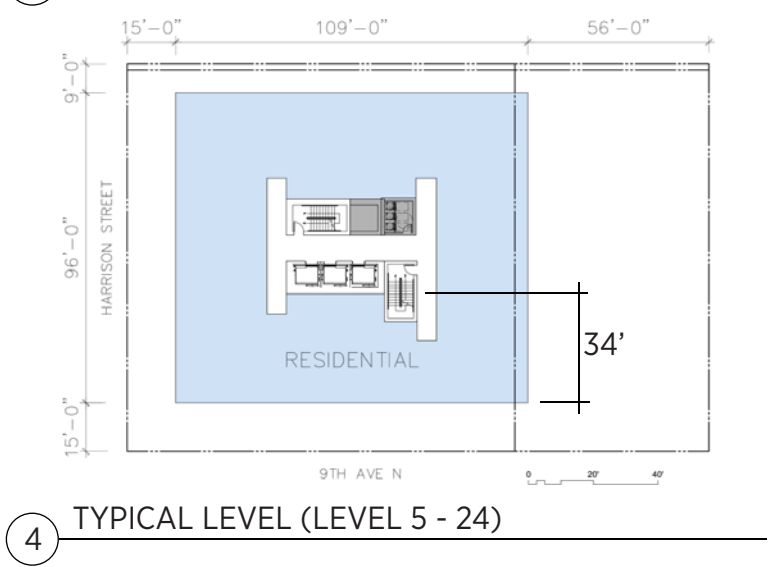
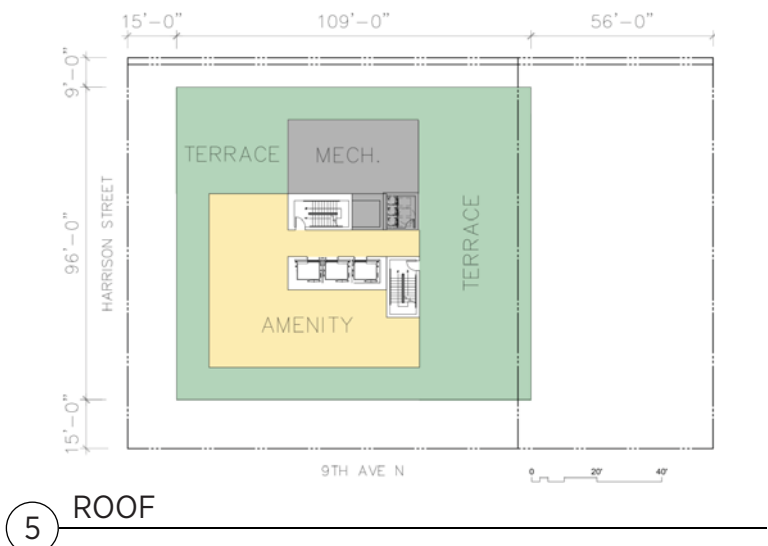
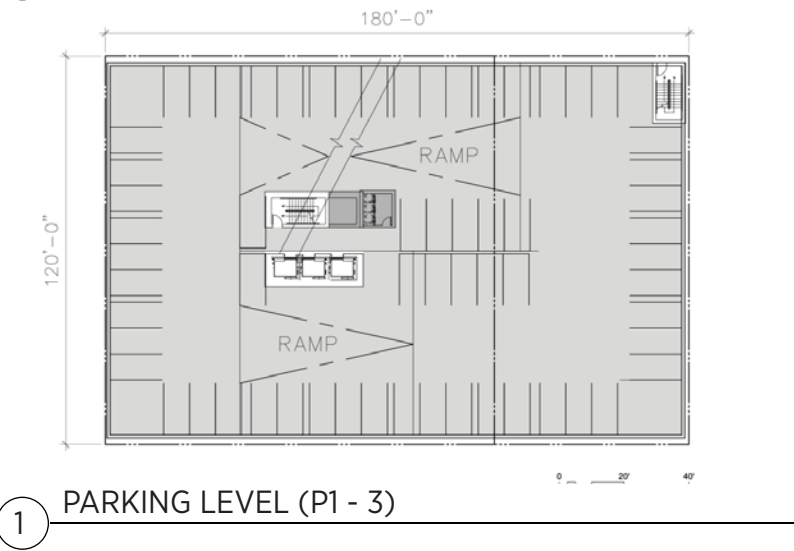




- RETAIL / COMMERCIAL
- RESIDENTIAL
- LOBBY / LEASING / AMENITY
- B.O.H.
- LANDSCAPE / OPEN SPACE
- Pedestrian Entry
- Vehicular Entry

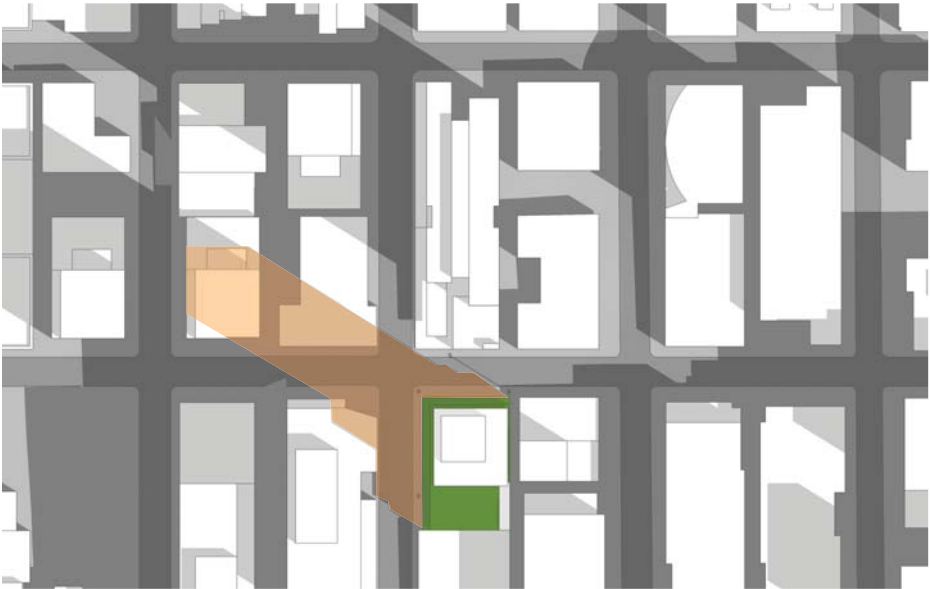
DEPARTURES

Completely Code Compliant, No Departures

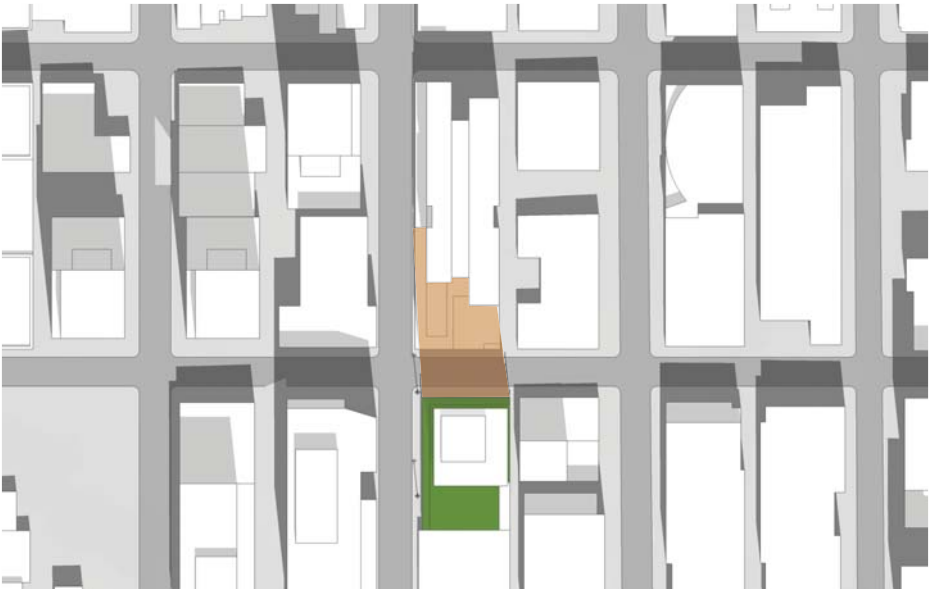




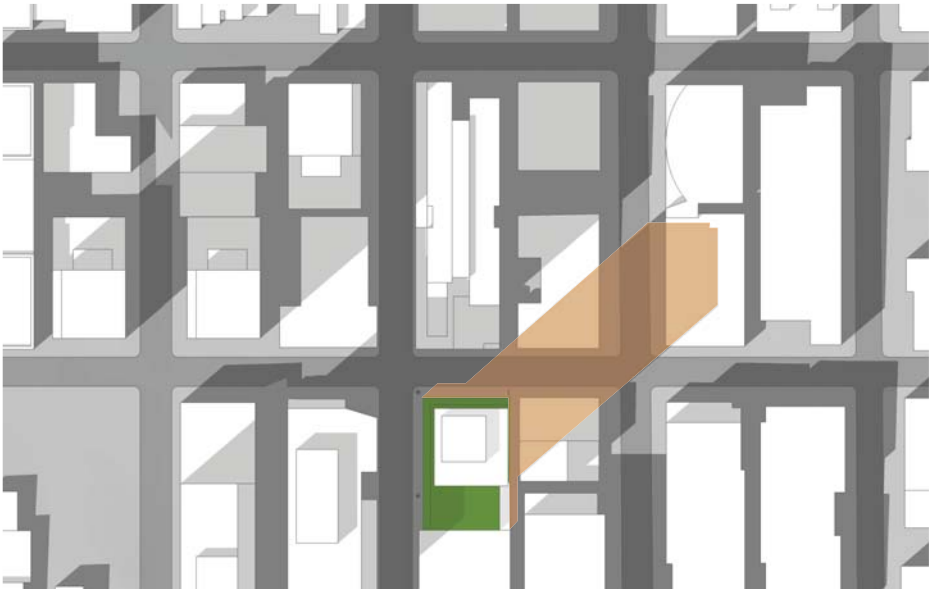
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MARCH / SEPTEMBER 21 - NOON



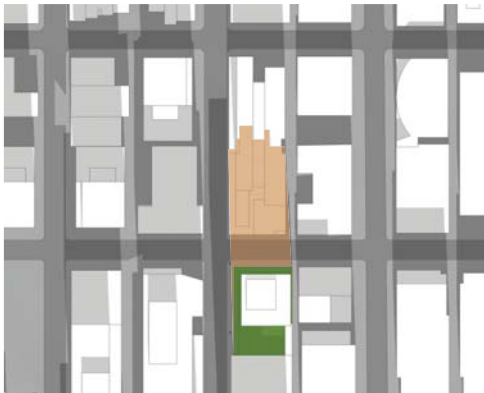
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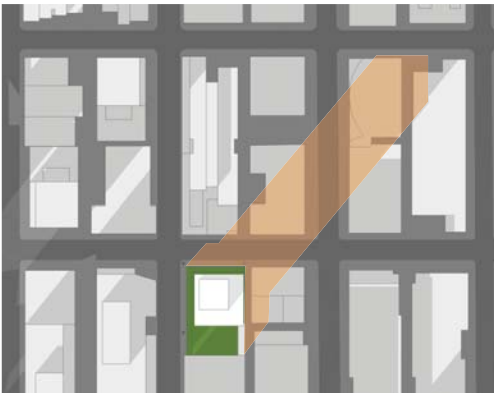
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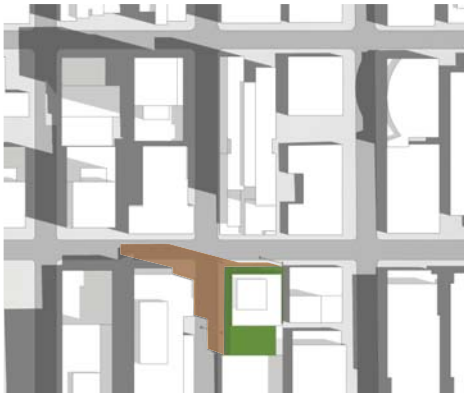
DECEMBER 21 - NOON



DECEMBER 21 - 3:00PM



JUNE 21 - 9:00 AM



JUNE 21 - NOON



JUNE 21 - 3:00PM







**SUMMARY**

Gross area	335,000 SF
Net Residential	267,000 SF
Net Retail	7,000 SF
Units	320

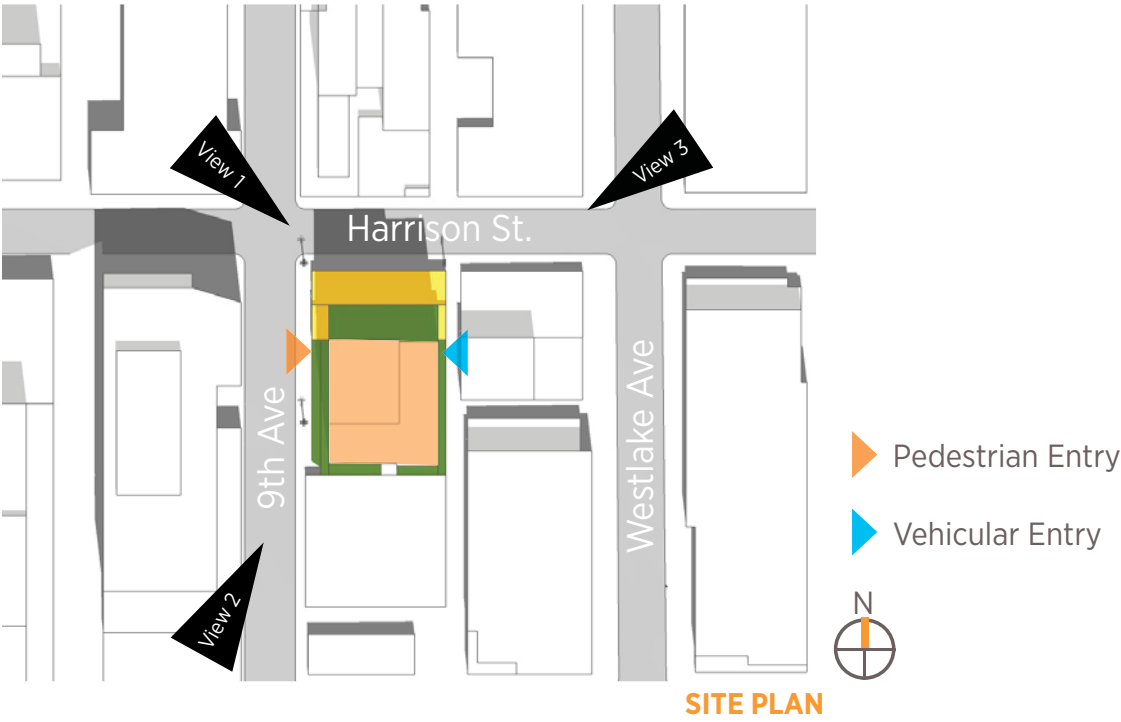
**PROS**

- Preserve existing 901 Harrison building/ facade
- Tower located on South minimizes shadow impact to areas North of Harrison
- Buffer zones at live-work units on 9th Ave encourages activity to spill out which enhances the streetscape and pedestrian activity

**CONS**

- Square tower creates narrower and deeper units which are less desirable
- Tower closer to South edge reduces separation between tower and the adjacent building on South
- Huge shadow casted on open space at podium
- Tower away North edge creates a weaker urban presence on Harrison
- No public open space on street level responding to “heart location” on Harrison
- Multiple steps in podium massing may potentially distract from the tower design

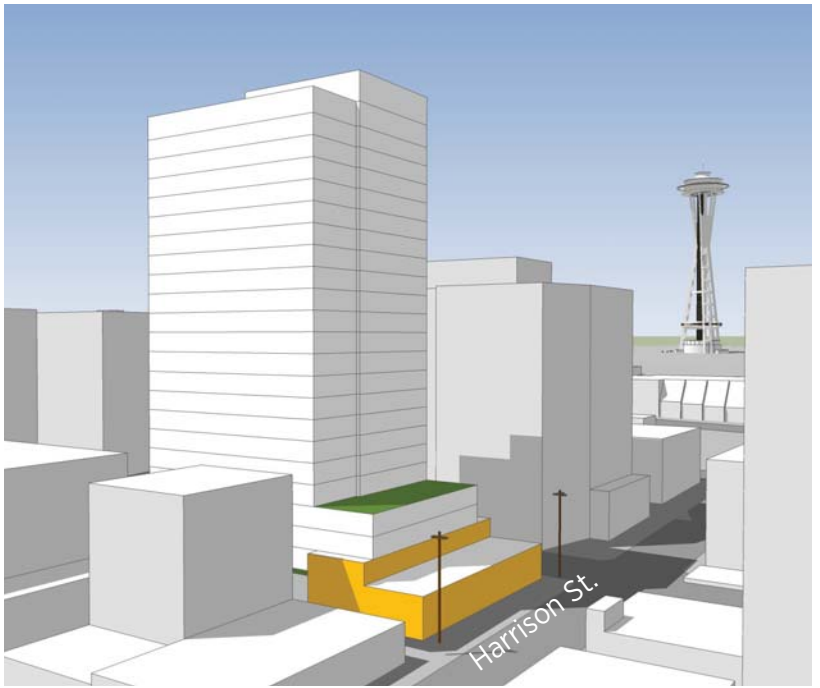
VIEW 1



SITE PLAN

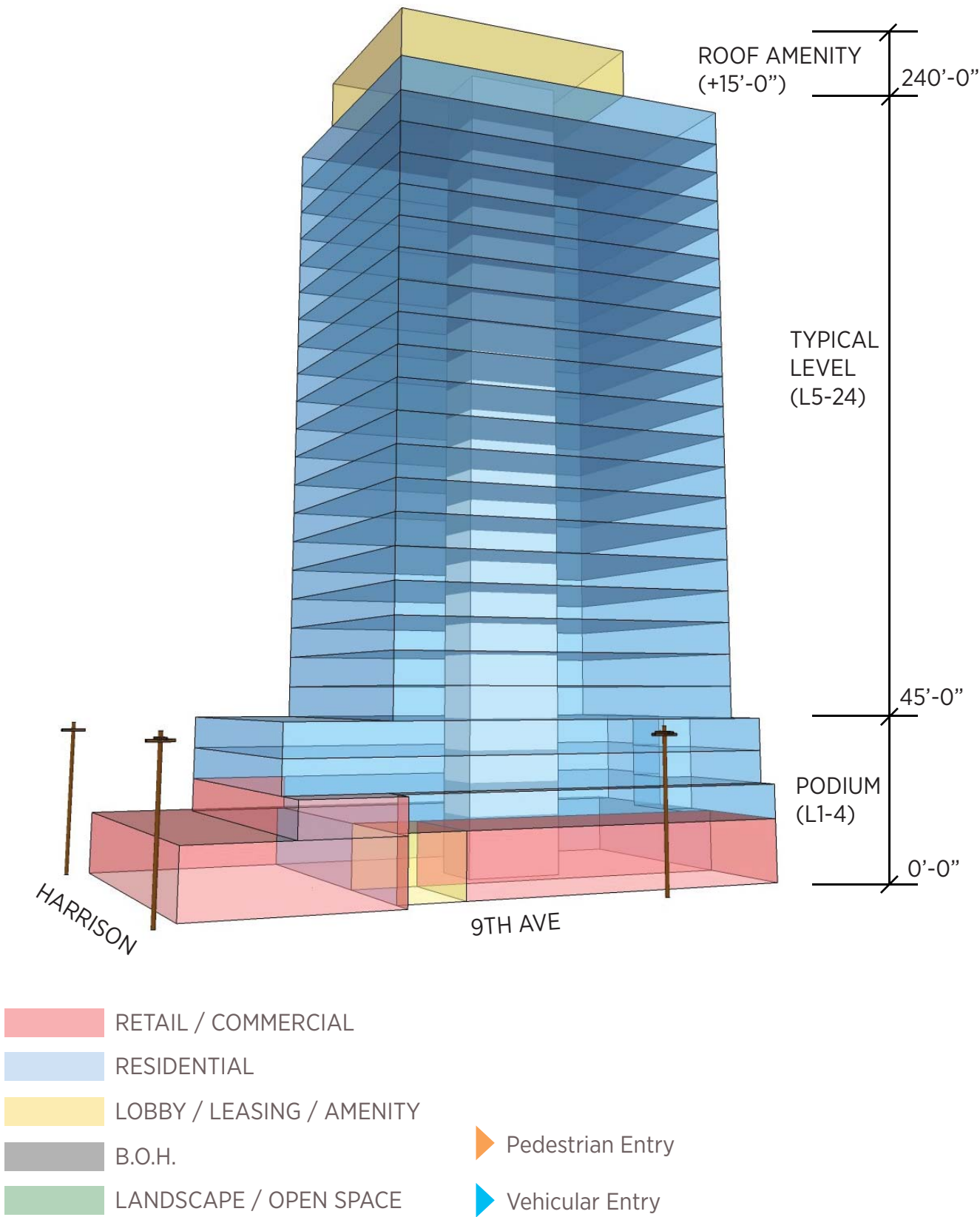


VIEW 2



VIEW 3

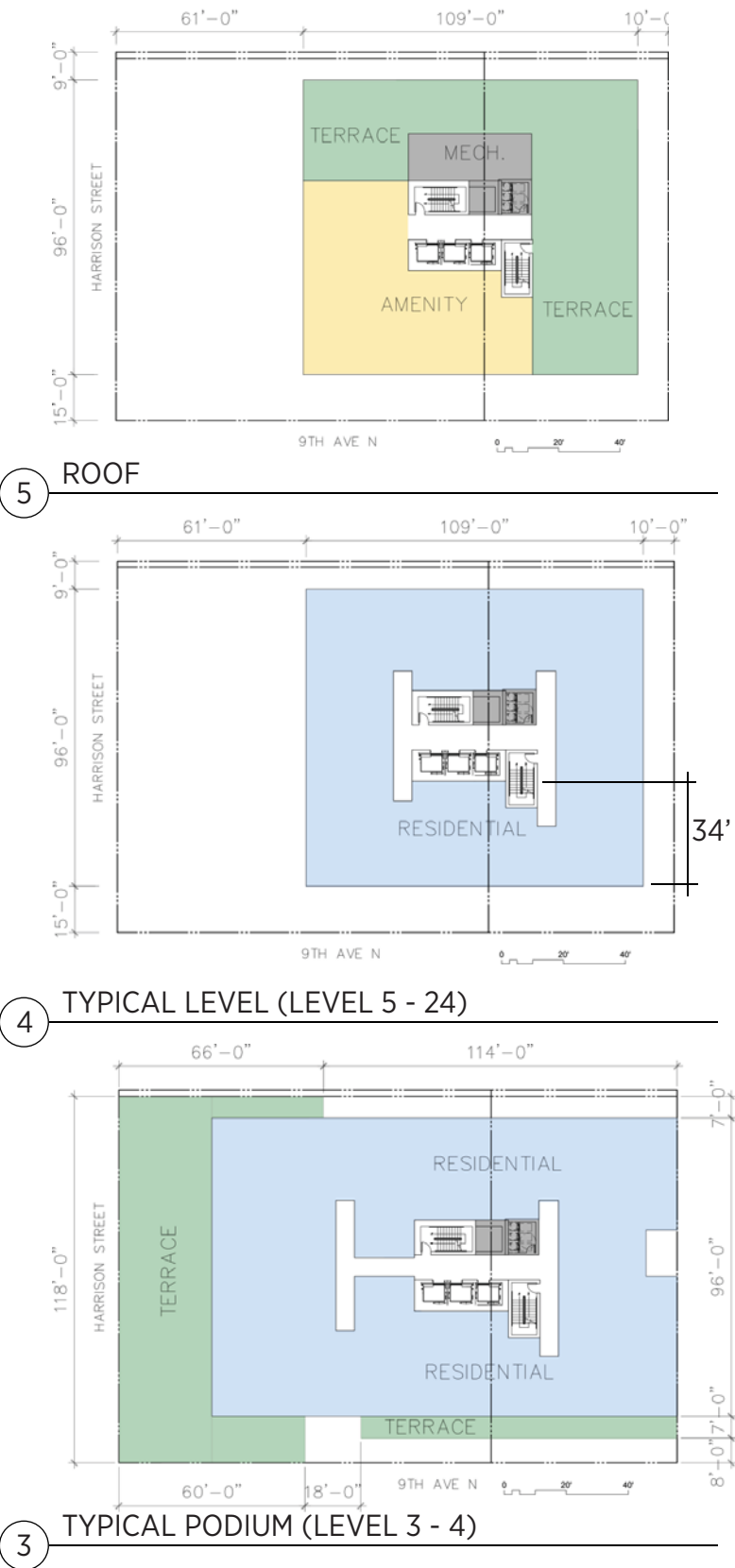
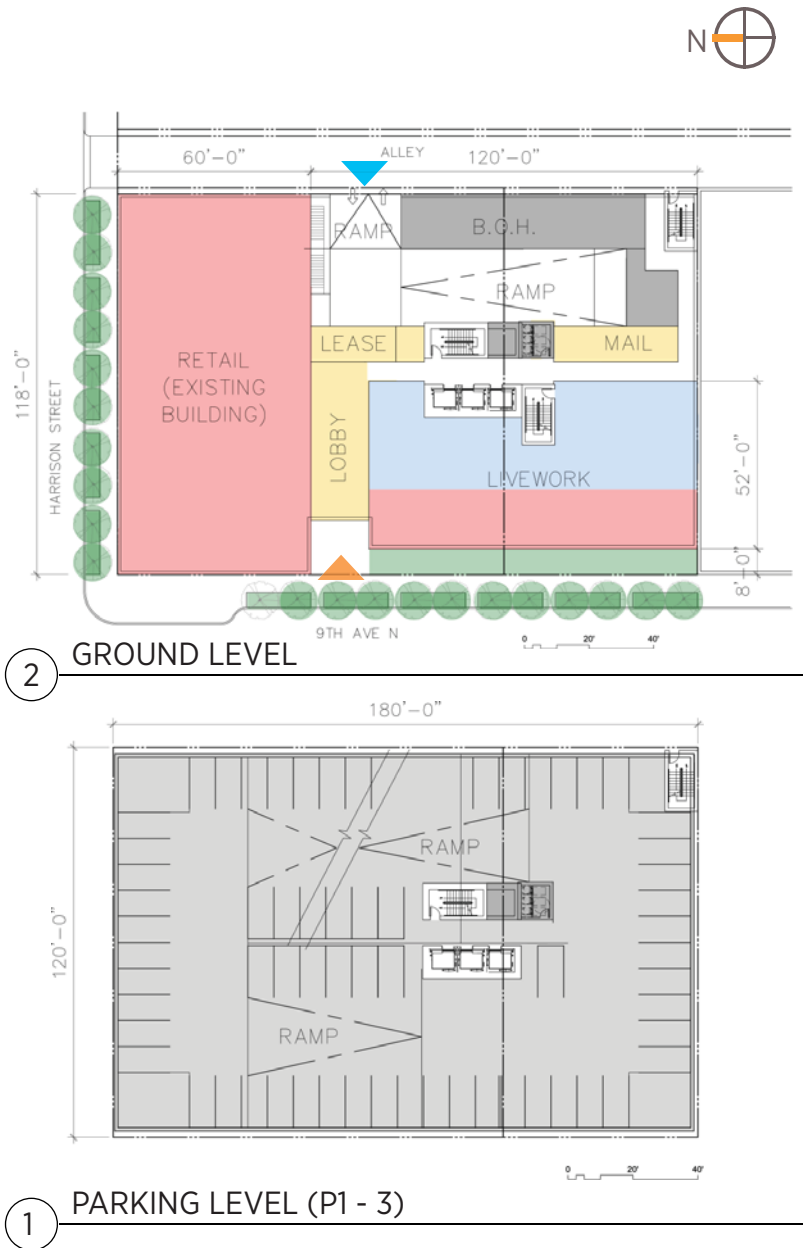




**DEPARTURES**

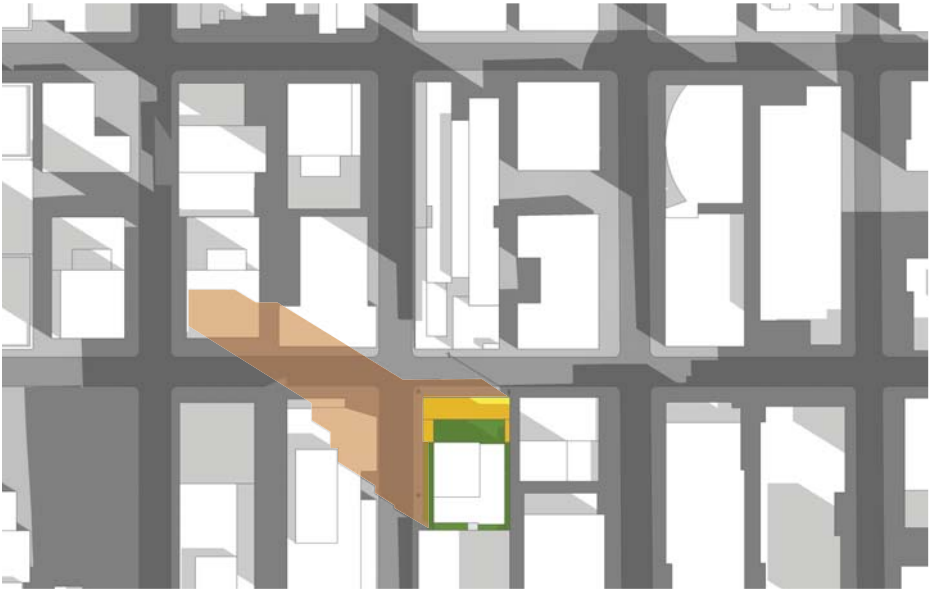
- 23.48.010 - Rooftop features locate within 10 feet from roof edge
- 23.48.014 - Floor-to-floor height at street level livework units

(see p.33-34)

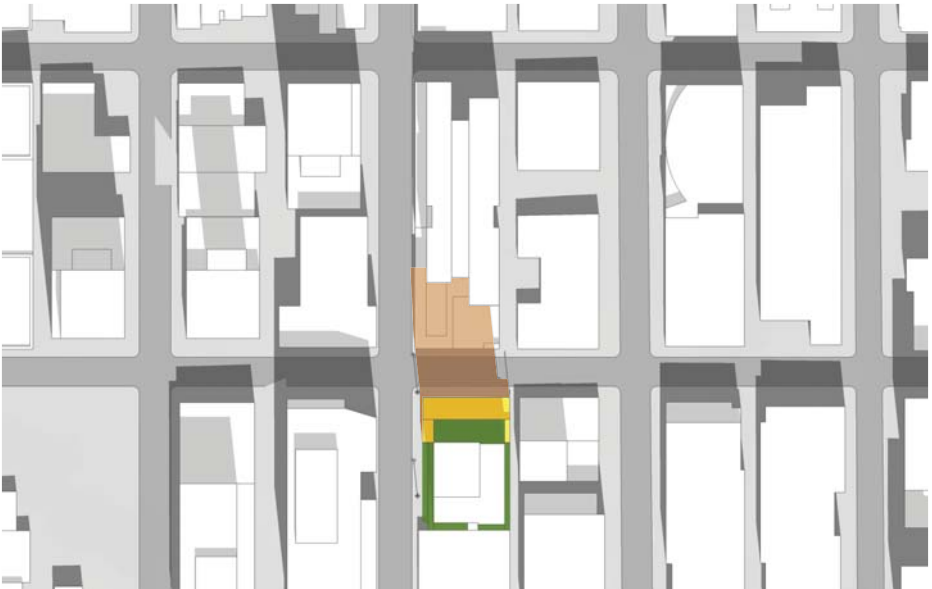




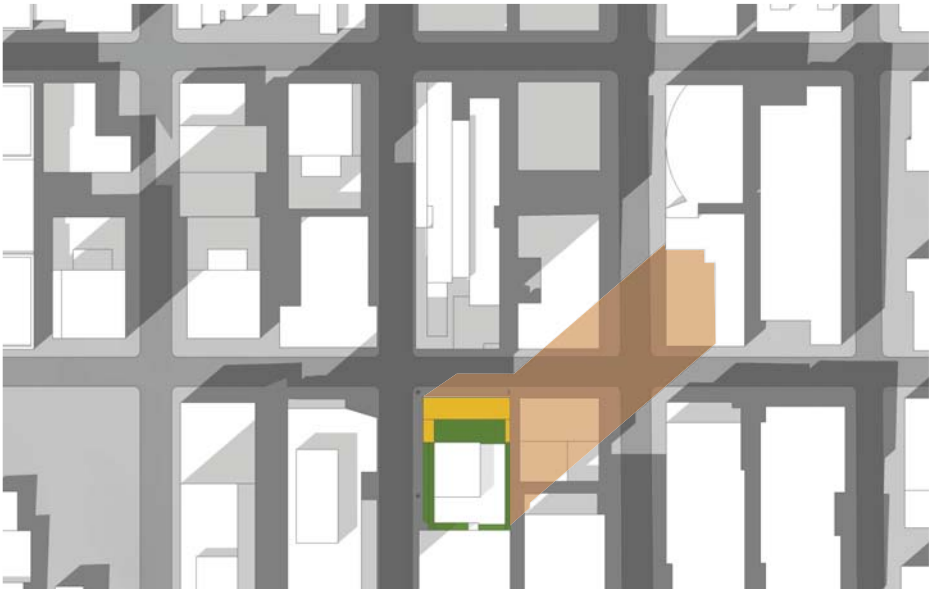
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MARCH / SEPTEMBER 21 - NOON



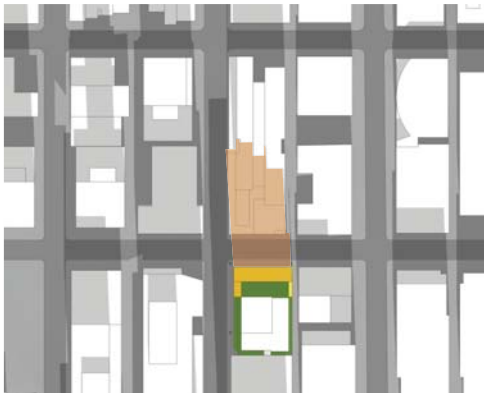
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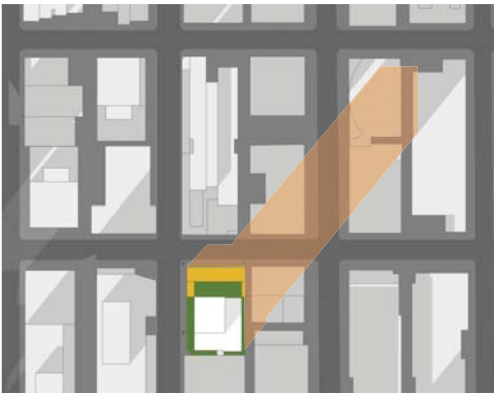
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DECEMBER 21 - 3:00PM



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JUNE 21 - 3:00PM







VIEW 1

SUMMARY

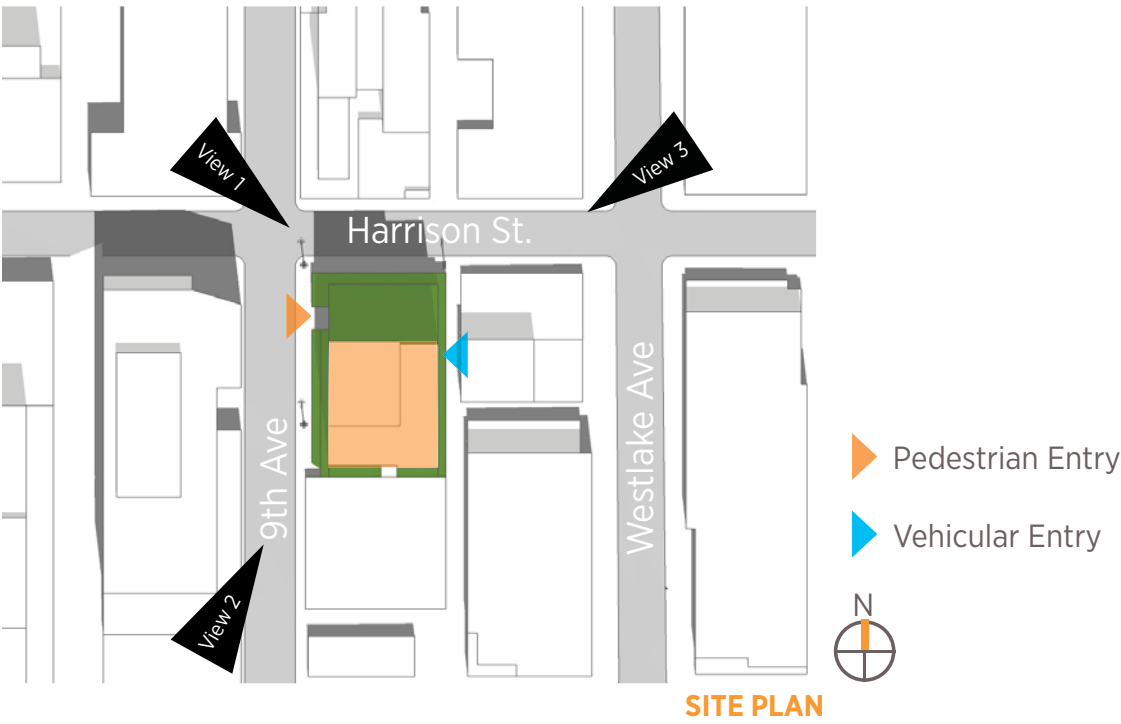
Gross area	349,000 SF
Net Residential	283,000 SF
Net Retail	3,500 SF
Units	320

PROS

- Tower located on South minimizes shadow impact to areas North of Harrison
- Tower setback allows retail massing on Harrison
- Buffer zones at live-work units on 9th Ave encourages activity to spill out which enhances the streetscape and pedestrian activity

CONS

- Square tower creates narrower and deeper units which are less desirable
- Tower closer to South edge reduces separation between tower and the adjacent building on South
- Huge shadow casted on open space at podium
- Tower away North edge creates a weaker urban presence on Harrison
- No public open space on street level responding to “heart location” on Harrison
- Multiple steps in podium massing may potentially distract from the tower design



SITE PLAN

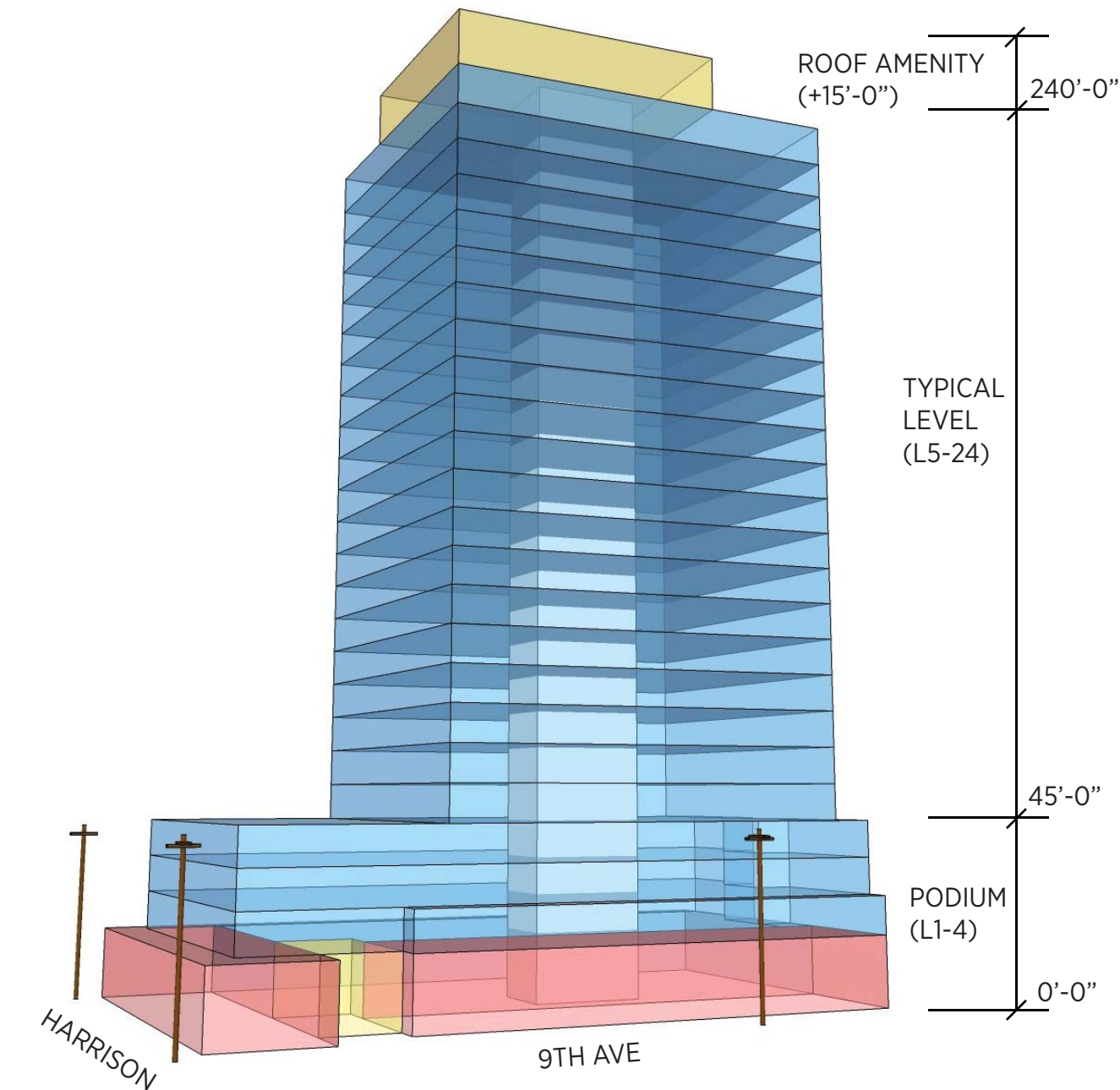


VIEW 2



VIEW 3



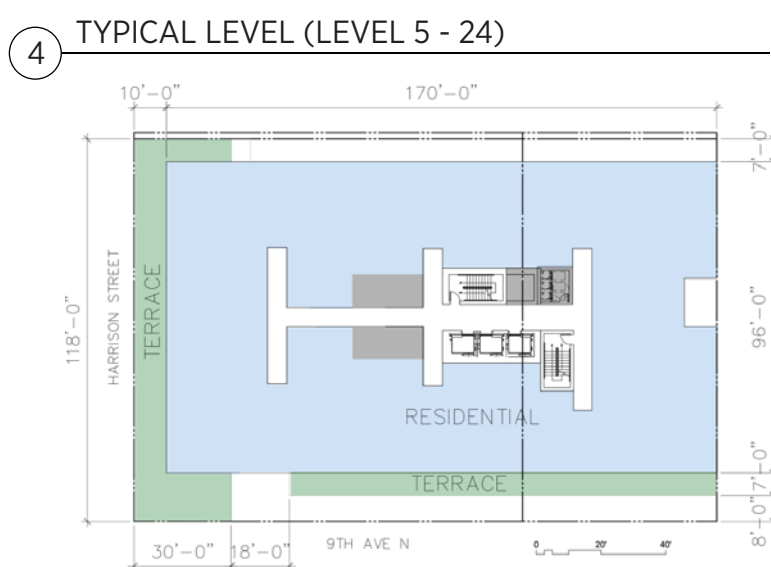
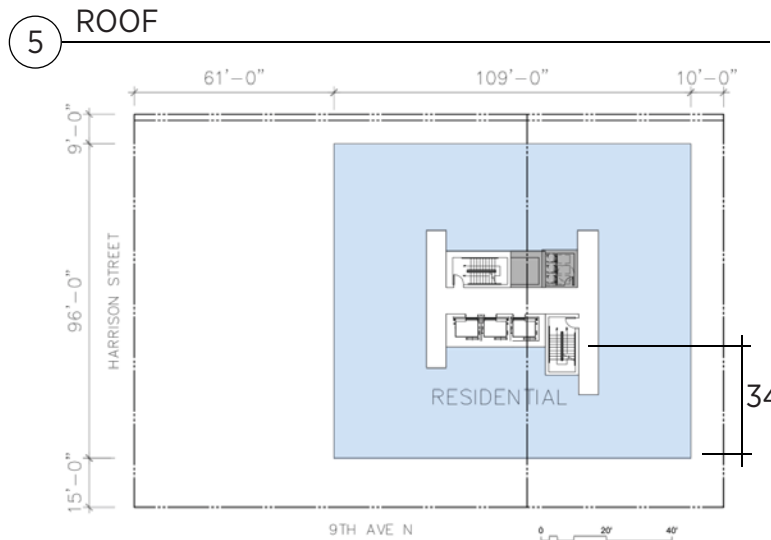
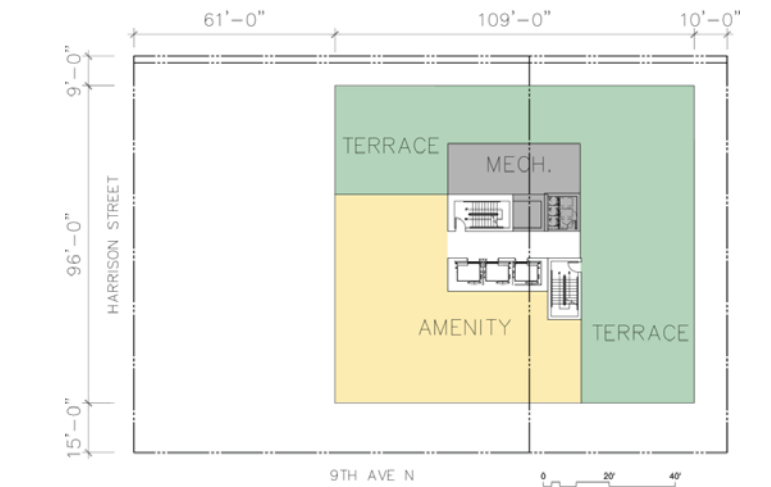
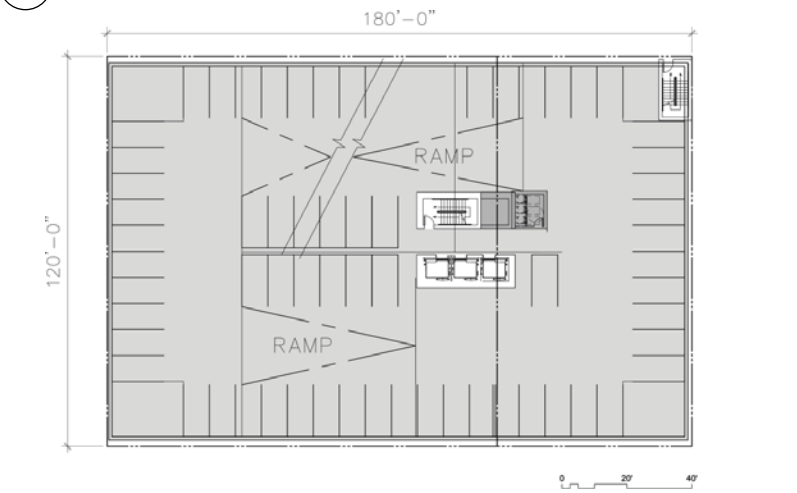


- RETAIL / COMMERCIAL
  - RESIDENTIAL
  - LOBBY / LEASING / AMENITY
  - B.O.H.
  - LANDSCAPE / OPEN SPACE
- ▶ Pedestrian Entry
- ▶ Vehicular Entry

**DEPARTURES**

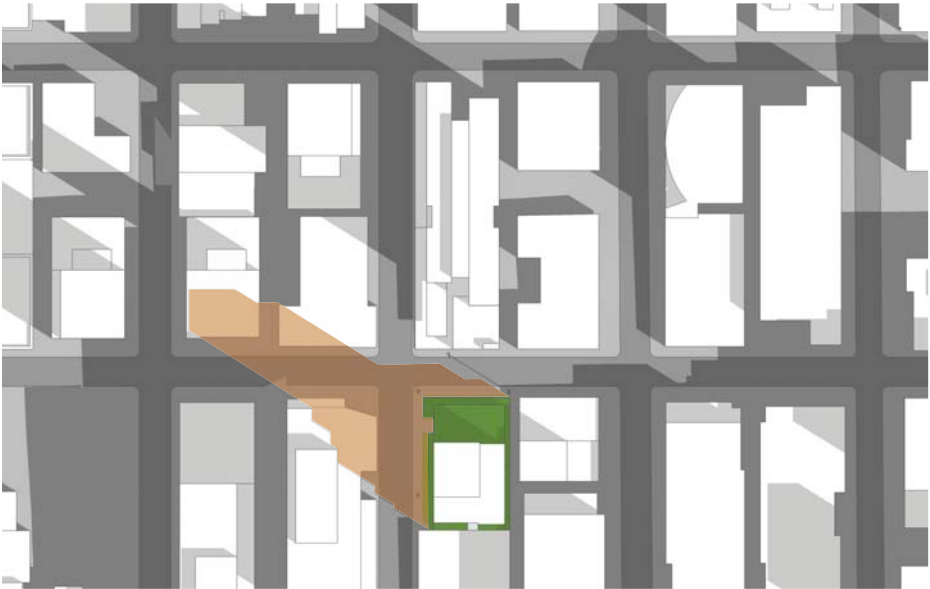
- 23.48.010 - Rooftop features locate within 10 feet from roof edge
- 23.48.014 - Floor-to-floor height at street level livework units

(see p.33-34)

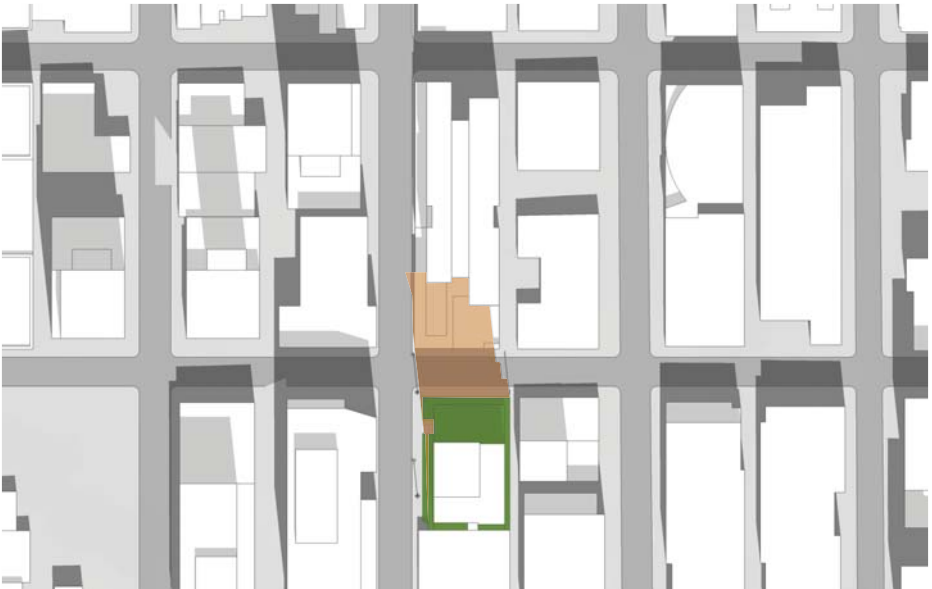




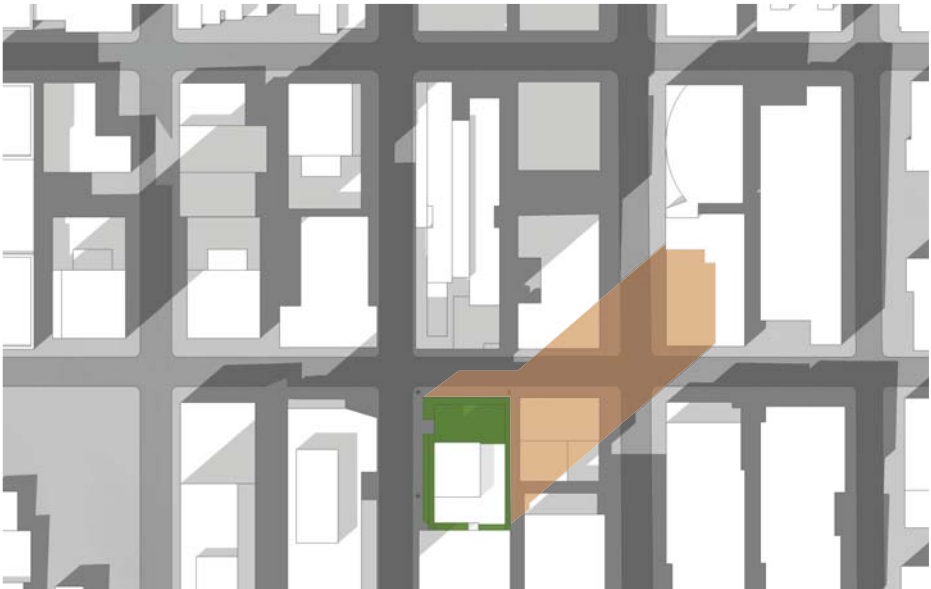
MARCH / SEPTEMBER 21 - 9:00 AM



MARCH / SEPTEMBER 21 - NOON



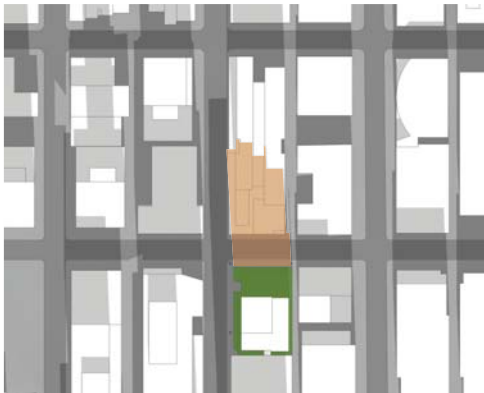
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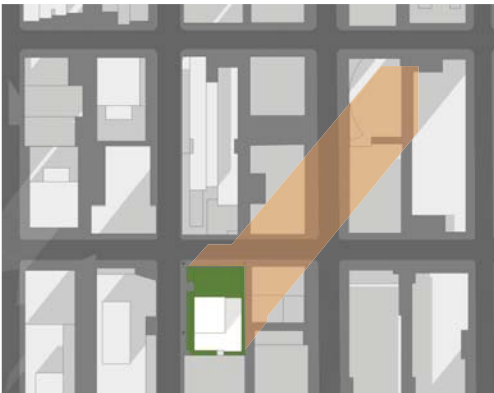
DECEMBER 21 - 9:00 AM



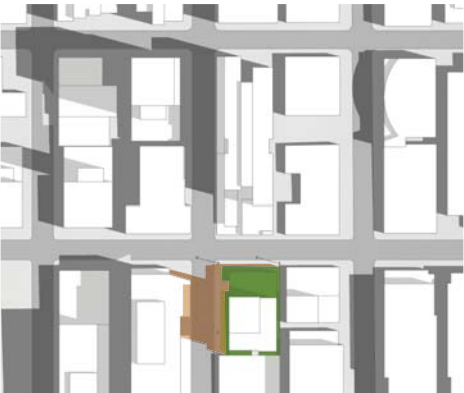
DECEMBER 21 - NOON



DECEMBER 21 - 3:00PM



JUNE 21 - 9:00 AM



JUNE 21 - NOON



JUNE 21 - 3:00PM





P.22 Massing Option 3 (Preferred): Rectangular Tower, Entry Plaza at Corner

901 HARRISON / SEATTLE, WA



SUMMARY

Gross area	346,000 SF
Net Residential	281,000 SF
Net Retail	2,100 SF
Units	320
Parking	190 stalls

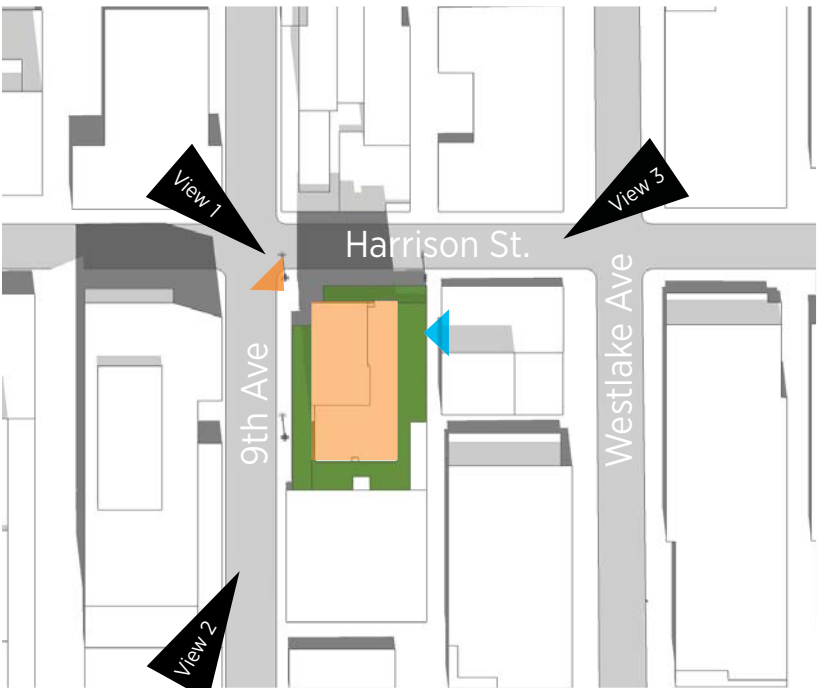
PROS

- Entry plaza at street corner responds to the “heart location” identification and provides visual continuity to the proposed public open space across Harrison
- Continuous massing from lobby entry to roof creates coherent design that engages the street and avoids “wedding cake” approach
- Farthest distance between tower and the alley allows most daylight access and breathing room to the adjacent buildings on East
- Tower located at the NW corner provides a strong urban presence to both Harrison and 9th Ave.
- Slender tower allow more daylight access to interior of building
- Modulation at tower facade results in a better massing and appearance
- Buffer zones at live-work units on 9th Ave encourages activity to spill out which enhances the streetscape and encourages pedestrian activity

CONS

- Tower closer to North edge casting more shadow to the area North of Harrison

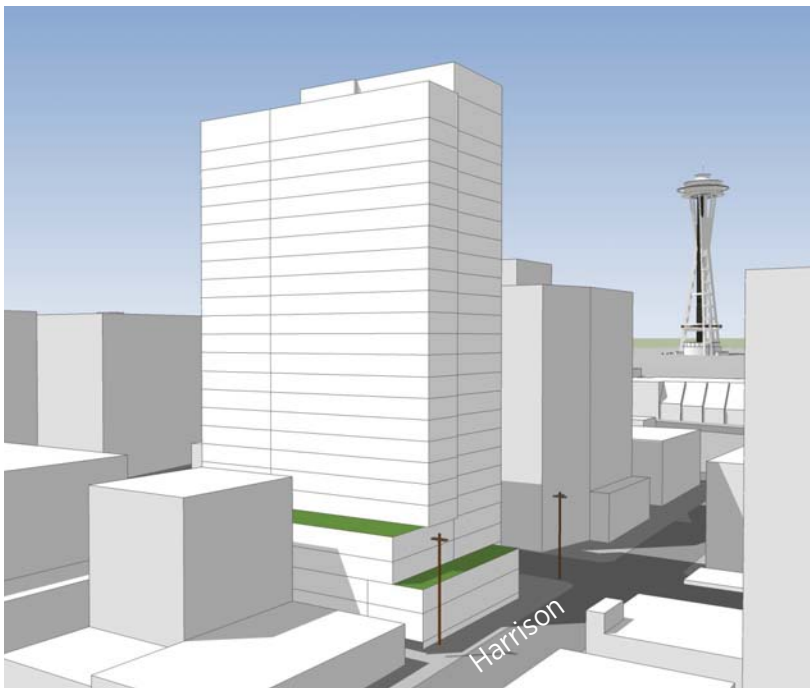
VIEW 1



SITE PLAN

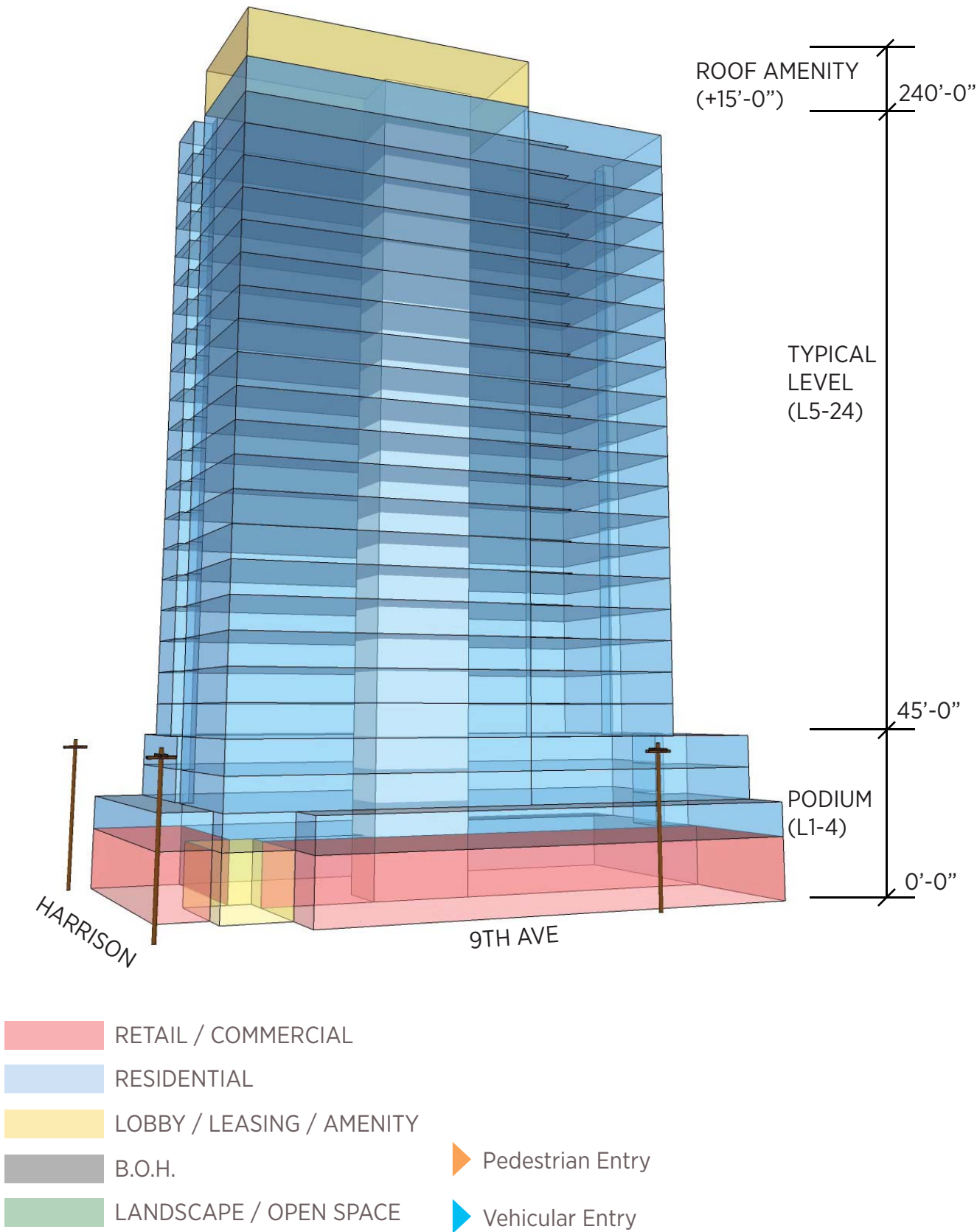


VIEW 2



VIEW 3

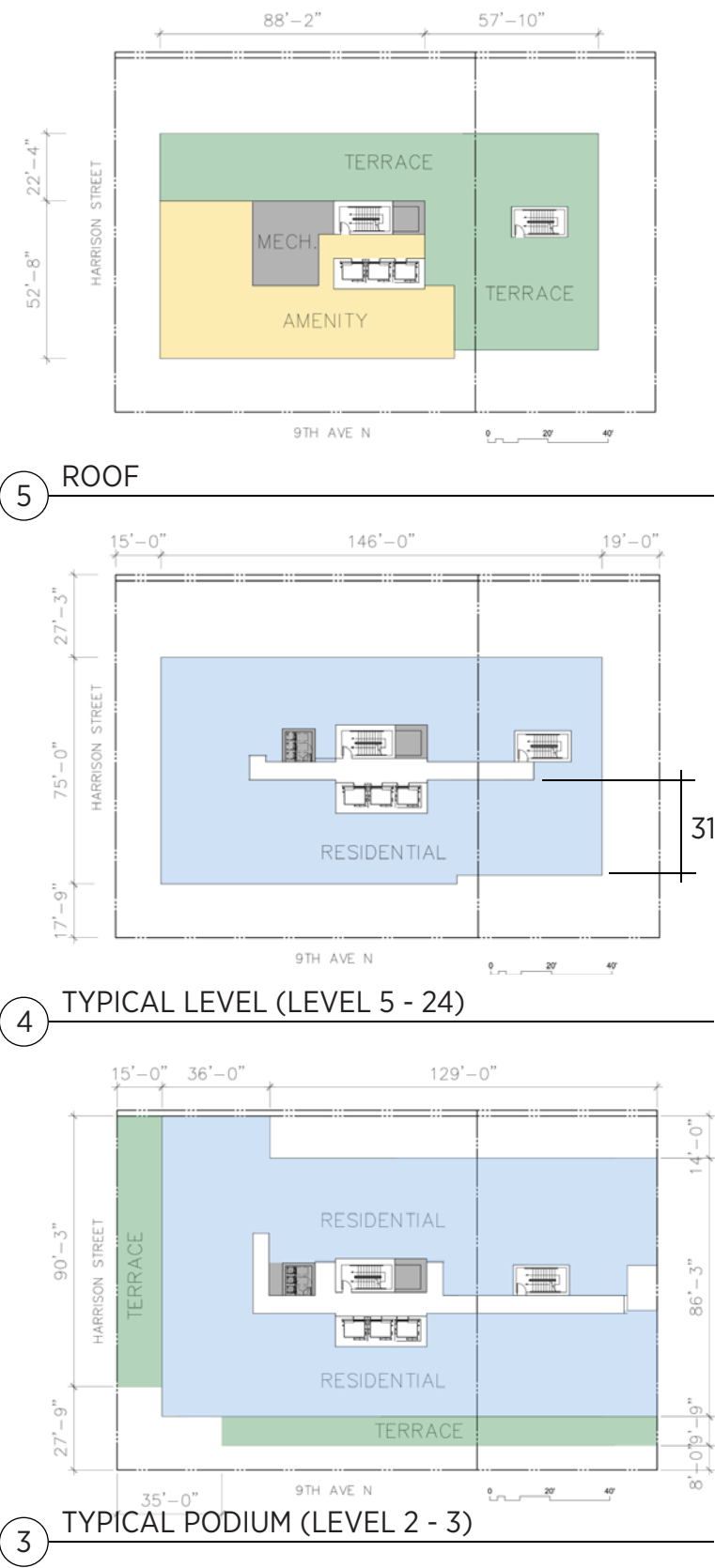
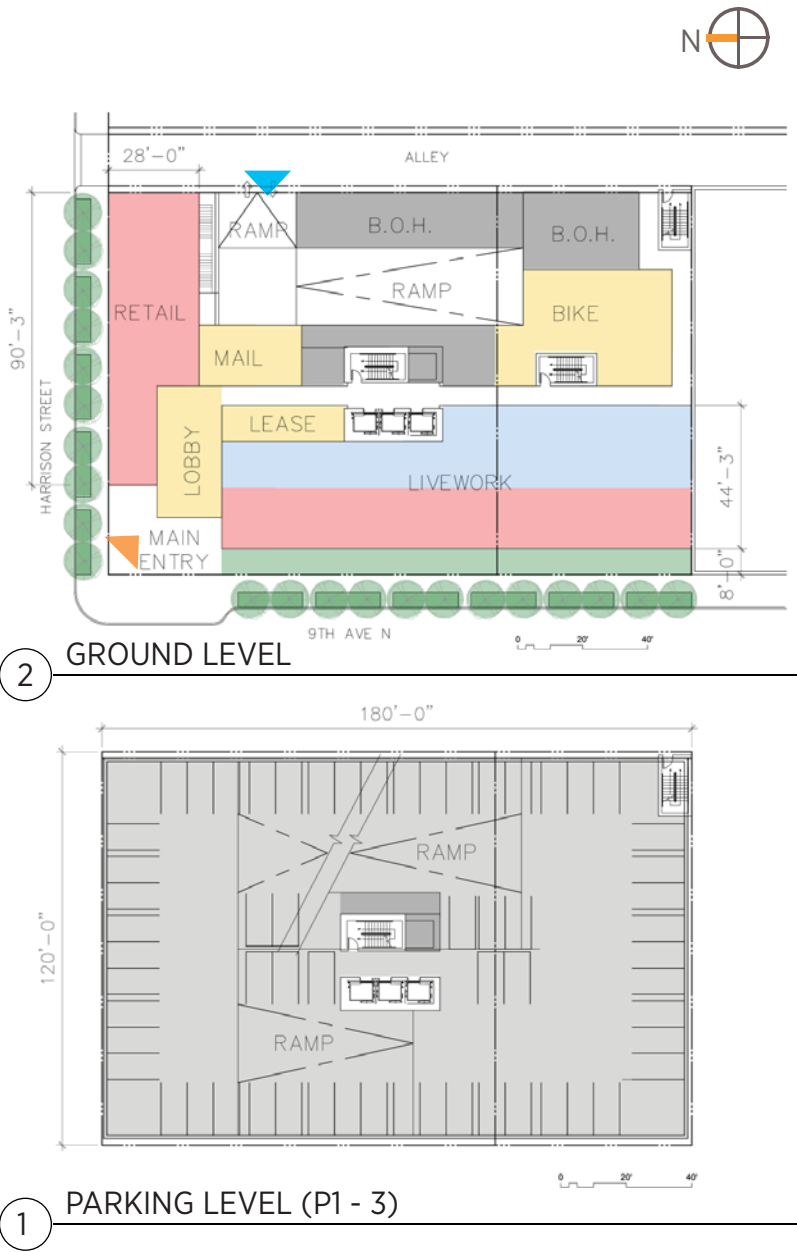




DEPARTURES

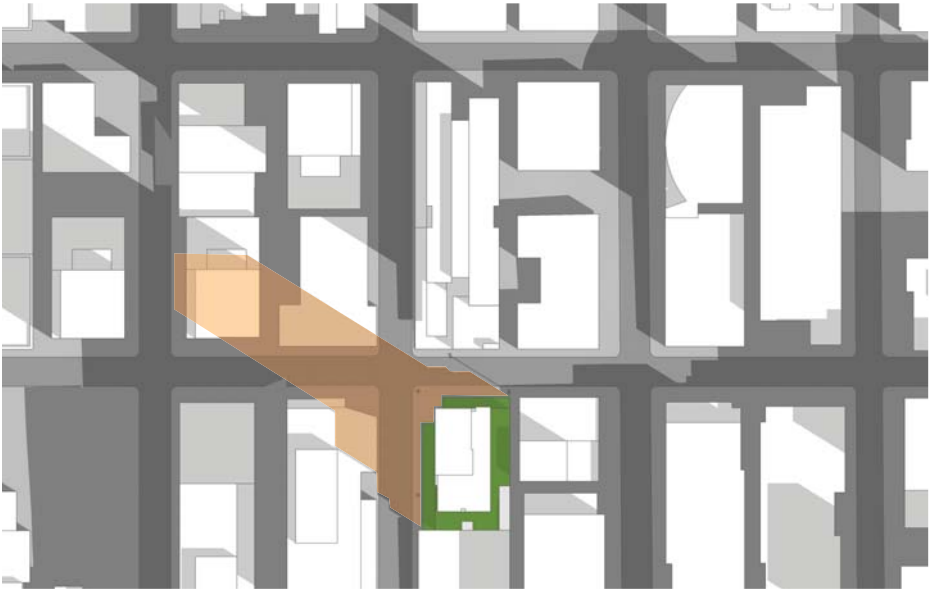
- 23.48.010 - Rooftop features locate within 10 feet from roof edge
- 23.48.014 - Floor-to-floor height at street level livework units
- 23.48.014 - Setback located within 20 feet from street corner

(see p.33-34)

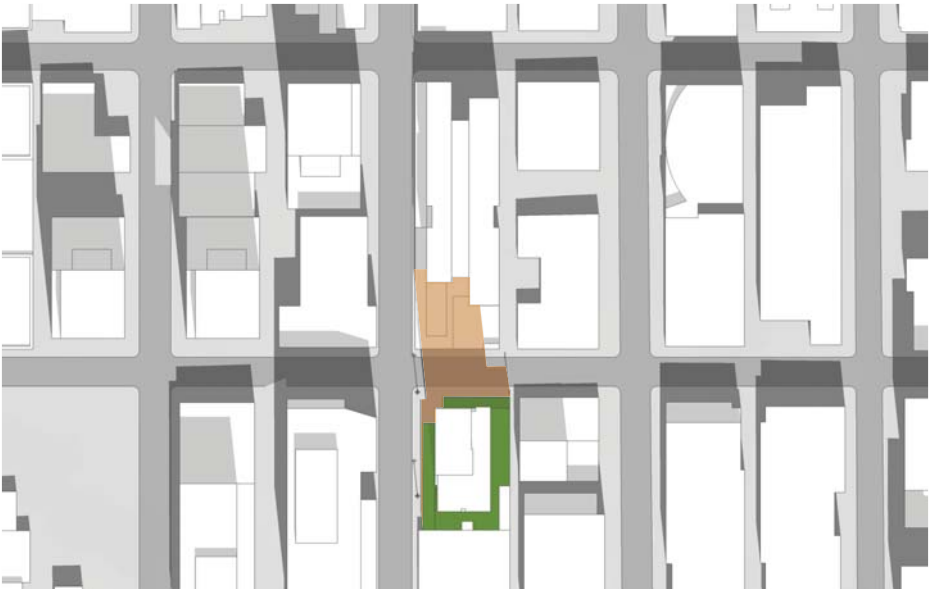




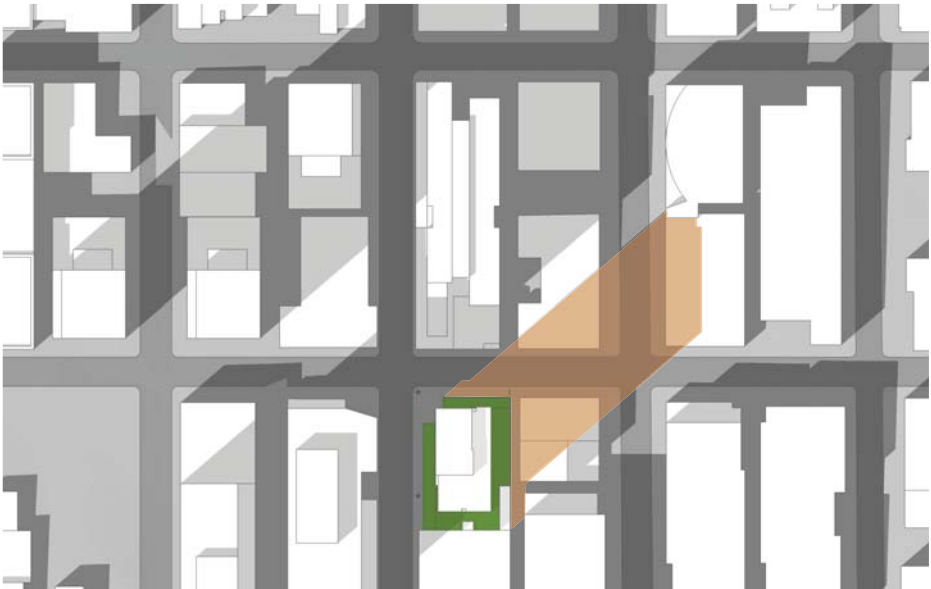
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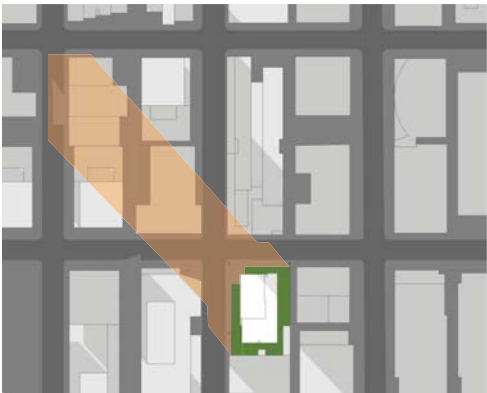
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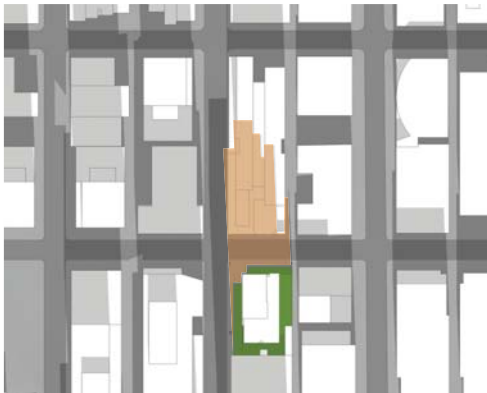
MARCH / SEPTEMBER 21 - 3:00PM



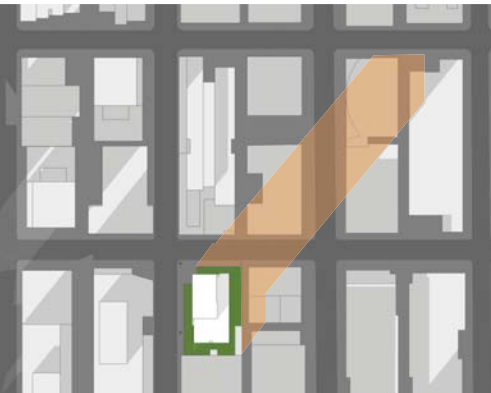
DECEMBER 21 - 9:00 AM



DECEMBER 21 - NOON



DECEMBER 21 - 3:00PM



JUNE 21 - 9:00 AM



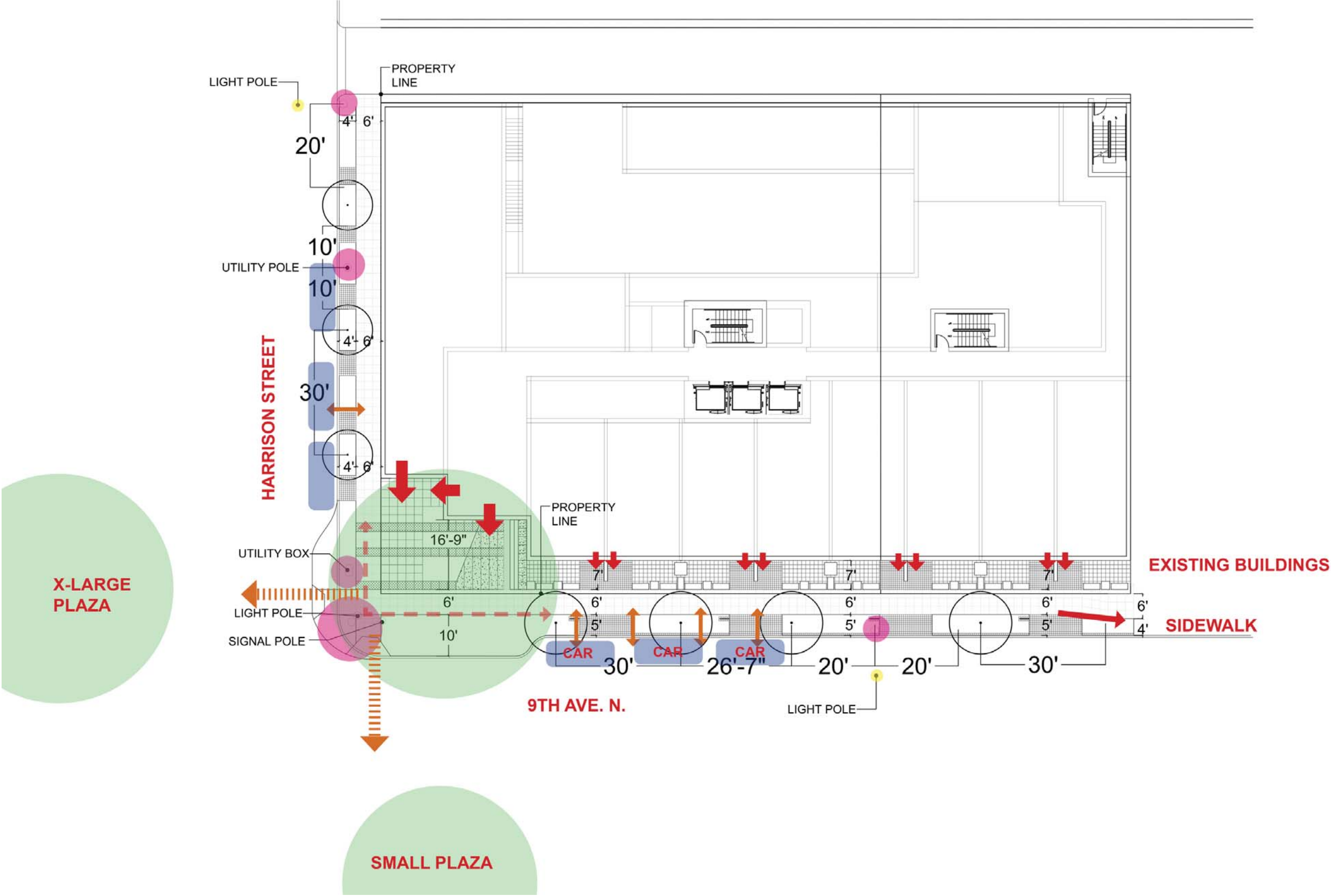
JUNE 21 - NOON



JUNE 21 - 3:00PM











BLOCK SEATING



ACCENT PAVING IN PLAZA



ACCENT PLANTINGS AT GRADE AND OVER LID



PERVIOUS PAVERS IN ROW



PERVIOUS PAVERS



GROUND LEVEL CONCEPT B



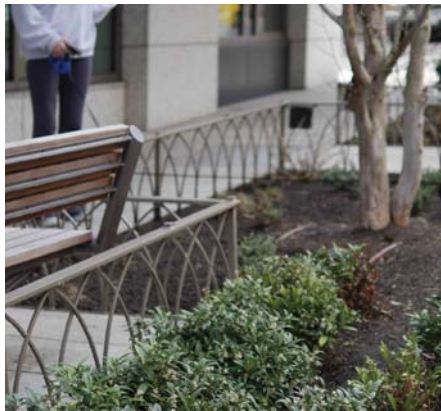
OPTION B AT LIVE WORK UNITS: MOVEABLE SEAT WALLS WITH MOVEABLE PLANTERS. (WALL HT. 18" + PLANTER HT. 18"-24" = MIN. 36" HT.) PLANTERS TO BE PROVIDED WITH DENSE EVERGREEN SCREENING SHRUBS AND FILLED WITH ACCENT PLANTINGS.



OPTION A AT LIVE WORK UNITS: MOVEABLE PLANTERS, MIN. HT. 30". PLANTERS TO BE PROVIDED WITH DENSE EVERGREEN SCREENING SHRUBS AND FILLED WITH ACCENT PLANTINGS.



GRAVEL STRIP AT ROW (DOGS)



FENCING IN ROW (DOGS)



# KEY DESIGN GUIDELINES

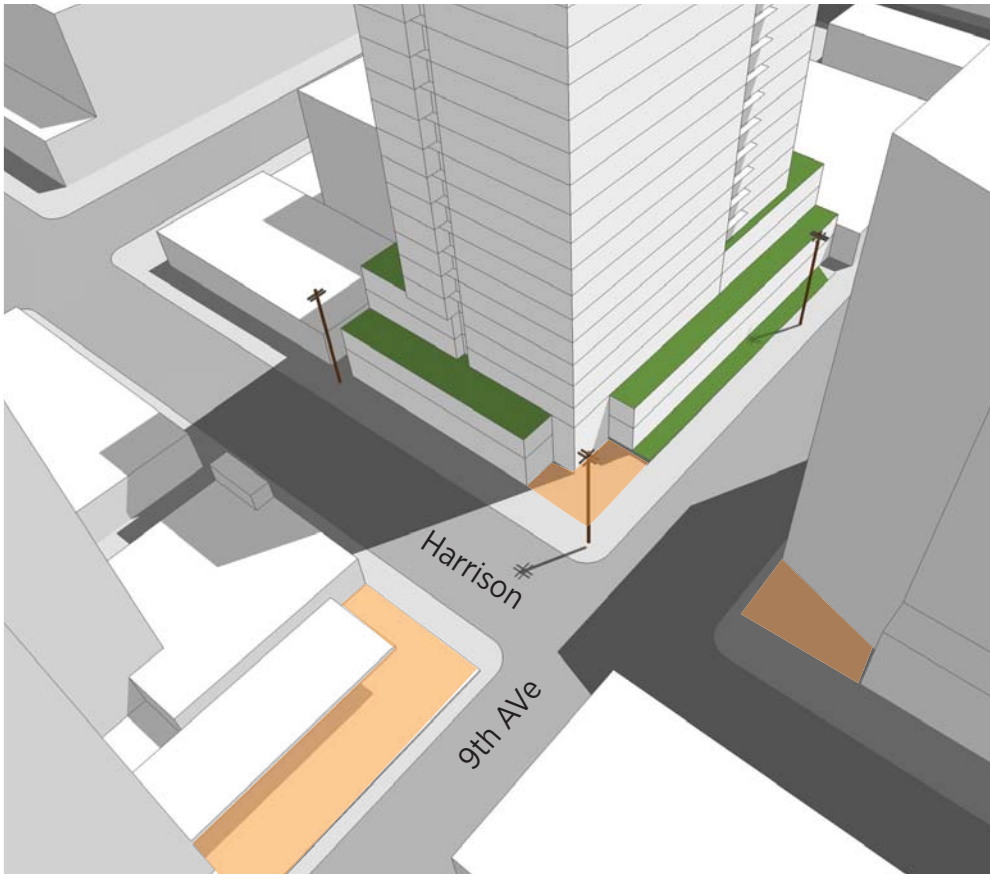


CS2/ Urban Pattern and Form

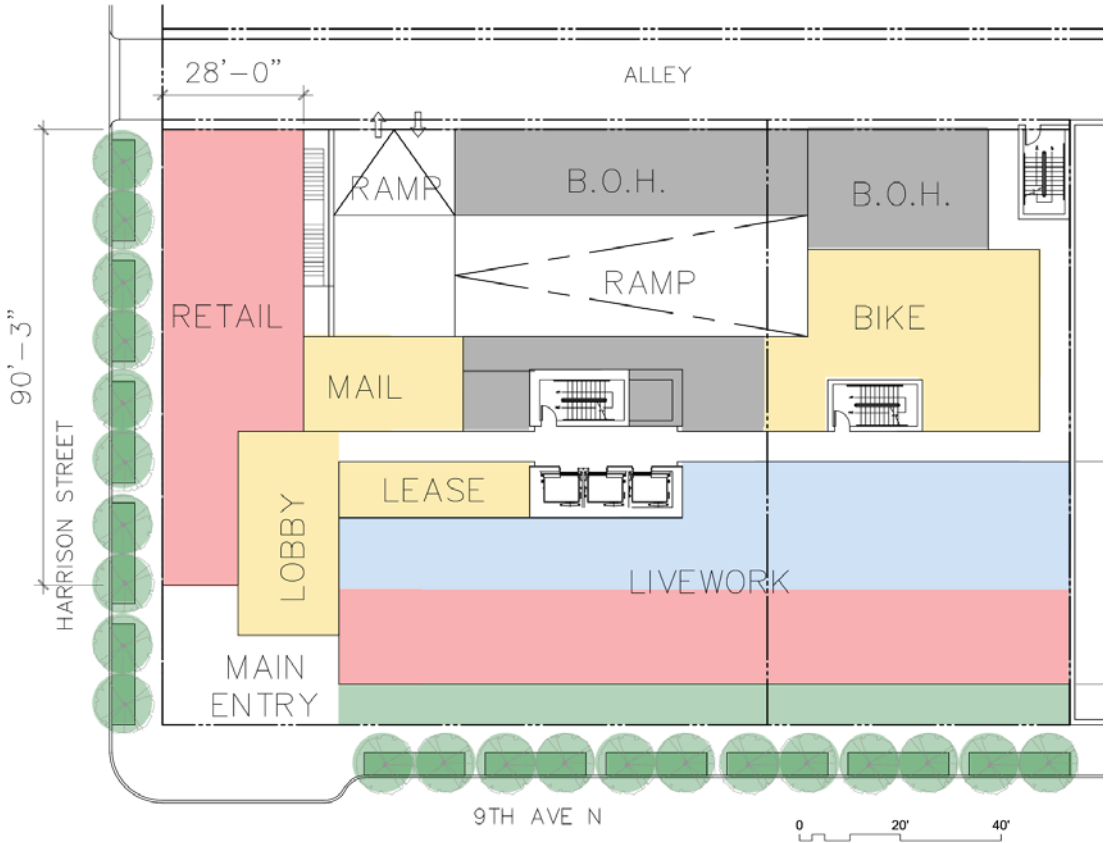
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

**RESPONSE:**  
The site straddles the Westlake and Aurora Corridor sub-areas of South Lake Union. The building responds to the variety of existing and future uses by varying its massing and uses on each side of the site. Retail along busy Harrison Street, a “heart location”, and the live/work streetscape along 9th Avenue, provide a human-scale base to a tower that captures significant views of the city, Lake Union, and Denny Park.

The large setbacks at the entry plaza enhance the open corners proposed at developments across both Harrison and 9th. Together with open spaces at adjacent sites, these public open spaces will create a “gateway” environment to this intersection.



The entry plaza together with the public open spaces at adjacent sites create the “gateway” environment at the intersection



Retail responding to “heart location” on Harrison; Livework responding to the character on 9th Ave



**PL3 / Street-Level Interaction**

*Encourage human interaction and activity at the street-level with clear connections to building entries and edges.*

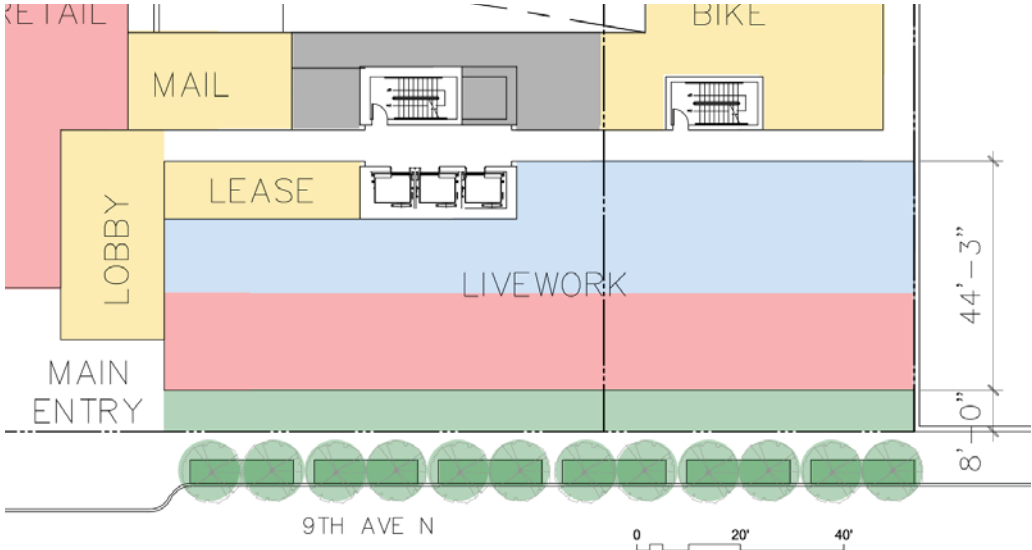
**RESPONSE:**  
Retail is provided on Harrison responding to the commercial character of the street. Retail entries will have appropriate lighting and canopy to provide a safe and attractive pedestrian experience. Minimum 60% of the vision glazing will be provided to initiate the visual connections.

The main building entry is located toward the corner of the site. It is easily identified and provides ample outdoor area for groups to gather, with weather protection, lighting, and site furniture.

Live/Work entries are set back and landscaped to provide opportunities for privacy as well as social interaction on 9th Avenue.



Top: Recessed entry, canopies, planters, landscapes, street furnitures & pavings to create welcoming street-level environment  
Left: Visual and spatial connection in-&-out of the retail space  
Right: 8ft buffer zone at livework units allow activity to be spill-out on the sidewalk





## Residential Use



## Opportunity for future Retail



## Live-work units on 9th Ave

- Movable planters allow patio space be easily converted to future retail uses
- 8 ft patio spaces act as buffer zone. Residents and businesses can landscape and use planters to retain privacy or encourage public use
- Canopies at entries allow for future commercial blade sign installation
- Warm materials enhance streetscape and encourage pedestrians to interact with the building
- Facade modulation responds to pedestrian scale and provides visual energy



DC3 / Open Space Concept

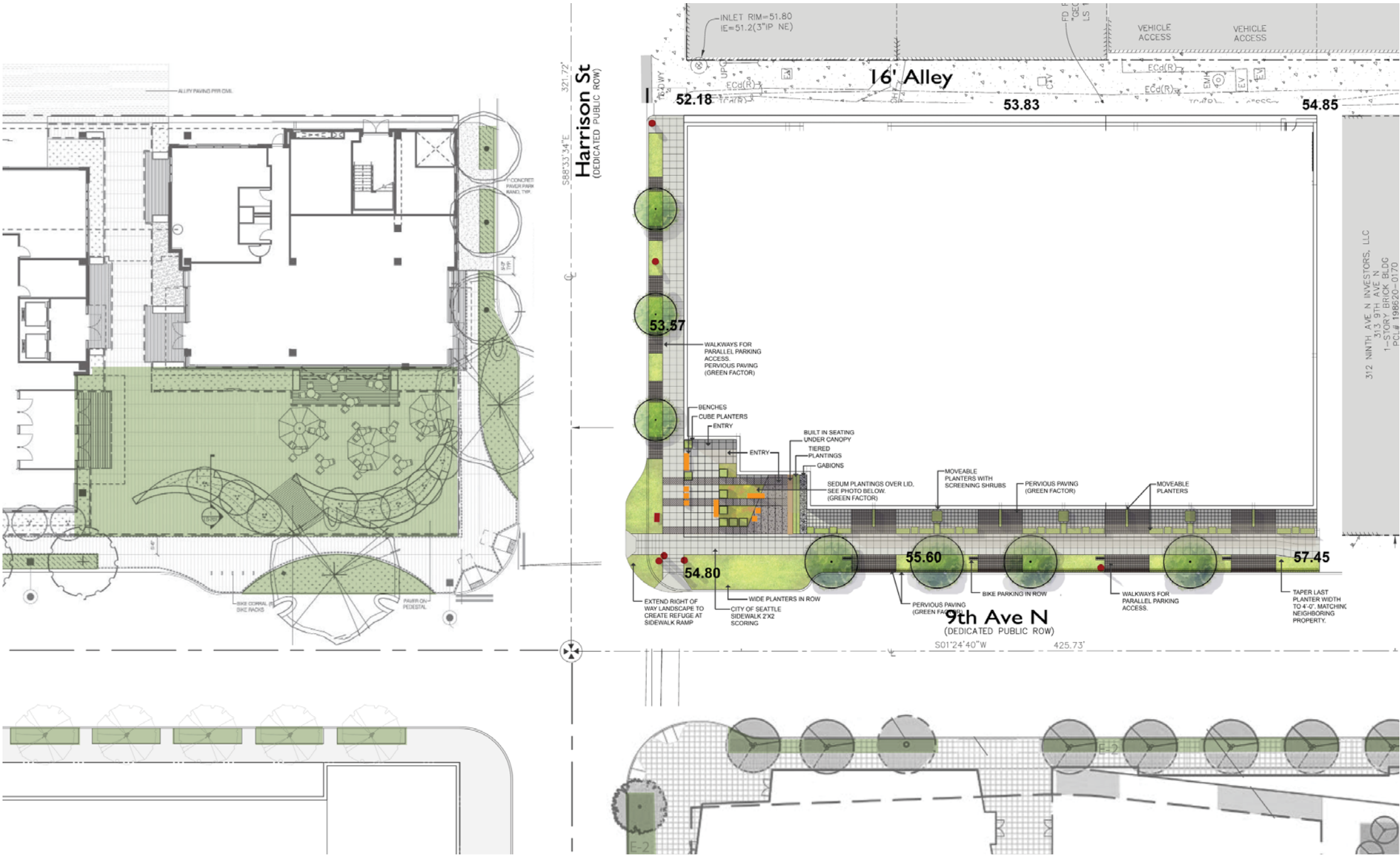
Integrate open space design with the design of the building so that each complements the other

RESPONSE:

Landscaped open spaces will occur at several levels of this site: street level, private terraces on the 5th floor, and on the roof. The landscape design of the entry plaza, curb bulb and livework units will bring the character of nearby parks and other recent developments into the building and the residents everyday experience. By using native species, and helping divert some stormwater runoff, the sustainability of the site is enhanced and provides some credits toward the target of LEED Gold.



Landscaped open spaces will occur at several levels, denoted in green



The landscape design of the entry plaza, curb bulb and livework units reinforce landscape continuity with adjacent sites





CS3 / Architectural Context and Character

*Contribute to the architectural character of the neighborhood.*

Vertical articulations in the tower relates to scale of surrounding new constructions. The residential tower steps back to differentiate its mass, and allows more sunlight onto the street.

The proposed massing breaks the bulk of the building into appropriately scaled sizes. Retail and townhouse live/work “blocks” are shorter and appropriate to the human-scale at street level.



PL2 / Walkability

*Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.*

Retail storefronts abutting the right-of-way and landscaping at Harrison, which is identified as a “heart location”, will support and encourage active social and commercial activity. Special features such as canopies, lighting, unique paving, art, and signage are currently being explored to enhance this “heart location”.

The façade at 9th Avenue is set back and provides open patio space as buffer zone, which provides safe, welcoming and open streetscapes to the pedestrians while maintaining privacy for the residences.



DC2 / Architectural Concept

*Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.*

The massing of the building helps identify its uses. Smaller street-scale portions at the base of the building are appropriate to retail and residential entries. The residential tower creates view and light opportunities, and steps back at upper levels to create private patios. The roofscape is designed to take full advantage of views, with indoor and outdoor space to be used by residents. Electric heaters, landscaping and a club room with full kitchen all ensure that the roof will be actively used year-round, and will be an attractive area for neighboring buildings to view.



DC4 / Exterior Elements and Finishes

*Use appropriate and high quality elements and finishes for the building and its open spaces.*

This project will utilize durable, attractive materials that are appropriate for South Lake Union, such as glass, masonry, concrete, metal. Materials that have a physicality and tangible quality to them. Lighting and landscaping will be appropriately designed to enhance the public experience of the project for years to come.



**#1.**  
**23.48.010 Rooftop features**

*H.7.b - No rooftop features are located closer than 10 feet to the roof edge.*

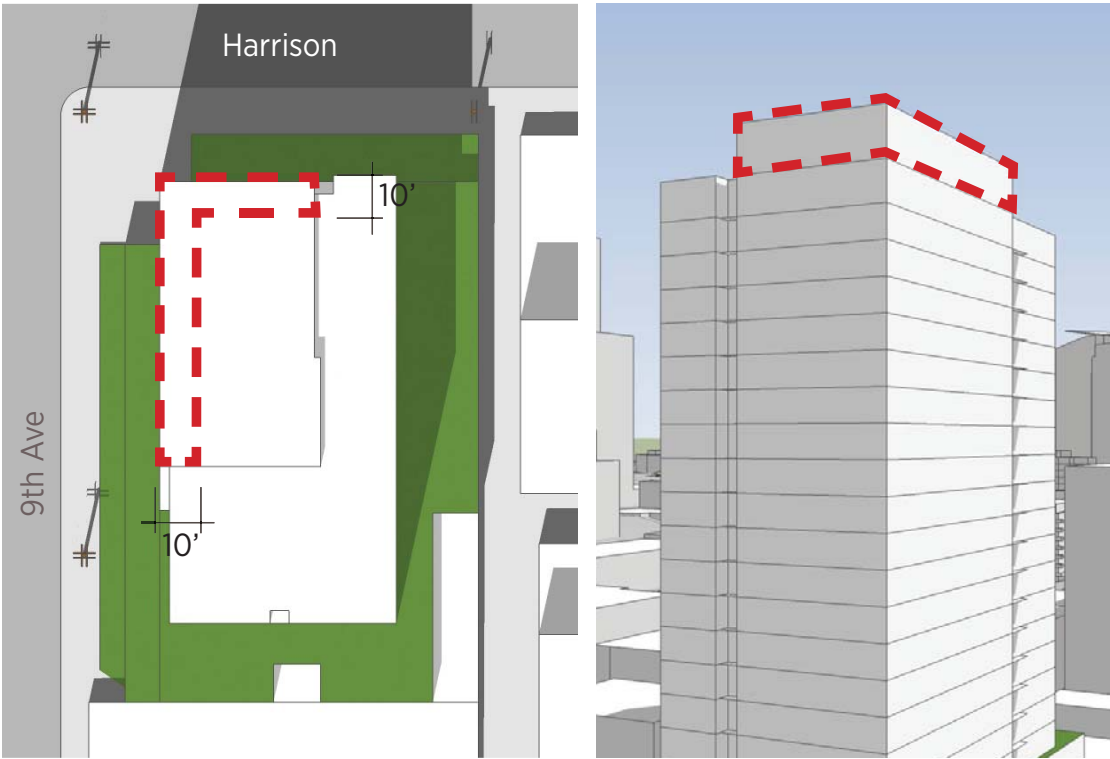
The departure requested is to allow portions of the penthouse to be brought out to the roof edge. This enhances the following Design Guidelines:

**DC2 Architectural Concept**



In order to maintain our architectural concept and prevent the mechanical penthouse from feeling like an ‘applied piece’ on the building’s roof. This will allow the penthouse spaces to read as part of the building volume.

**DC3 Open Space Concept**

Grouping the penthouse space on one side of the roof also allows us more usable space for sustainable amenity deck. This is important to visually connect the proposed to existing major open spaces such as Denny Park. Given building height and sight lines, this proposal does not negatively impact the neighborhood.



Roof plan

 Denotes portion of the penthouse  
 extended within 10’ from roof edge

**#2.**  
**23.48.014 Street-level development standards**

*E.2 - The space occupied by required street-level uses shall have a minimum floor-to-floor height of 13 feet and extend at least 30 feet in depth at street-level from the street front facade.*

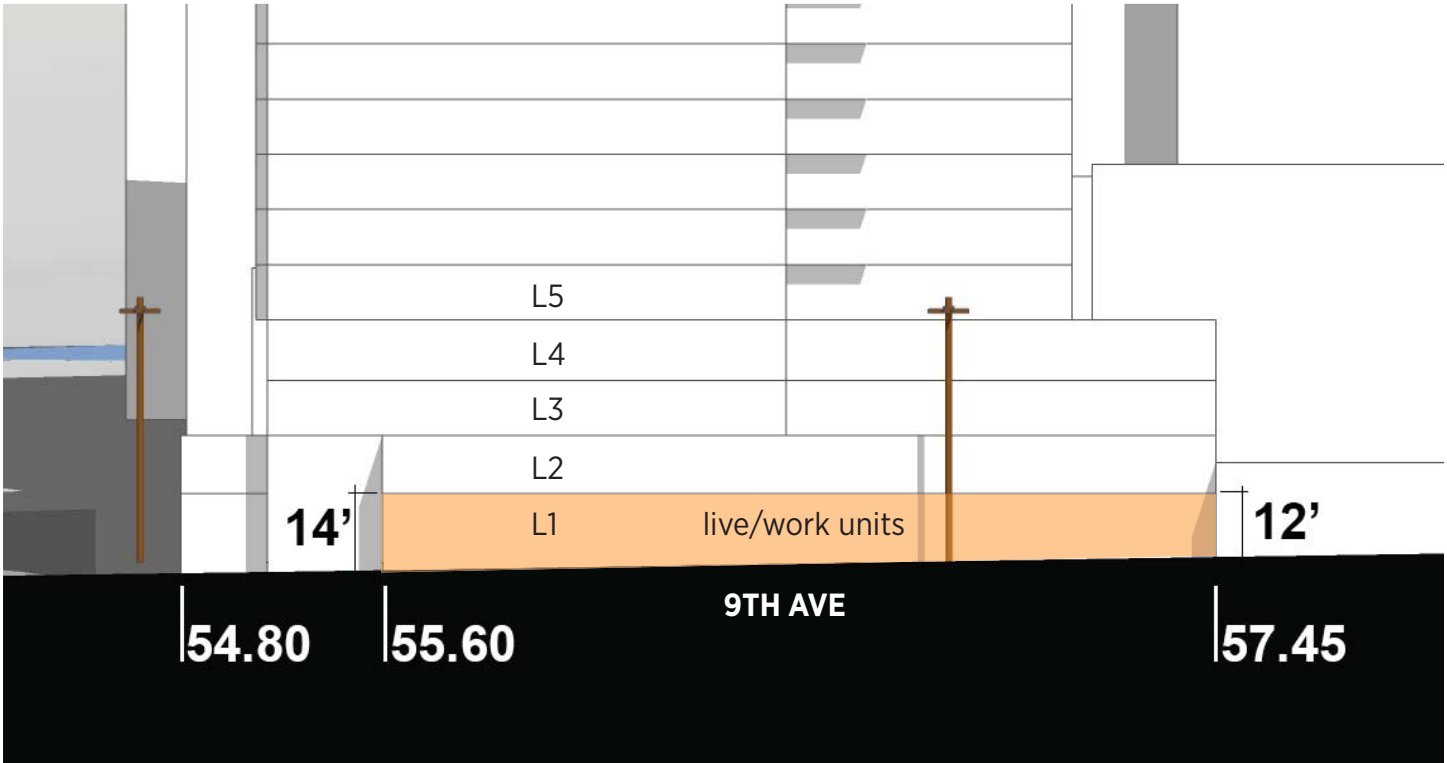
Some Live/Work units may provide 12’ floor to floor to meet the gently sloping sidewalk as the existing grade raises to the south. As a compromise, the northern street-level units have a higher ceiling than required by code. Design Guidelines enhanced by this departure are:

**PL2 Walkability**

By providing a gently sloping sidewalk, the maneuverability of the site is enhanced. Rather than having a short section of steep slope, the entire sidewalk length is easily traversed by able and disabled users.

**PL3 Street-Level Interaction**

A gently slope increases the ability for entry to future retail spaces, and negates the need for stoops to enter live/work and future retail. Stoop are not desired here as they promote a sense of privacy that is counter-productive to retail engagement.



West elevation



#3.  
23.48.014 Street-level development standards

A.3.b. - The street-facing facade of a structure may be set back up to 12 feet; Additional setbacks are permitted for up to 30 percent of the length of portions of the street facade that are set back from the street lot line, provided that the additional setback is located 20 feet or more from any street corner.

Responding to the “heart location” on Harrison St., the preferred option provides the entry plaza located at the intersection of 9th Ave N and Harrison Street. In concert with adjacent developments, this “heart” location will host a growing audience in coming years. The following Design Guidelines will be enhanced by this departure:

CS2 Urban Pattern and Form

The large corner setbacks enhance the open corners proposed at developments across both Harrison and 9th. Together, these public open spaces will create a “gateway” environment to this intersection.

PL1 Open Space Connectivity

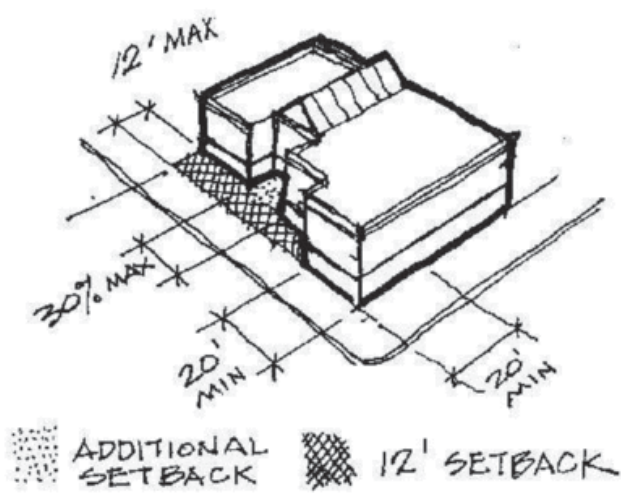
A larger entry plaza serves as an antecourt to the large open space planned to immediately to the north, at 400 9th, and the larger entry plaza to the west, at 325 9th. These open corners will define this intersection as a major pedestrian “landing” and enhance the network of open spaces around Denny Park.

PL2 Walkability

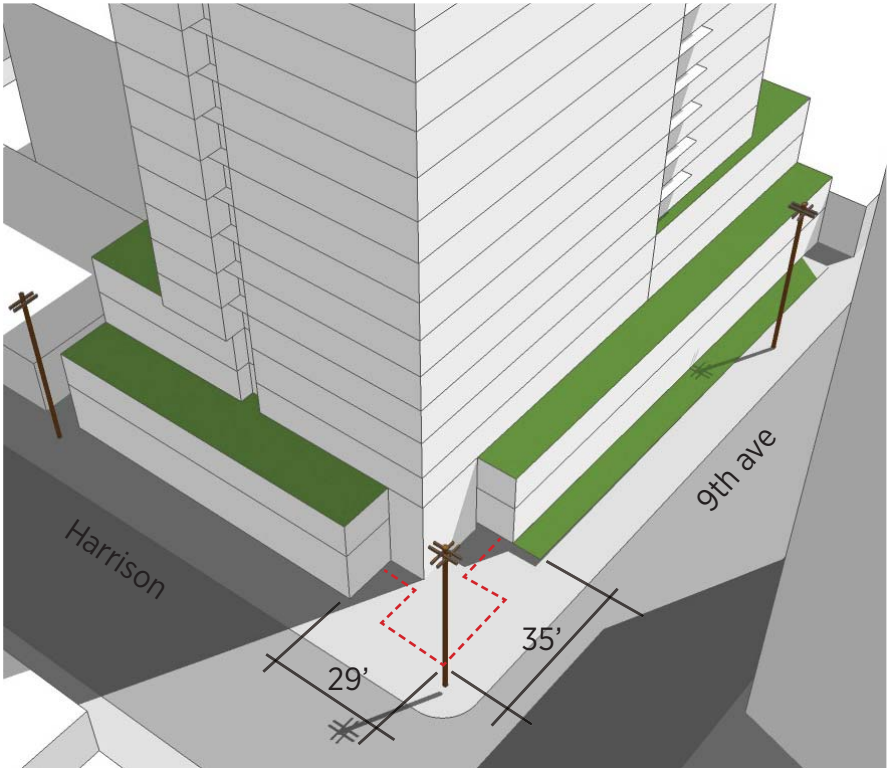
The open corner provides greater visibility to adjacent sidewalks and building entries, which leads to a safer streetscape. It also provides room for pedestrians to pause, gather, and orient themselves.

PL3 Street-Level Interaction

The building lobby has more breathing room to meet the sidewalk with a larger corner setback. This allows the residents and pedestrians greater sense of space for casual interaction, and for residential or retail business to spill out into the sidewalk.



----- Denotes setback line allowed by Code







THANK YOU!