



Mercer Street Mixed Use

118 W. Mercer Street, Seattle, WA

EARLY DESIGN GUIDANCE
April 19, 2017
PROJECT #3025030

DEVELOPMENT OBJECTIVES

PROJECT DESCRIPTION
Located on the corner of W. Mercer St and 2nd Ave W, the site is in the heart of lower Queen Anne and shares its southern frontage with Bank of America. The project will be comprised of a 4 story multi-family mixed use building.

The development objectives for this project are as follows (all values are approximate):

- Number of residential units: 25 to 28 (including 8 to 14 SEDUs)
- Number of parking stalls: 0
- Retail sales and services: 4,200 SF

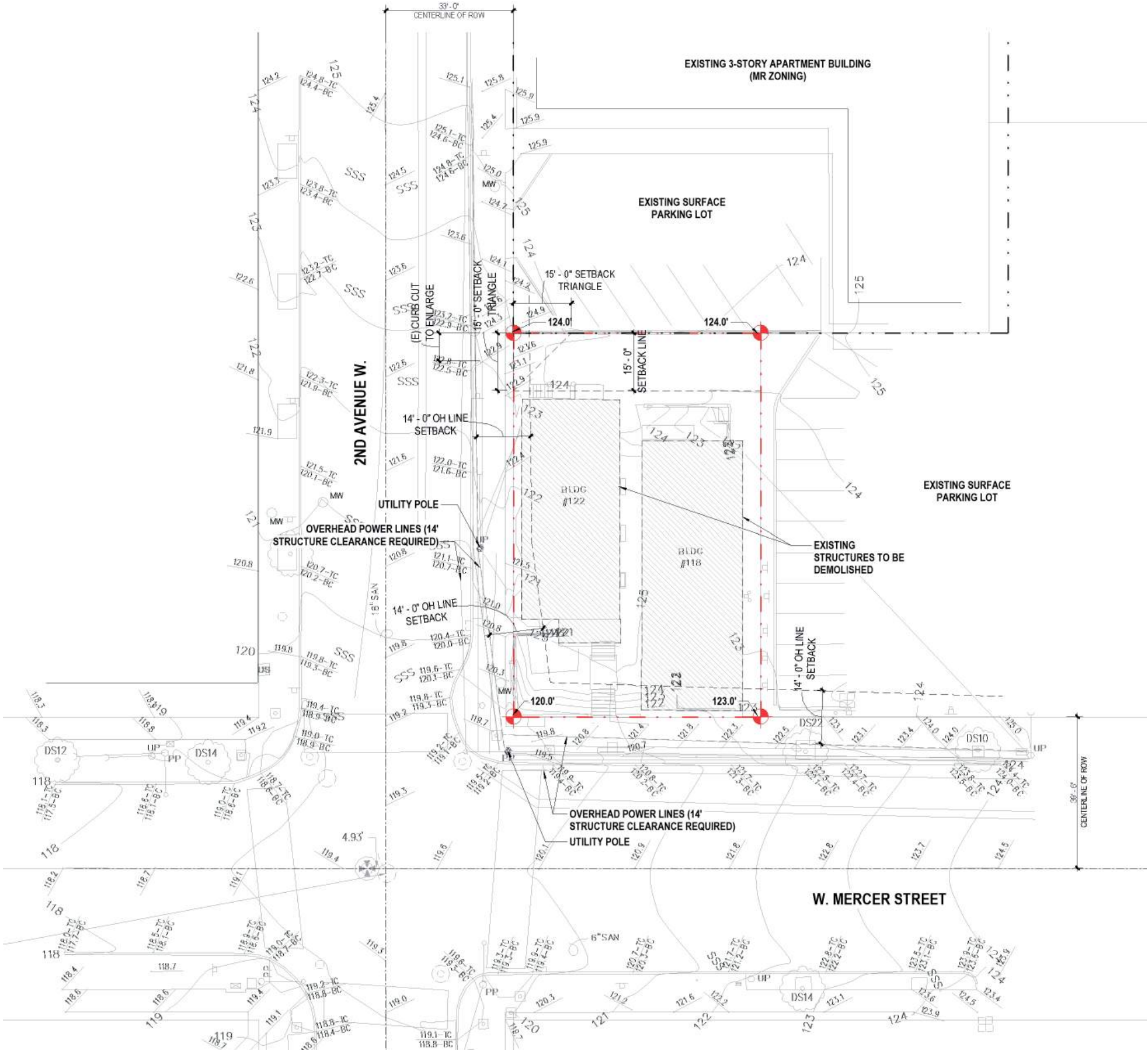
PROJECT TEAM

- Applicant: SEA LEVEL PROPERTIES
9675 SE 36th St. Suite 105
Mercer Island, WA. 98040
- Architect: GROUPARCHITECT
1735 Westlake Ave. N. Suite 200
Seattle, WA. 98109
- Landscape Architect: LA Studios LLC
15200 52nd Avenue South, Suite 210
Seattle, WA 98188

PROJECT INFORMATION

- Zoning: NC3-40
- Lot Size: 6,400 SF
- Overlay: Uptown (Urban Center)
- Pedestrian Zone: No
- Frequent Transit: Yes
- Mapped ECA: None
- Codes: Seattle Land Use Code (current edition)

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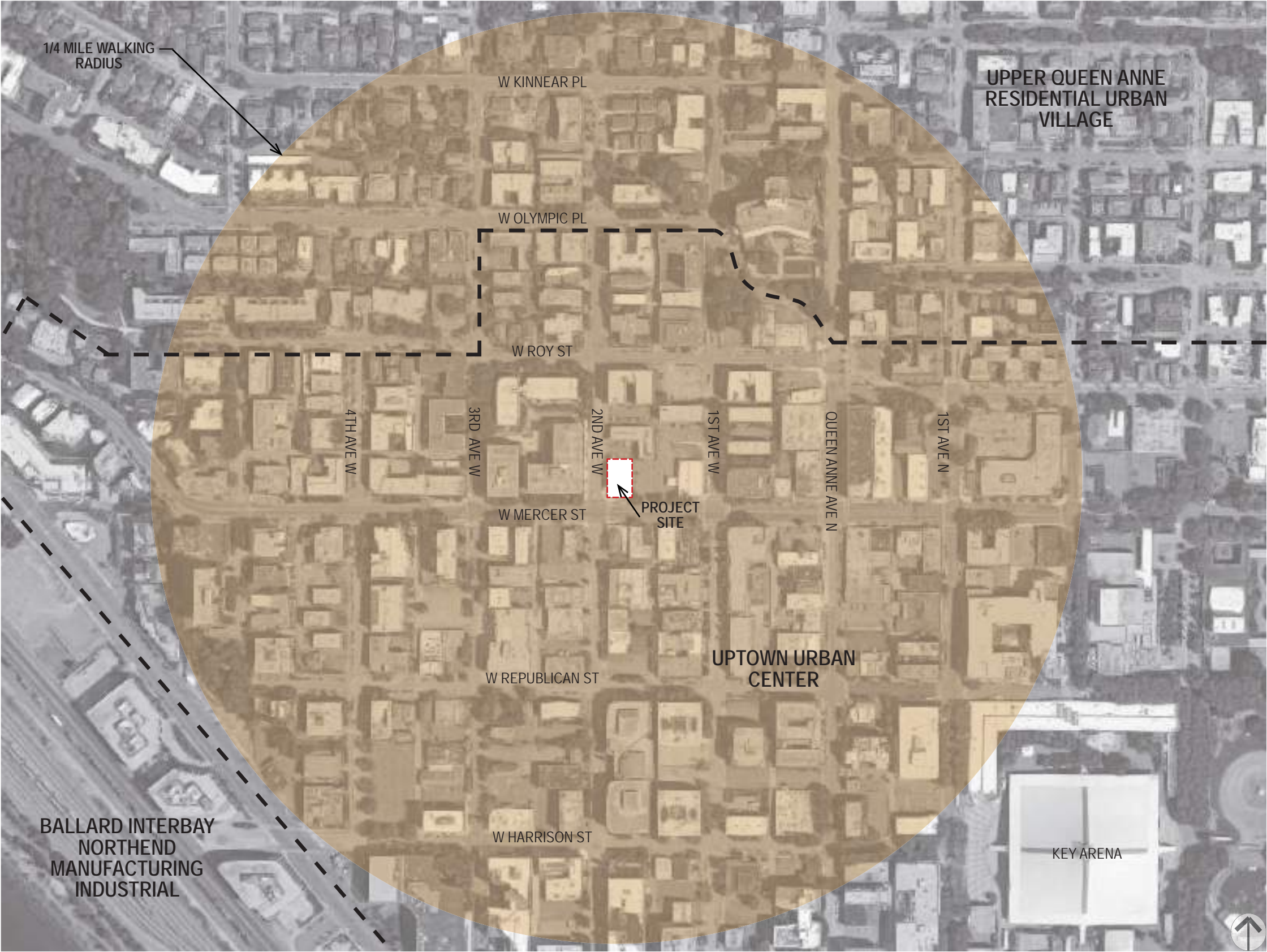


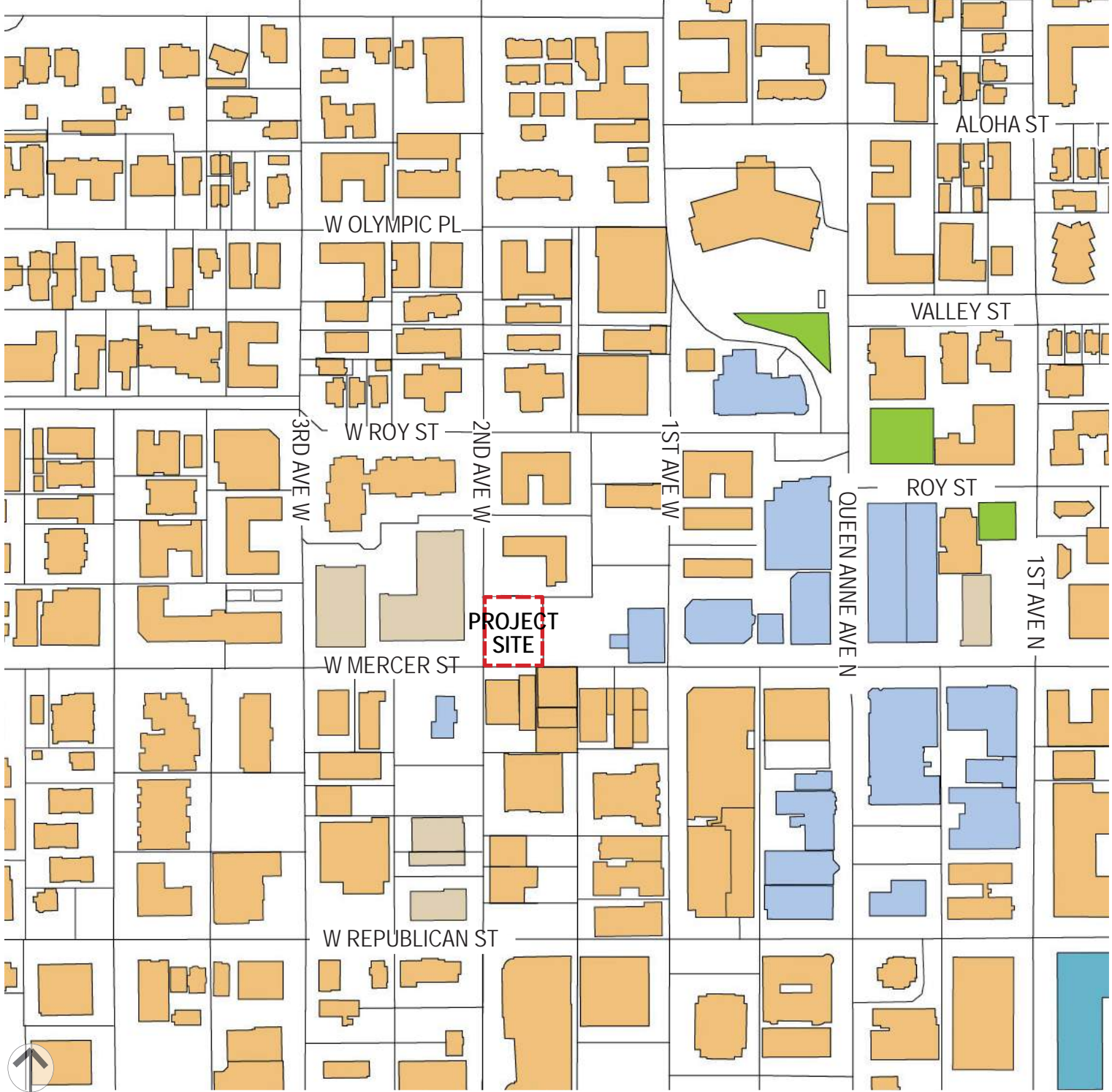
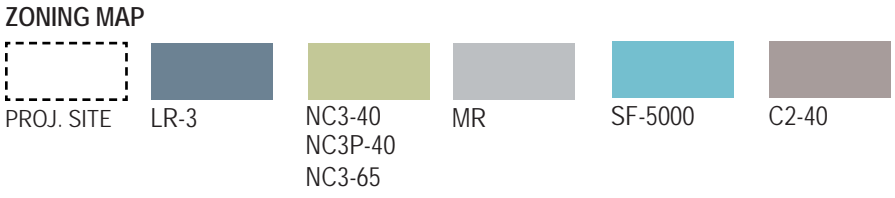
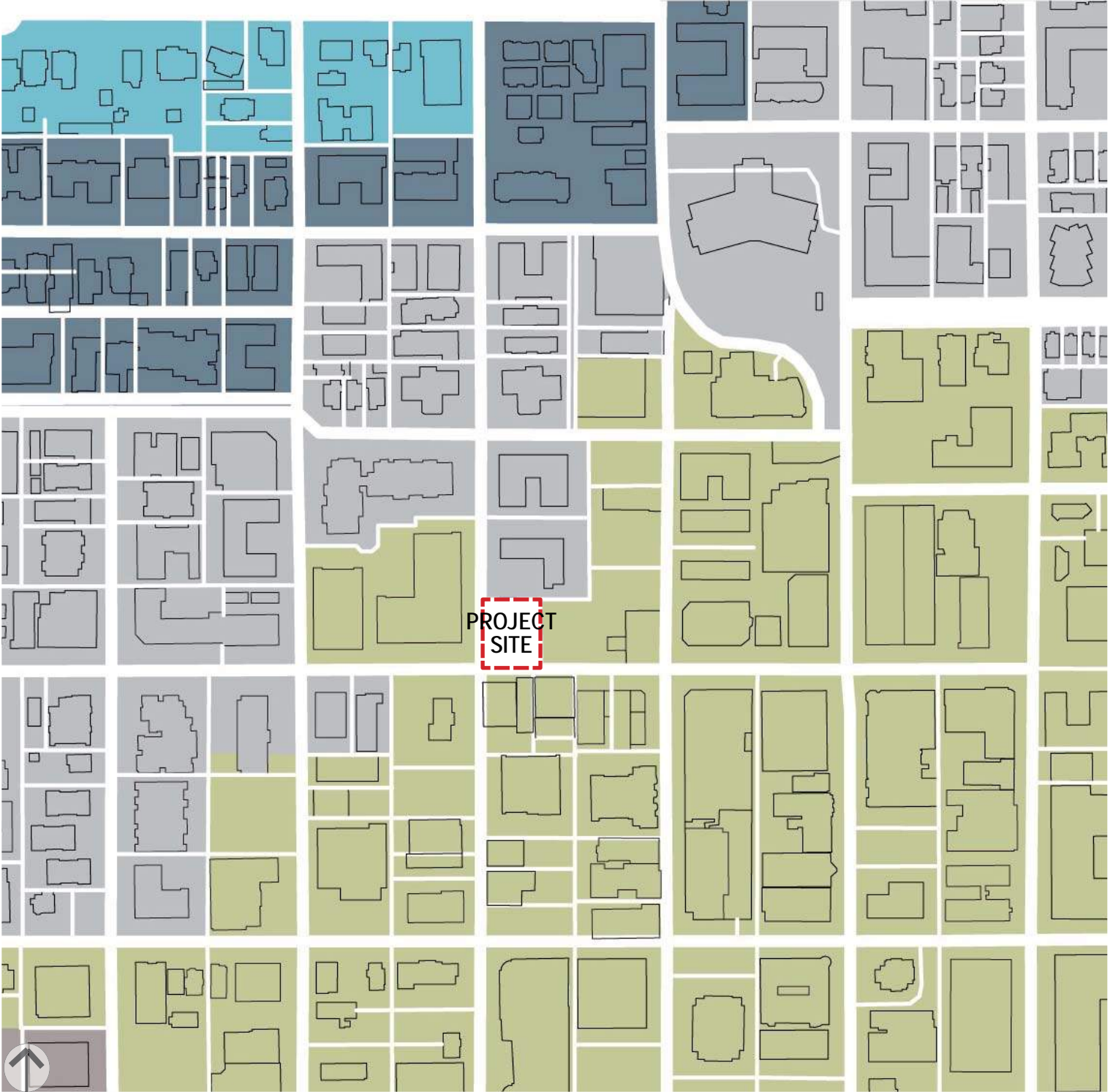
NEIGHBORHOOD CONTEXT - LOWER QUEEN ANNE
The site is located within Uptown Urban Center in Lower Queen Anne. Lower Queen Anne is a dense residential neighborhood with multi-housing surrounded by commercial, institutional and vibrant pedestrian oriented retail amenities. The site is in a predominantly mixed-use area with multi-family buildings. Located near the Seattle Center, the site is near primary attractions that encompass restaurants, theaters and commercial properties.

IMMEDIATE NEIGHBORHOOD CONTEXT
The predominate architecture of the neighborhood are 4-6 story mid rise apartment buildings, condominiums and multi-story office and institutional buildings. The project site shares its block with a 4 story and two 3 story apartment buildings to the north. The neighborhood is a mix of turn of the century structures alongside 1950s and 60's commercial buildings. The materiality that characterizes the area consists of masonry, wood frame and reinforced concrete. The lot across the street of the project site consists of 2 story commercial buildings and are zoned NC3-40. Adjacent sites to the West, East and South of the project site are zoned NC3-40, NC3P40 and immediately to the west NC3-65. While the structures in the neighborhood have a long standing history with Seattle, in the vicinity of the project site there are none that hold Historical Landmark status.

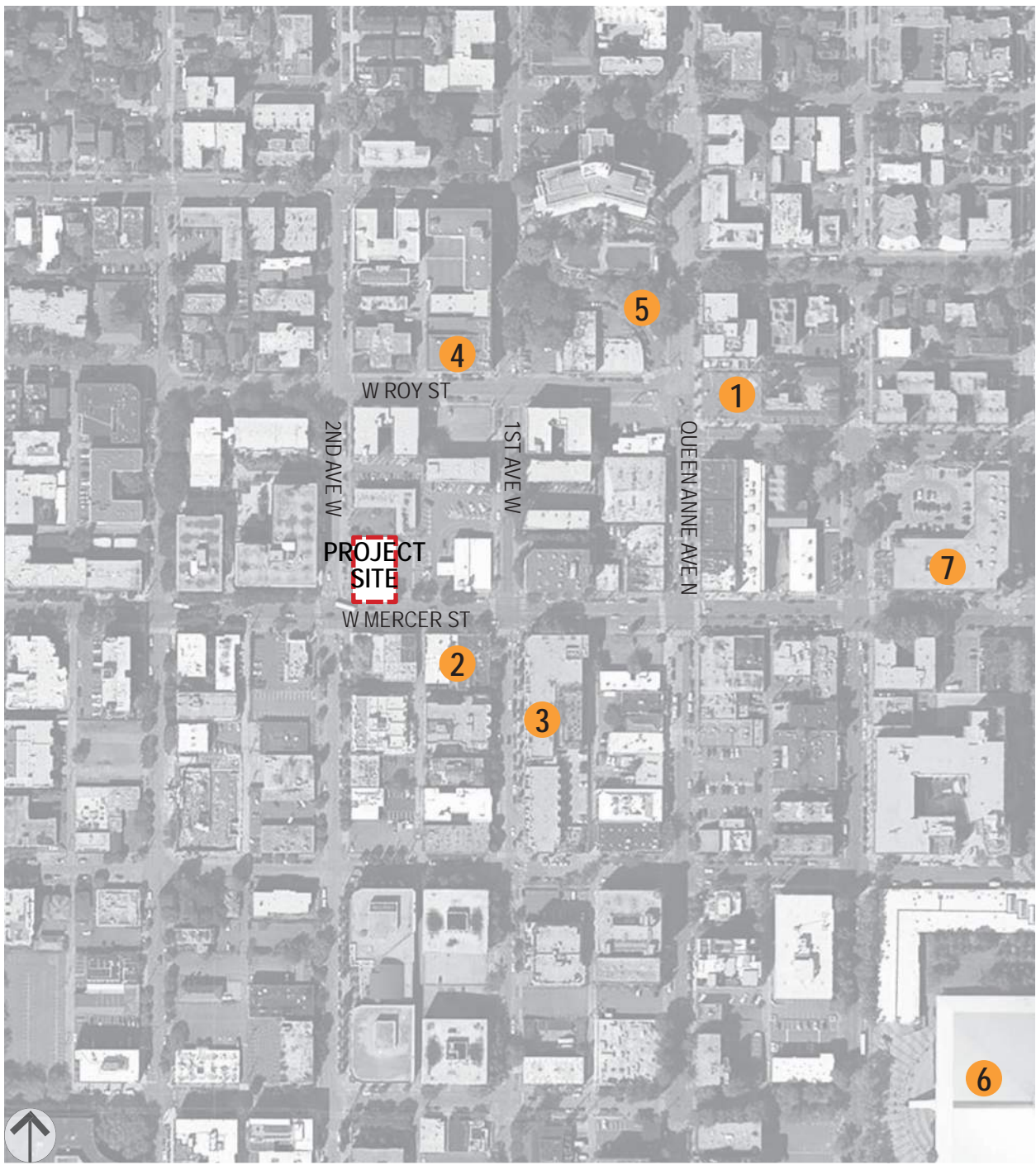
ADJACENT AND NEARBY STREETS
The site is on a rectangular shaped block. The site maintains street frontage on W Mercer St and 2nd Ave W. With residential buildings to the north of the site commercial buildings are also in close proximity - with Queen Anne Square to the west of the site, Ozzies Restaurant & Bar and Alpine Ascents to the south and Safeway to the southwest. Due to the residential density and the proximity of the area to vibrant commercial amenities, pedestrian traffic is heavy.

VIEWS AND AMENITIES
Anticipated views will most likely be urban street views of the immediately surrounding buildings.





CONTEXT ANALYSIS: COMMUNITY NODES & POINTS OF INTEREST



POINTS OF INTEREST

1. Counterbalance Park
2. Ozzies
3. Safeway
4. On the Boards - Performing Arts Theatre
5. Kinnear Place (Park)
6. Seattle Center
7. Metropolitan Market Uptown



COUNTERBALANCE PARK



OZZIES



SAFEWAY



ON THE BOARDS



KINNEAR PLACE

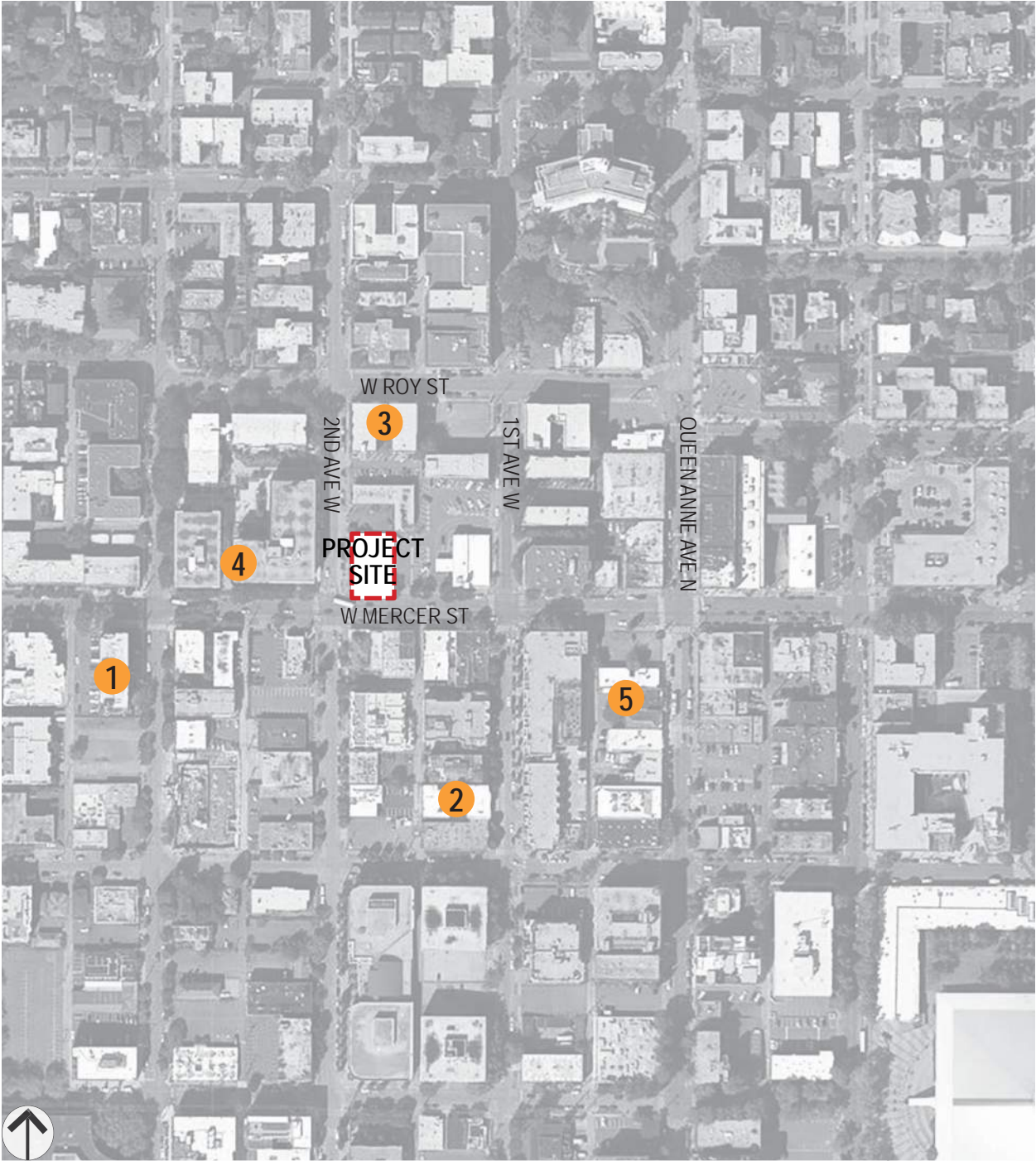


SEATTLE CENTER



METROPOLITAN MARKET UPTOWN

URBAN DESIGN ANALYSIS: EXISTING NOTABLE ARCHITECTURAL & SITING PATTERNS



- EXISTING PATTERN LOCATIONS**
- 1. Seattle Housing Authority
 - 2. Seattle Fire Fighter's Union
 - 3. Chandler Hall
 - 4. Queen Anne Square
 - 5. CVS



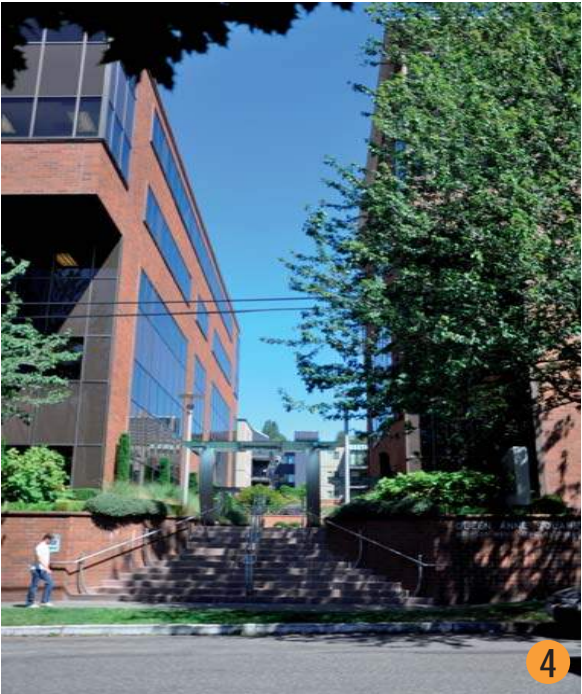
SEATTLE HOUSING AUTHORITY



SEATTLE FIRE FIGHTERS UNION



CHANDLER HALL



QUEEN ANNE SQUARE

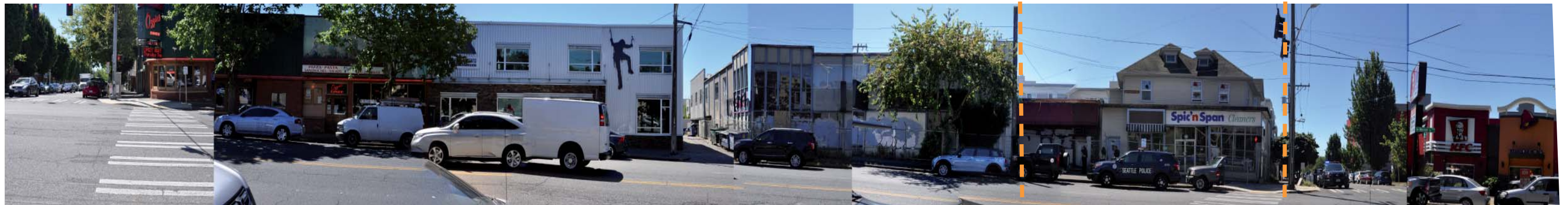
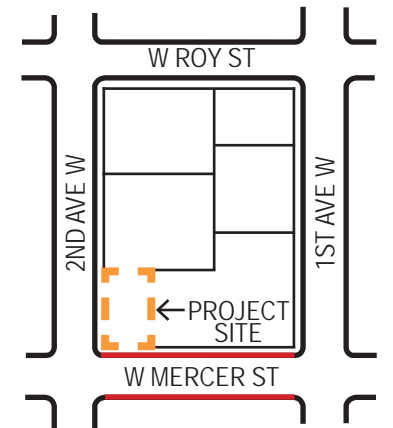


CVS

DESIGN CUES
Architecturally consistent facades using either regular massing modulation or rhythm in fenestration locations. Facades tend to be well detailed but “flat”.



URBAN DESIGN ANALYSIS: STREET ELEVATIONS

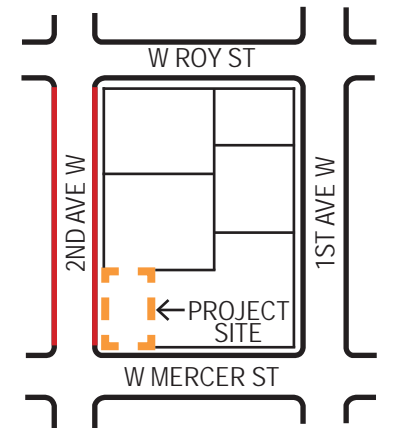


STREET ELEVATION A: W MERCER STREET LOOKING SOUTH



STREET ELEVATION B: W MERCER STREET LOOKING NORTH

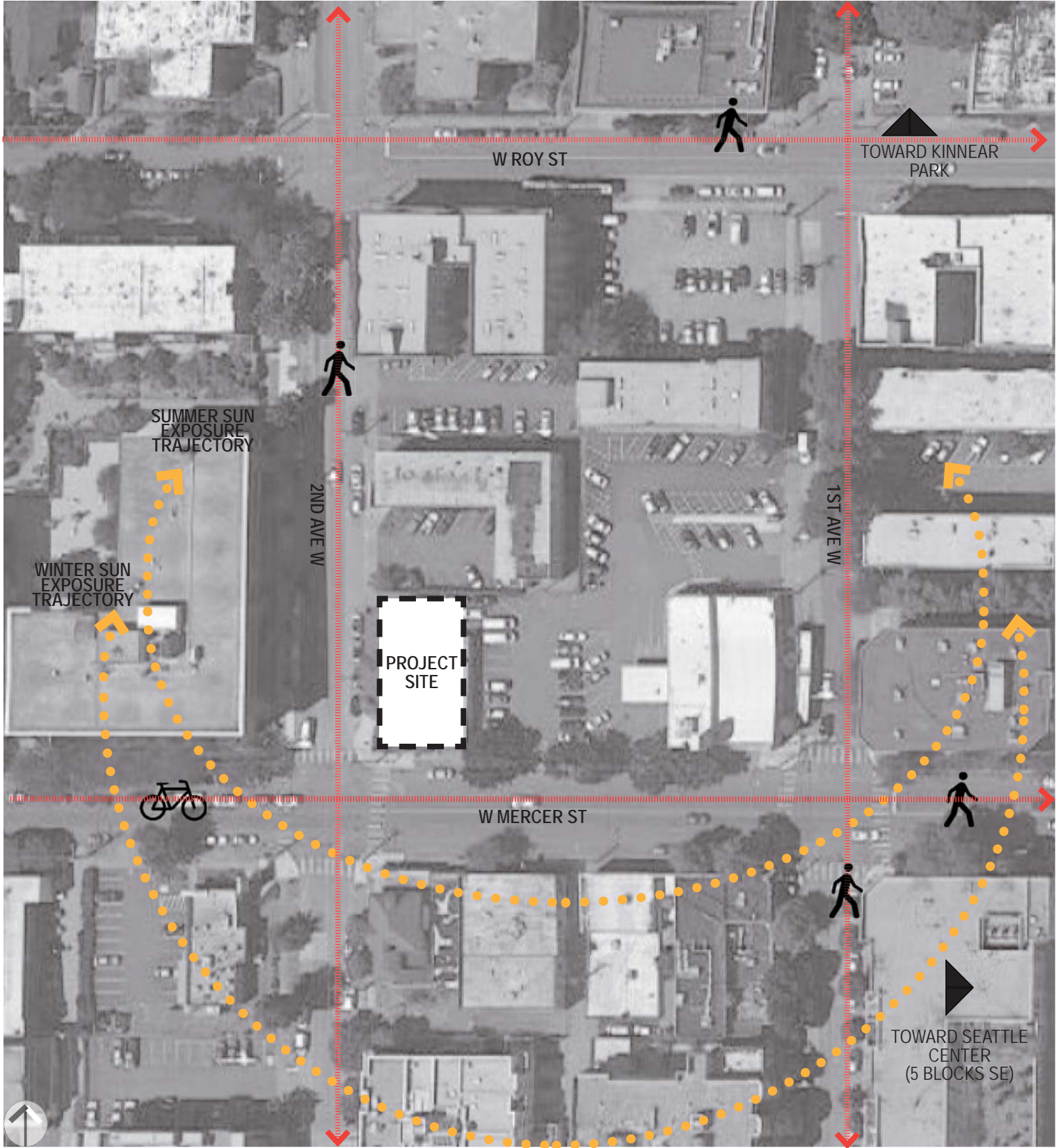
URBAN DESIGN ANALYSIS: STREET ELEVATIONS



STREET ELEVATION C: 2ND AVE W LOOKING EAST



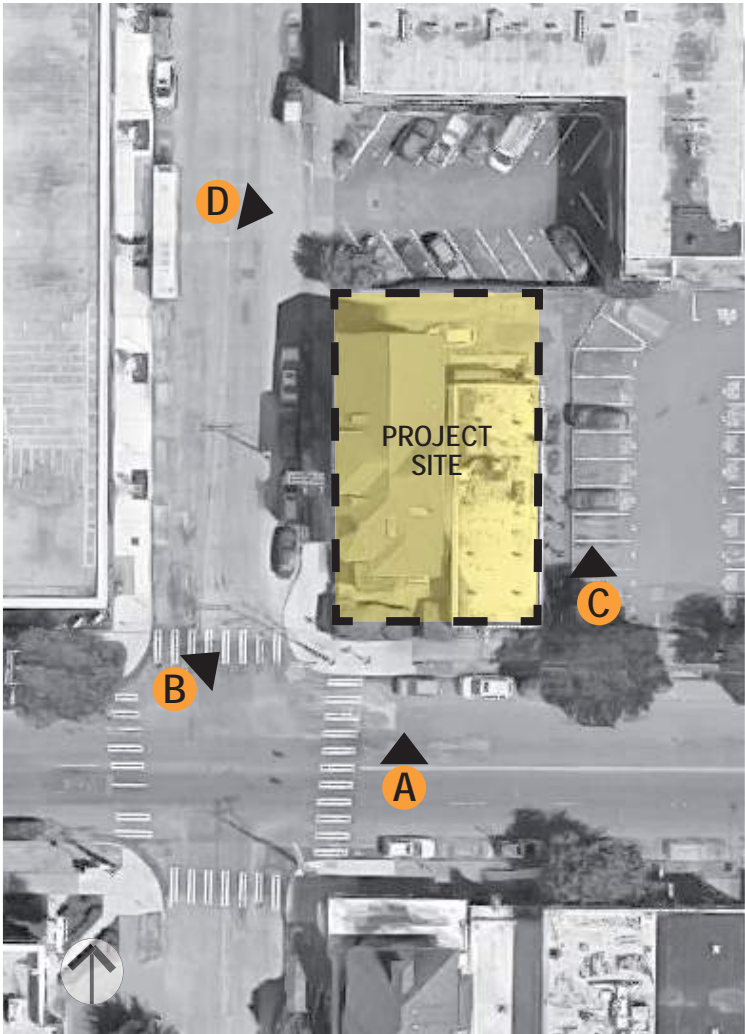
STREET ELEVATION D: 2ND AVE W LOOKING WEST



OPPORTUNITIES



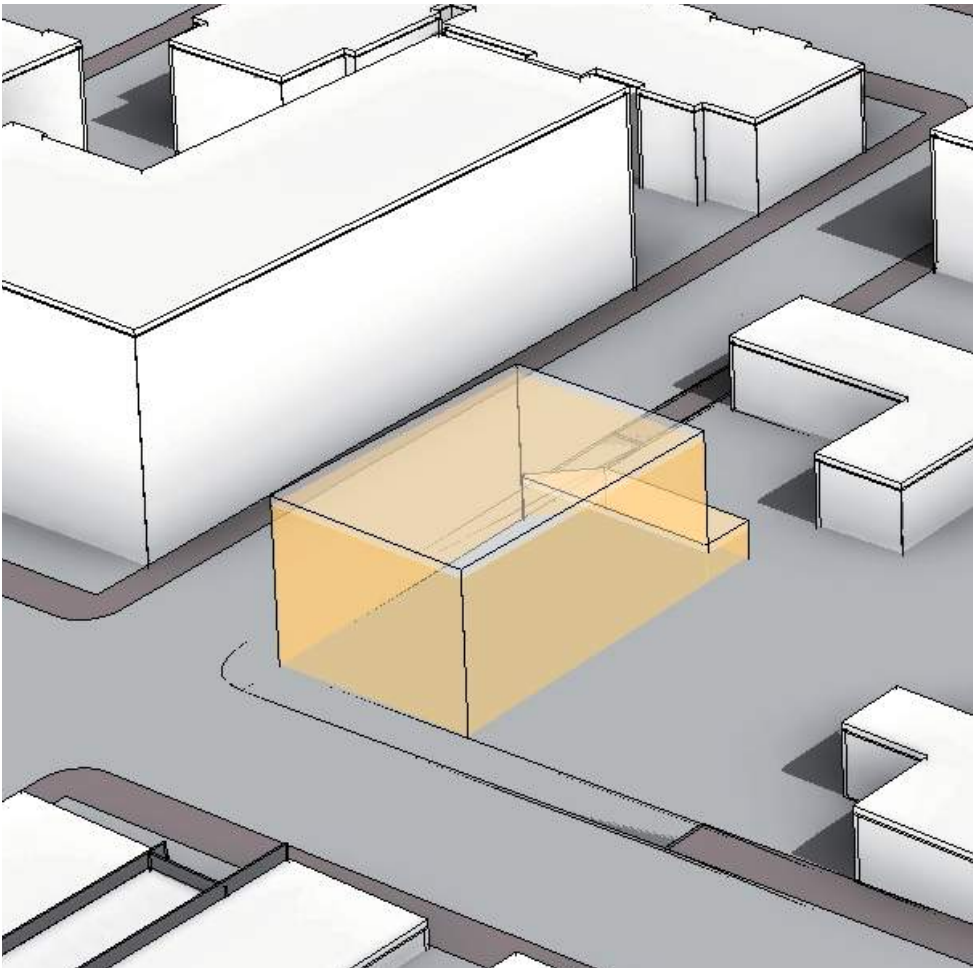
CONSTRAINTS



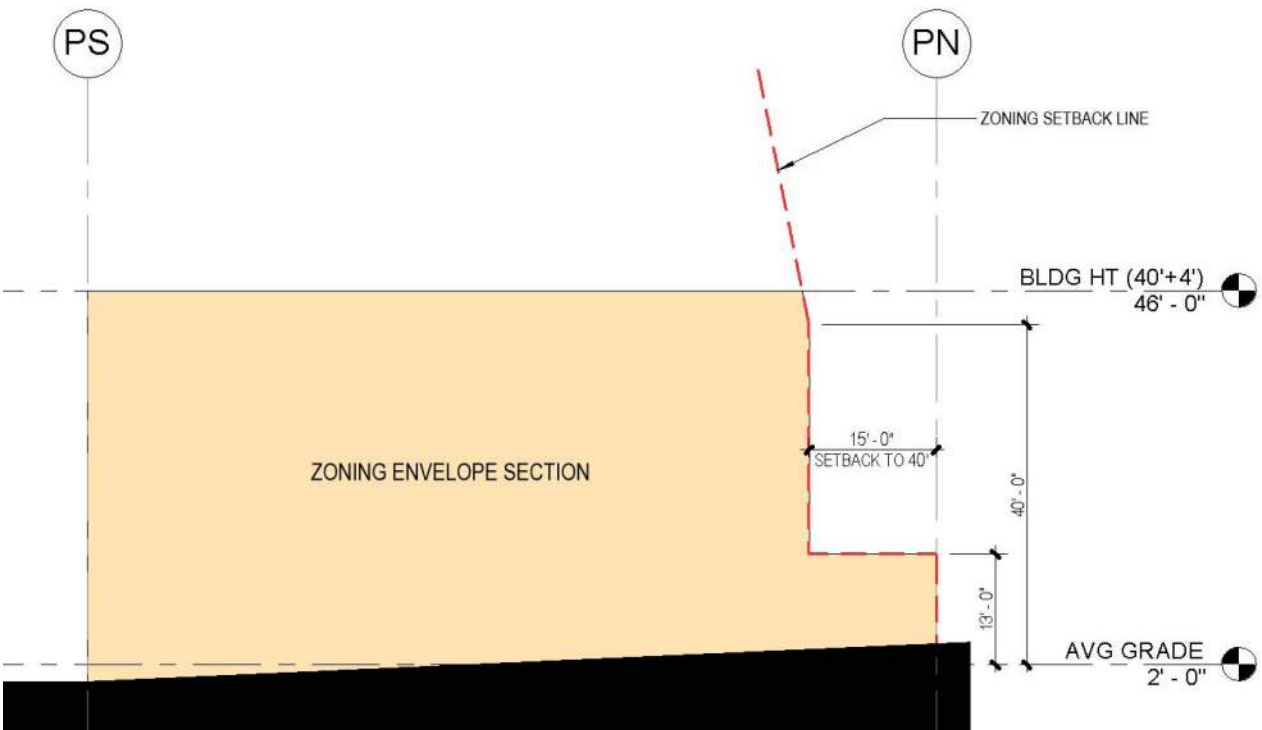
- A OVERALL EXISTING BUILDING**
The existing buildings consist of a 1-story structure and a 2.5-story structure, both fronting W. Mercer Street.
- B UTILITY POLE**
Along W. Mercer Street and 2nd Avenue W., there are utility poles and utility lines requiring minimum construction and structure clearances, affecting the allowed massing along both street fronts.
- C EAST LOT LINE / SURFACE PARKING**
The eastern lot line borders a large surface parking lot. The adjacent lot is in a NC3-40 zone and currently under developed.
- D NORTH LOT LINE / SURFACE PARKING & MR ZONE**
The adjacent lot is in a MR zone. The structure on the site occupies the North and East edges of the lot. Most of the immediately adjacent use to the project site is an on-site surface parking lot.

ZONING ANALYSIS: SEATTLE COMMERCIAL (23.47A)

- 23.47A.005 Street Level Uses:
- Residential uses limited to 20% of facade length
- 23.47A.008 Street Level Uses, Street-facing street level facades:
- Blank facades may not exceed 20' in length
 - Blank facades may not exceed 40% of facade width
 - Shall not be located within 10' of lot line
- 23.47A.008 Non-Residential Uses, Street-facing street level facades:
- Transparency minimum of 60%
 - 30 foot minimum space depth
 - 13 foot minimum floor to floor height
- 23.47A.012 - Height Limits:
- 40 feet Base Height, plus 4' if 13' flr to flr non residential uses occur at street level
- 23.47A.013 FAR - FAR Limits:
- 3.00 Single Use FAR
 - 3.25 Combined FAR
 - Exemptions: Underground area and portions of a story extending no more than 4' above existing or finish grade (whichever is lower)
- 23.47A.014 - Setbacks:
- Front and Side Street Lot Line - 15' x 15' triangle adjacent to MR lot
 - Side lot line, below 40' and adjacent to MR lot - 0' below 13', 10' above 13' height
 - Side lot line, above 40' and adjacent to MR lot - 2' setback for every 10' height above 40'
- 23.47A.024 - Amenity Area:
- 5% of residential use gross floor area, not to be enclosed



ZONING ENVELOPE (SOUTHEAST CORNER OF SITE)



ZONING ENVELOPE SECTION

| DEPARTURE NUMBER | LAND USE CODE SECTION | ITEM | CODE REQUIREMENT | DEPARTURE REQUESTED | OPTIONS | DESIGN RATIONALE |
|------------------|--------------------------|--|--|---|---------|--|
| 1 | SMC 23.47A.014.B.3 a & b | Side street lot line setback to MR lot | 15' setback required between 13' and 40' above average grade 2' setback for every 10' of height above 40' | Project proposes A 15 foot structure setback from the Northern lot line for entire height of structure. | B & C | Proposed structure provides a consistent massing along to the Northern property line in order to avoid a blank wall condition and provide landscaping opportunities at the ground level benefiting the adjacent residential lot. The ground level setback allows service use access to be removed from the street facing facades and be screened appropriately on-site. Upper level setbacks along W. Mercer St and 2nd Ave W contribute to the overall reduction of bulk height and scale and serve as a transition to the residential nature of 2nd Ave W. |

CONTEXT AND SITE

CS1: *Natural Systems and Site Features* - Use natural systems and features of the site and its surroundings as a starting point for project design by incorporating strategies for site orientation, ventilation, daylighting, existing land formations and vegetation, and natural drainage systems.

CS2.A1: *Location, Sense of Place* - Emphasize attributes that give Seattle, the neighborhood and the site its distinctive sense of place. Enhance areas where a strong identity already exists and create a sense of place where the physical context is less established.

CS2.A2: *Location, Architectural Presence* - Evaluate the degree of visibility or architectural presence that is appropriate given the context, and design accordingly. Buildings that contribute to a strong street edge are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

CS2.B1: *Adjacencies, Site Characteristics* - Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots.

CS2.B2: *Adjacencies, Connection to the street* - Identify opportunities for the project to make a strong connection to the street.

CS2.B3: *Adjacencies, Character of Open Space* - Contribute to the character and proportion of surrounding open spaces.

CS2.C1: *Relationship to Block, Corner Sites* - Corner sites can serve as focal points, requiring careful detailing due to their high visibility. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

CS2.D1: *Height Bulk and Scale, Development and Zoning* - Review the height, bulk, and scale of neighboring buildings and those anticipated by zoning to determine an appropriate complement and/or transition.

CS2.D3: *Height Bulk and Scale, Zone Transitions* - Provide an appropriate transition or complement to the adjacent zones.

CS2.D5: *Height Bulk and Scale, Adjacent Sites* - Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

CS3.A1: *Fitting Old and New Together* - Create compatibility between new projects and existing architectural context through building articulation, scale and proportion, roof forms, detailing, fenestration, and use of complementary materials.

CS3.A3: *Established Neighborhoods* - Site and design new structures to compliment or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3.B1: *Placemaking* - Look for historical and cultural significance, using neighborhood groups and archives as resources.

PUBLIC LIFE

PL1.A: *Network of Open Spaces* - Design the building and open spaces to positively contribute to a broader network of opens spaces throughout the neighborhood and seek opportunities to foster human interaction.

PL2.A: *Accessibility* - Provide access for people of all abilities in a manner that is fully integrated into the project design. Add features to assist pedestrians in navigating sloped sites or other challenges.

PL2.B1: *Safety and Security, Eyes on the Street* - Create a safe environment by providing lines of site and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

PL2.B2: *Safety and Security, Lighting for Safety* - Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2.B3: *Safety and Security, Transparency* - Ensure transparency of street-level uses, where appropriate, by keeping views open into spaces behind walls or plantings at corners, or along narrow passageways.

PL2.C: *Weather Protection* - Overhead weather protection should be located at or near uses that generate pedestrian activity. Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the facade.

PL3.A1: *Entries, Design Objectives* - Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Differentiate residential and commercial entries with design features and amenities specific to each.

PL3.A2: *Entries, Ensemble of Elements* - Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3.C1: *Retail Edges, Porous Edge* - Engage passersby with opportunities to interact with the building interior using glazing and transparency. Make a physical and visual connection between people on the sidewalk and retail activities in the building.

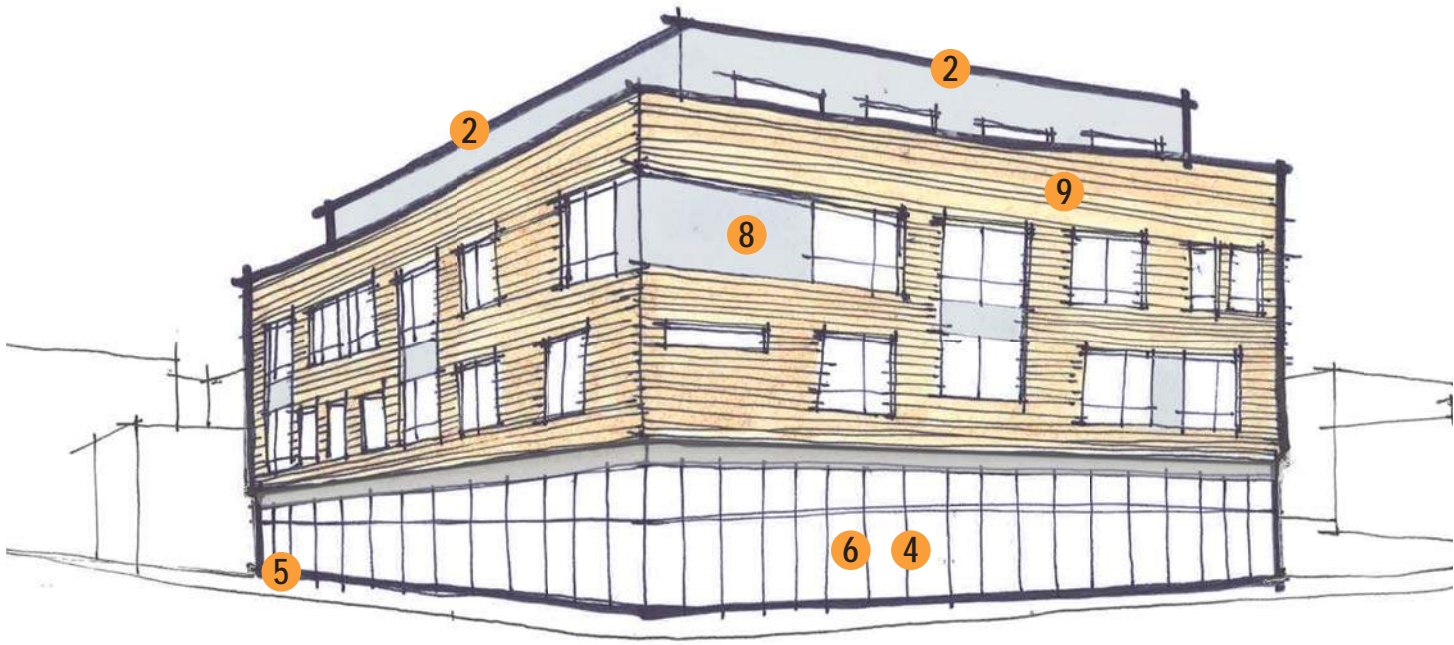
PL3.C2: *Retail Edges, Visibility* - Maximize visibility into the building interior. Consider fully operational glazed wall-sized doors that can be opened to the street.

PL3.C3: *Retail Edges, Ancillary Activities* - Allow spaces for activities to extend into the public areas.

PL4A: *Entry Locations and Relationships* - Provide safe and convenient access points for all modes of travel. Site primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4B: *Planning ahead for bicyclists* - Consider existing and future bicycle traffic to and through the site so that access and connections are integrated into the project along with modes of travel.

DESIGN GUIDELINES: RESPONSE



MASSING DIAGRAM - DESIGN RESPONSE TO GUIDELINES

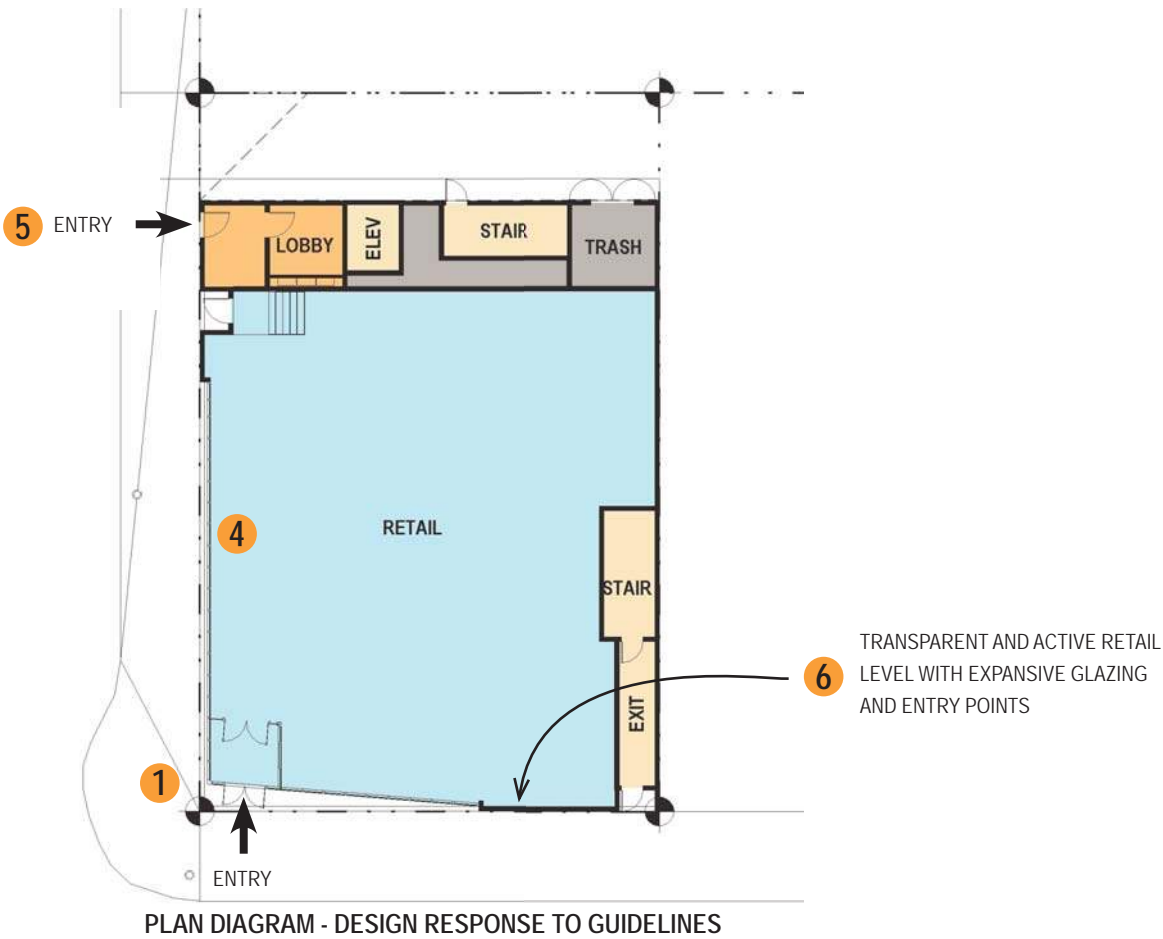
PRIORITY GUIDELINES AND PROJECT RESPONSE

- 1 CS2.C1: *Relationship to Block, Corner Sites* - Maintain strong corner edge and continuous retail at ground level
- 2 CS2.D3: *Bulk Height and Scale, Zone Transitions* - Reduce building massing at upper level as zoning transitions to residential area
- 3 CS2.D5: *Bulk Height and Scale, Adjacent Sites* - Reduce building massing at ground level facing adjacent surface parking areas and structure
- 4 PL2.B3: *Safety and Security, Transparency* - Create open and transparent uses at the street-level
- 5 PL3.A1: *Entry Design Objectives* & PL4A: *Entry Location and Relationships* - Project places active retail entries along the commercially oriented W. Mercer St and the commercial corner. While an architecturally distinct and unique residential entry opportunity is placed along the residential zone edge and serves as a transition between commercial and residential uses.
- 6 PL3.C2: *Retail Edges, Visibility* - Active retail use maintains strong street presence with ample glazing, tall ceiling heights and multiple access locations.
- 7 DC1.C: *Parking and Service Uses* - Project proposes to locate utility services to limit street and pedestrian impacts. Bike room is placed conveniently for bike users at each residential level.
- 8 DC2.B: *Architectural and Facade Composition* - Project proposes a strong facade concept in composition of building elements (materials, windows, etc) on a defined retail base level.
- 9 DC4.A1: *Building Materials, Exterior Finish Materials* - Use of textured and varied high quality materials

DESIGN CONCEPT

- DC1.A4: *Arrangement of interior uses, Views and Connections* - Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.
- DC1.B: *Vehicular Access and Circulation* - Choose locations for vehicular access, service uses and delivery areas that minimize conflict between vehicles and non-motorists.
- DC1.C: *Parking and Service Uses* - Locate parking below grade wherever possible. Reduce the visual impacts of parking lots, parking structures, entrances, and related infrastructure.
- DC2.A: *Massing* - Arrange the mass of the building taking into consideration the site characteristics. Use secondary architectural elements to reduce perceived mass. Consider recesses or indentations in the envelope; adding balconies, bay windows, porches, canopies, and/or highlighting entries.
- DC2.B: *Architectural and Facade Composition* - Design all facades considering the composition and architectural expression of the building as a whole. Avoid large blank walls along visible portions of facades.
- DC2.C: *Secondary Architectural Features* - Add depth to facades where appropriate by incorporating secondary elements into the facade design. Use design elements to achieve a successful fit between a building and its neighbors.
- DC2.D: *Scale and Texture* - Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, walls, exterior spaces in a manner consistent with the architectural concepts.
- DC3.A1: *Building-Open Space Relationship* - Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.
- DC3.B4: *Open Spaces, Connections to Other Open Space* - Site and design open spaces to connect and enhance the uses and activities of other nearby open space.
- DC3.C: *Design* - Reinforce existing open space patterns and character. Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed.
- DC4.A1: *Building Materials, Exterior Finish Materials* - Building exteriors should be conducted 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.
- DC4.C: *Lighting* - Use lighting to both increase site safety in all locations used by pedestrians and to highlight architectural and landscape details while avoiding off-site night glare and light pollution.
- DC4.D: *Trees, Landscape and Hardscape Materials* - Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Use of hardscape areas as an opportunity to enliven public areas with the use of distinctive materials.

DESIGN GUIDELINES: RESPONSE



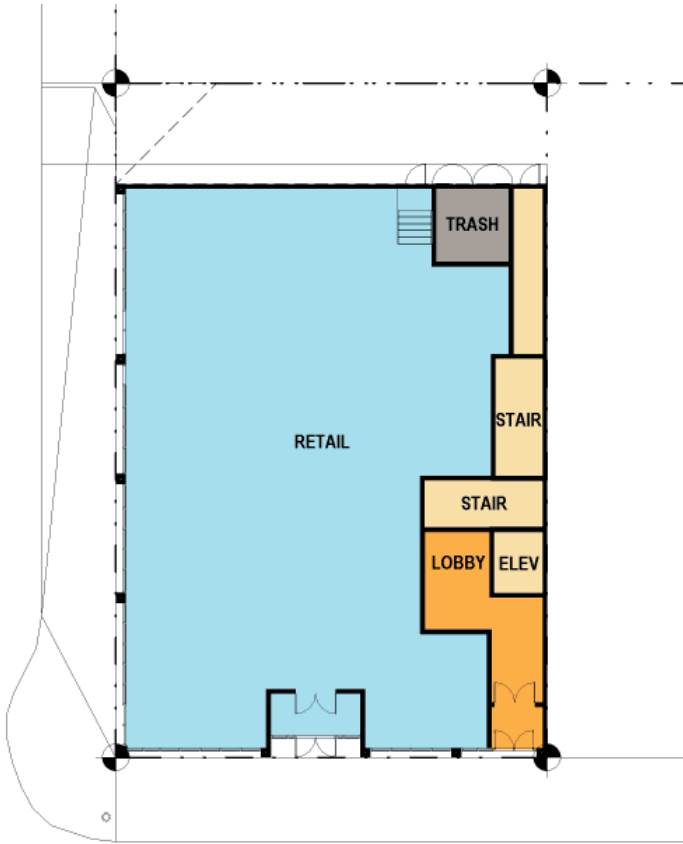
PRECEDENCE: ORDERED BASE WITH COMPOSED WINDOWS



PRECEDENCE: SIDING PANELS BETWEEN WINDOWS

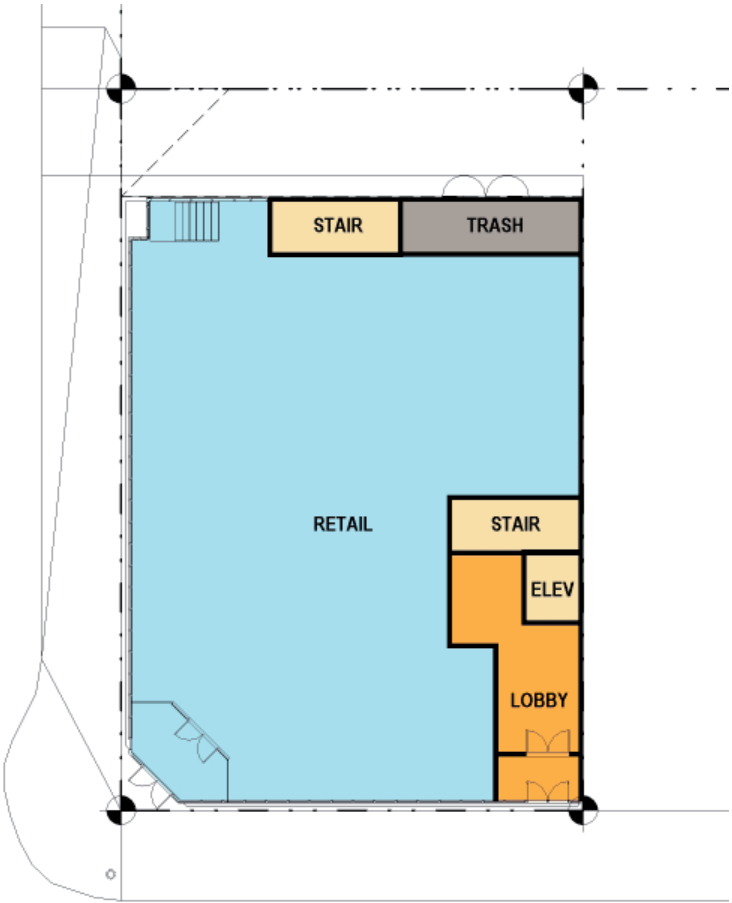


PRECEDENCE: ASYMMETRIC WINDOW ORDER



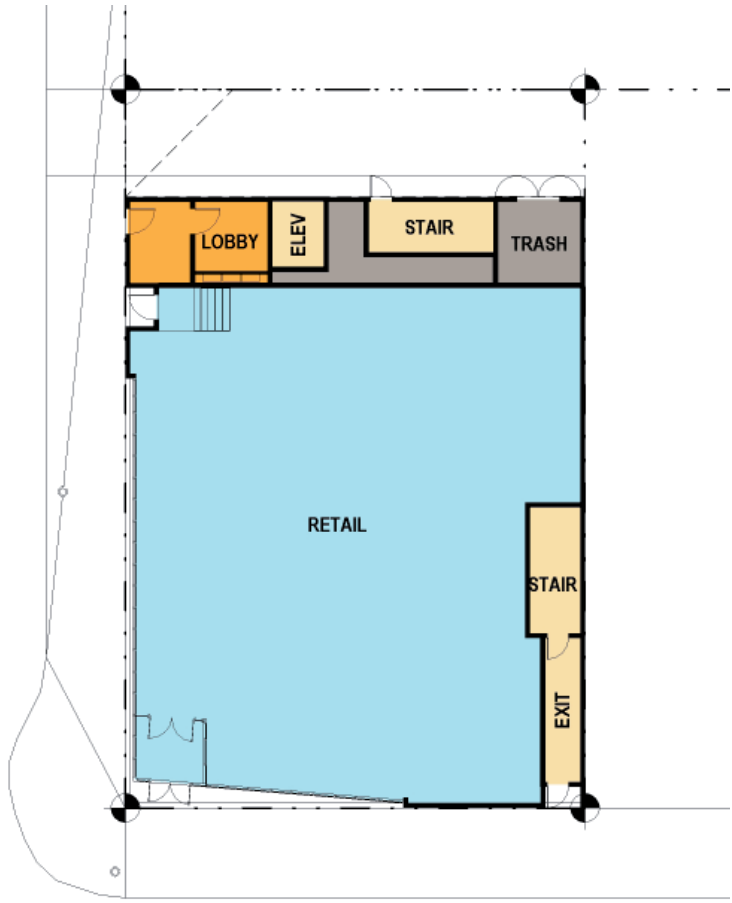
OPTION A (CODE COMPLIANT)

- PROS
- Massing setback at grade from adjacent MR zoned lot allowed for landscape buffer
 - All units have full light access without a use of a "lightwell".
 - Service uses removed from streetscape visibility
- CONS
- Creates blank wall at East interior lot line
 - Less retail frontage along Mercer compared to other options
 - Retail and Residential lobbies share same street frontage with less opportunity for "unique" streetscape experiences.
- POTENTIAL DEPARTURES
- None Requested



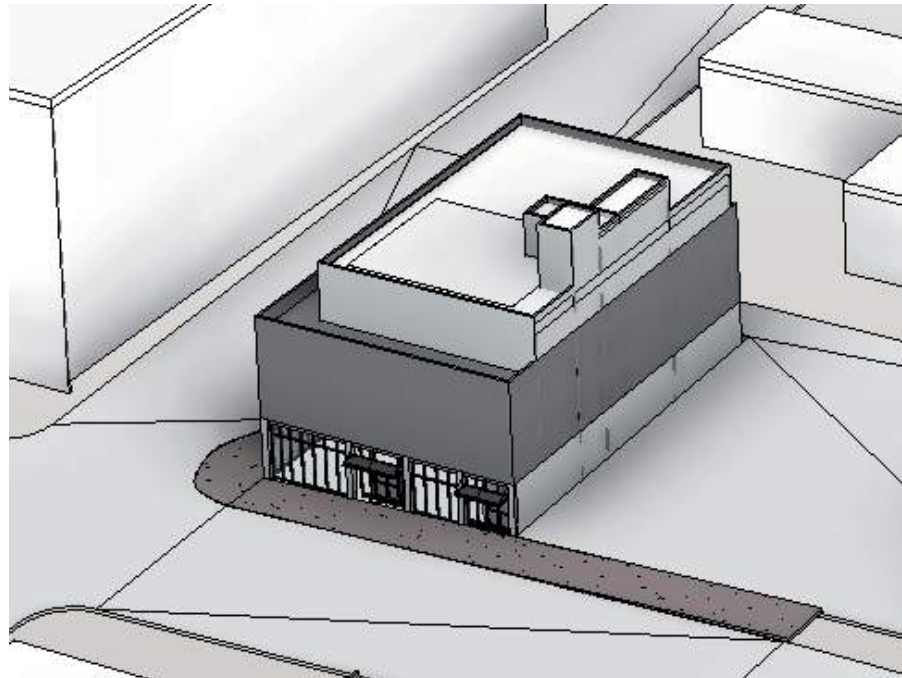
OPTION B

- PROS
- Massing setback at grade from adjacent MR zoned lot allowed for landscape buffer
 - Corner Retail entry full engages corner.
 - Service uses removed from streetscape visibility
- CONS
- Creates blank wall at East interior lot line
 - Less retail frontage along Mercer compared to other options
- POTENTIAL DEPARTURES
- Side yard setback encroachment

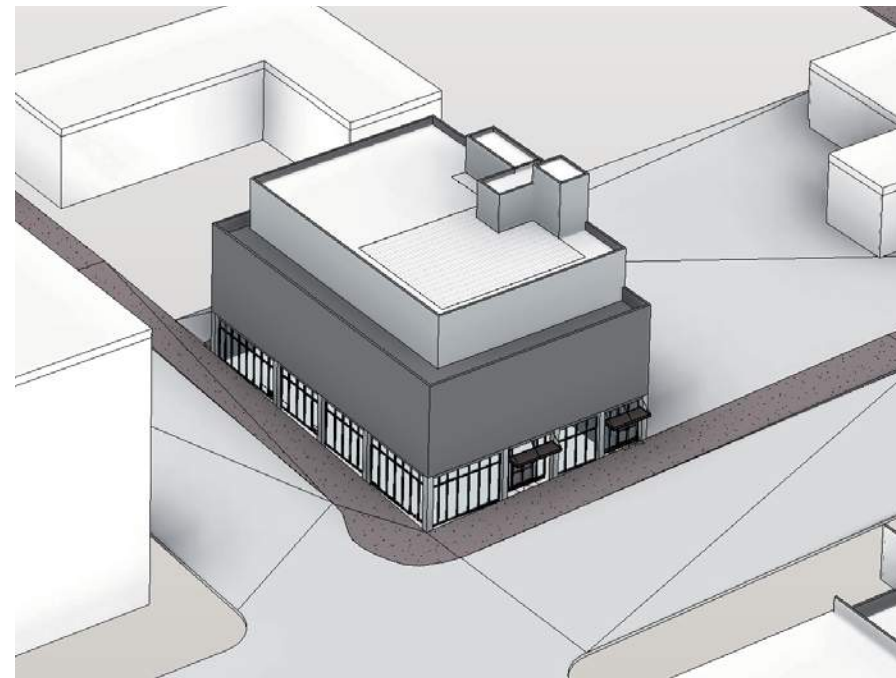


OPTION C (PREFERRED)

- PROS
- Massing setback at grade from adjacent MR zoned lot allowed for buffer
 - Retail use occupies majority of Mercer Street frontage.
 - Residential lobby located between commercial uses and residential lots.
 - Service uses removed from streetscape visibility
- CONS
- Creates blank wall at East interior lot line
- POTENTIAL DEPARTURES
- Side yard setback encroachment



VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST

ARCHITECTURAL CONCEPTS: OPTION A (CODE COMPLIANT)

PROS

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CONS

- Creates blank wall at East interior lot line
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DEVELOPMENT OBJECTIVES

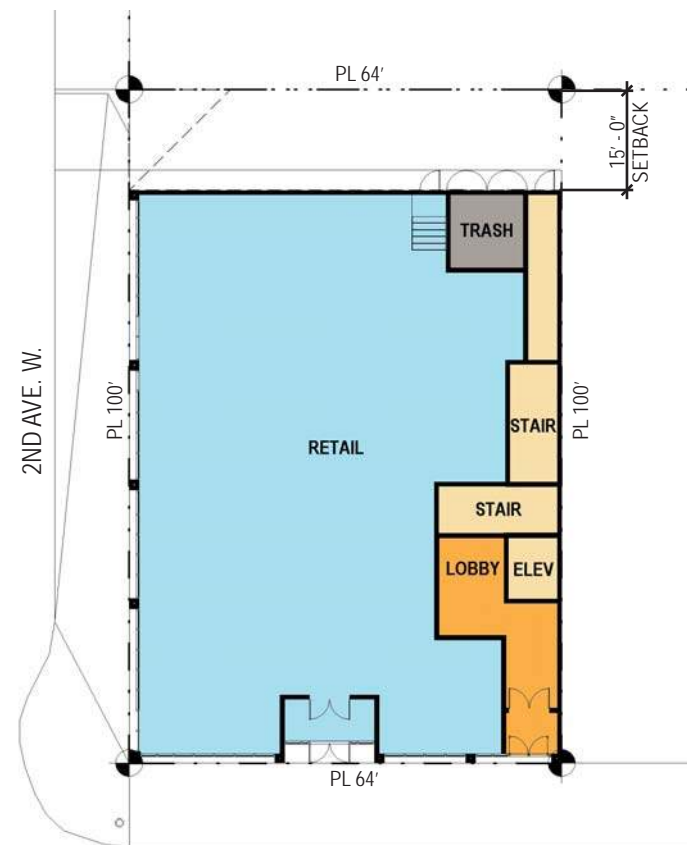
| | |
|------------------------------|-------------------------------|
| Number of residential units: | 27 Units (including 14 SEDUs) |
| Retail sales and services: | 4,200 sf |
| Number of parking stalls: | 0 |

POTENTIAL DEPARTURES

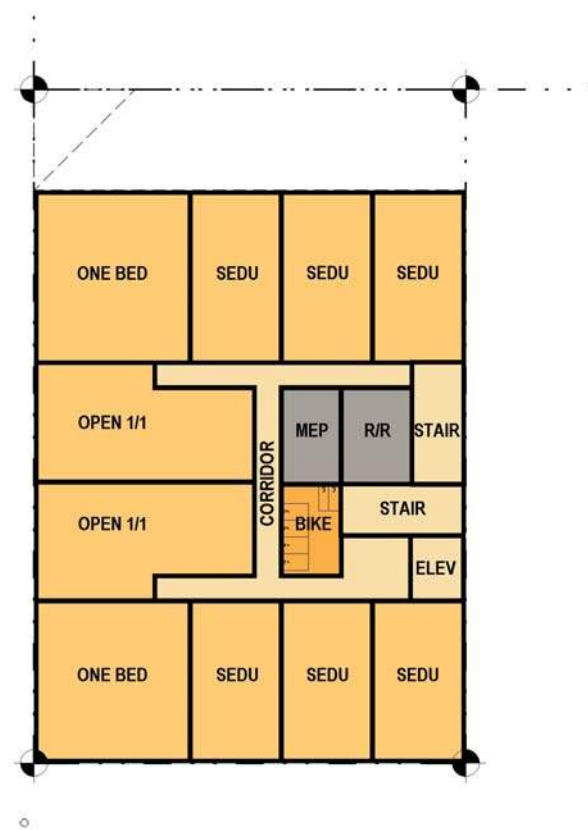
None Requested

LEGEND

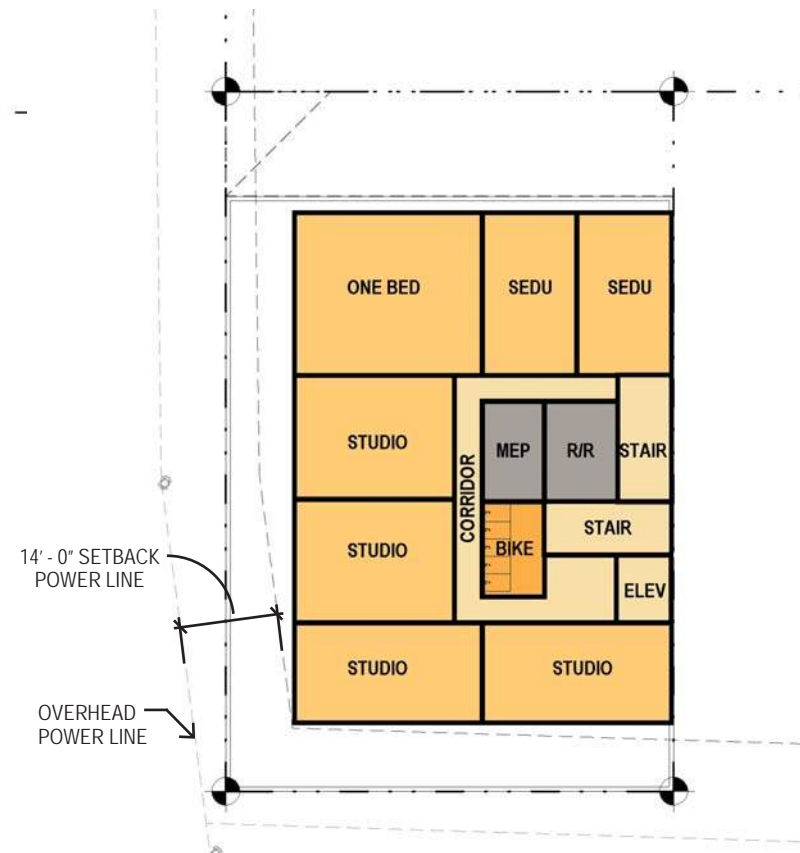
| | | | | |
|---------|-------------|-------------|--------|---------|
| AMENITY | RESIDENTIAL | CIRCULATION | RETAIL | UTILITY |
|---------|-------------|-------------|--------|---------|



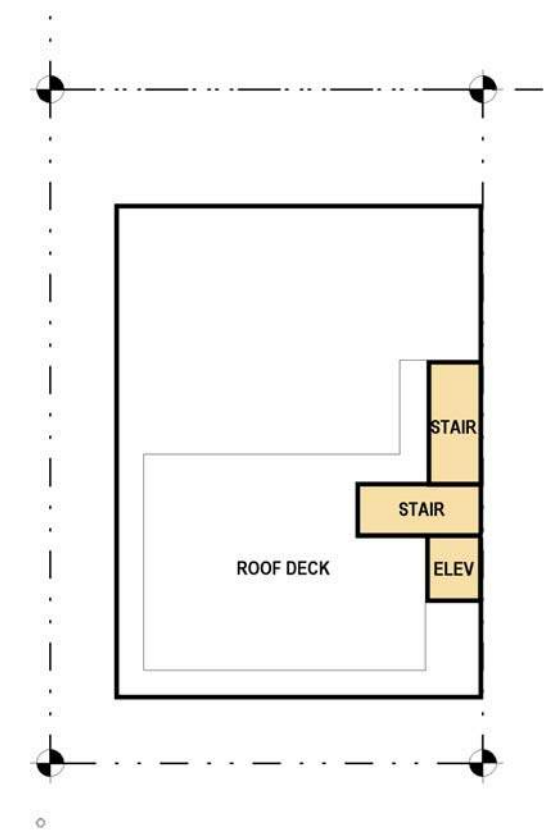
GROUND LEVEL PLAN



RESIDENTIAL LEVELS 2-3

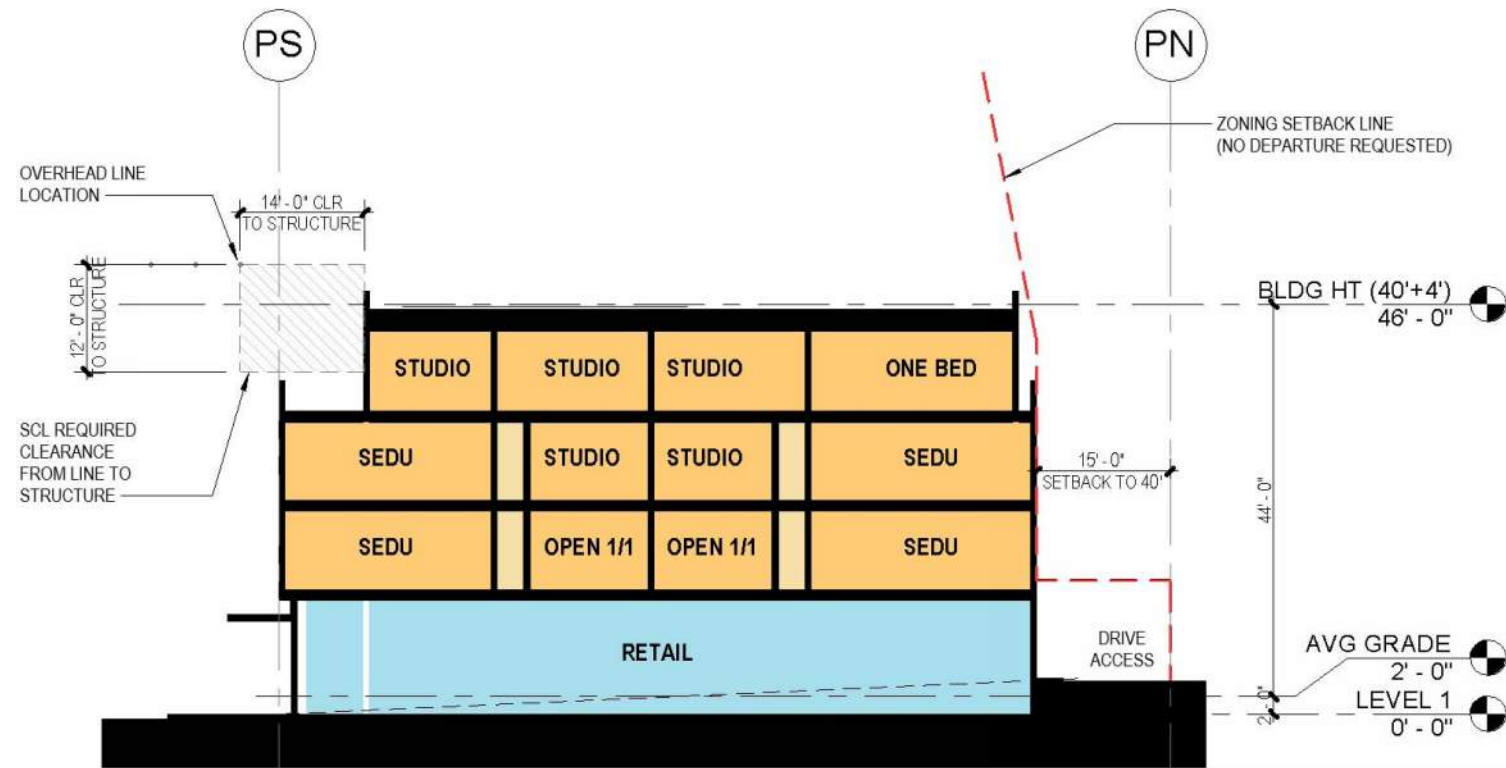


RESIDENTIAL LEVEL 4



ROOF PLAN

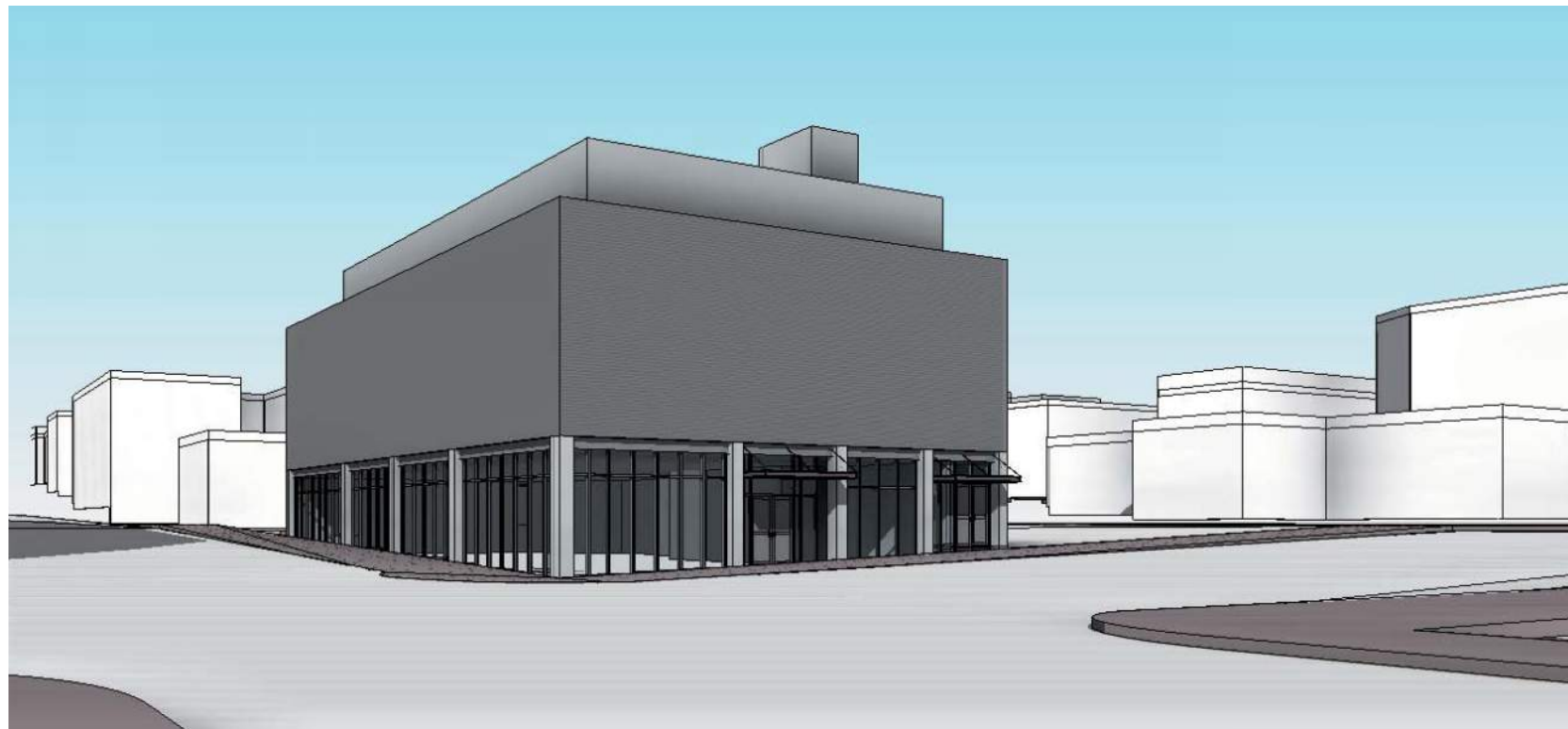
ARCHITECTURAL CONCEPTS: OPTION A (CODE COMPLIANT)



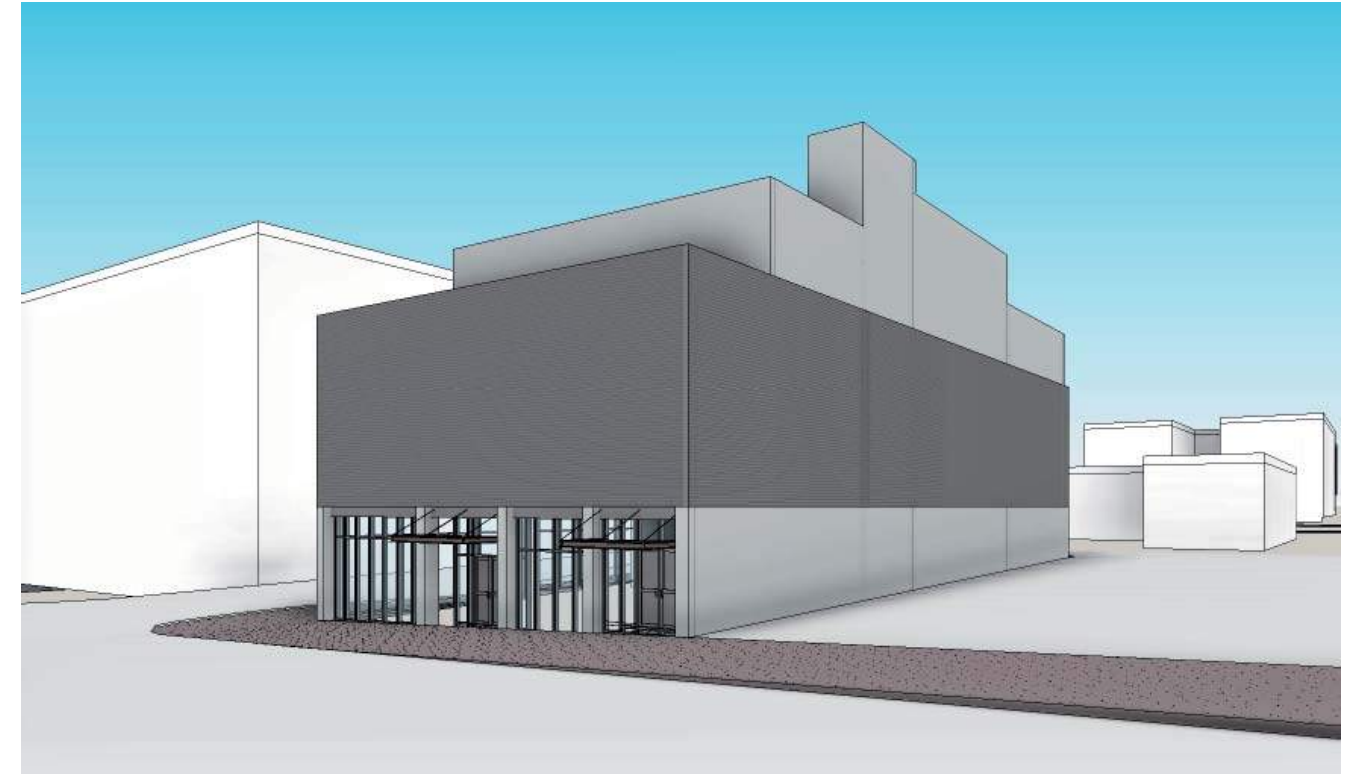
N / S SECTION



FACADE CONCEPT SKETCH

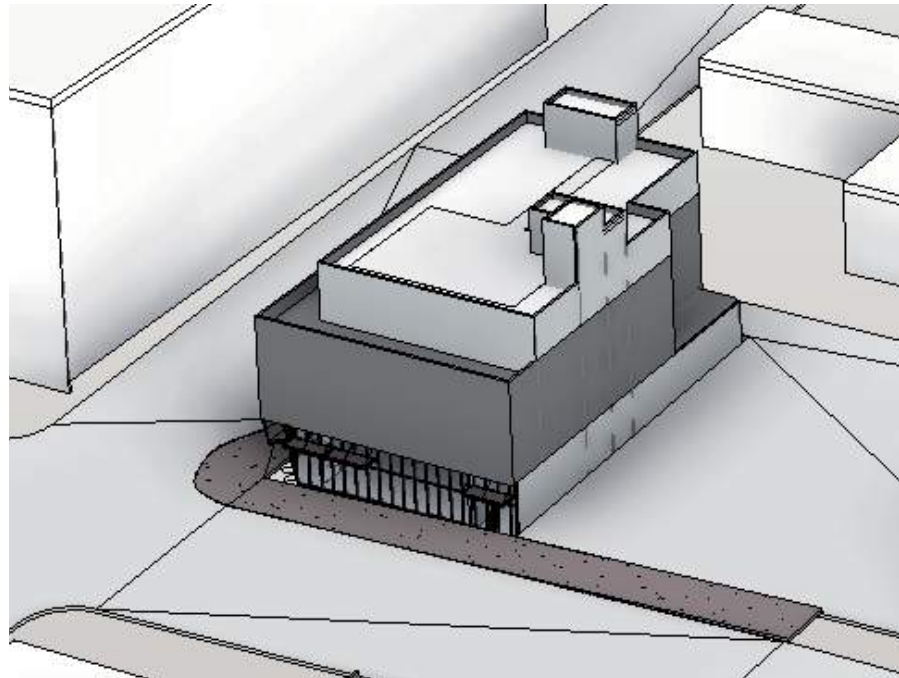


PERSPECTIVE FROM CORNER OF W MERCER & 2ND AVENUE W

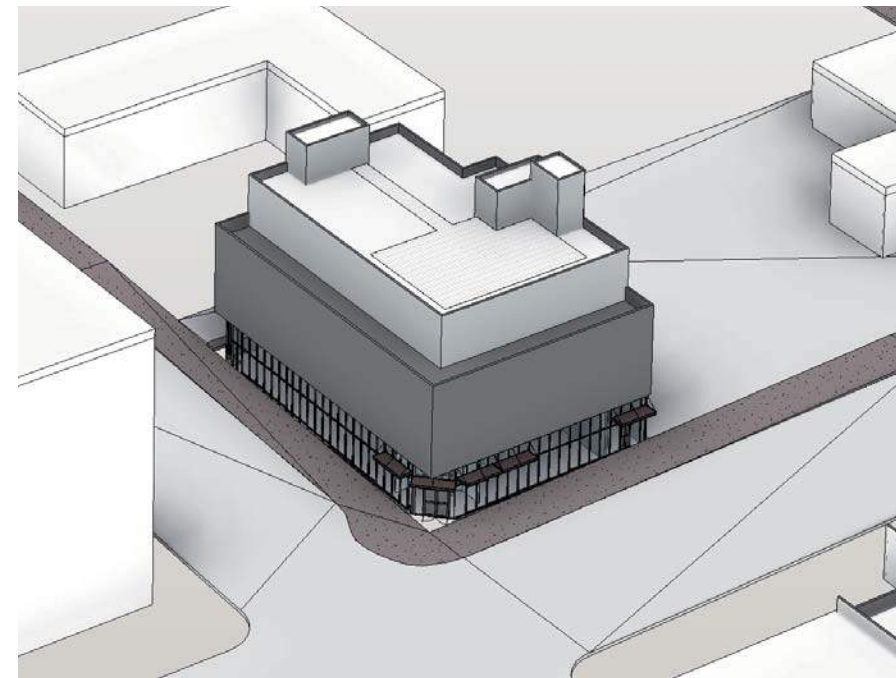


PERSPECTIVE FROM W. MERCER LOOKING NORTHWEST

ARCHITECTURAL CONCEPTS: OPTION B



VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST

- PROS**
- Massing setback at grade from adjacent MR zoned lot allowed for landscape buffer
 - Corner Retail entry full engages corner.
 - Service uses removed from streetscape visibility

- CONS**
- Creates blank wall at East interior lot line
 - Less retail frontage along Mercer compared to other options

DEVELOPMENT OBJECTIVES

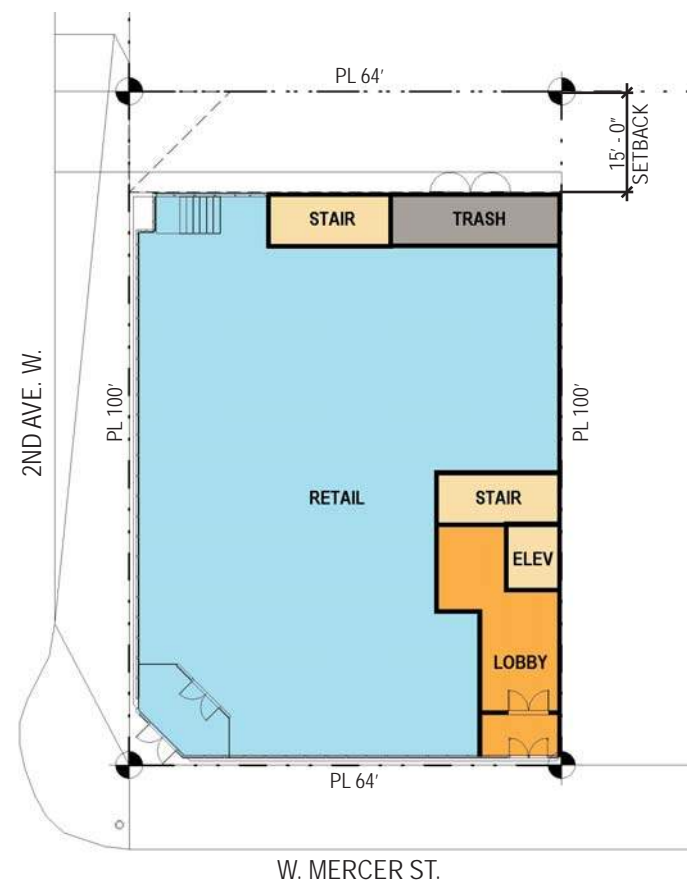
| | |
|------------------------------|------------------------------|
| Number of residential units: | 25 Units (including 8 SEDUs) |
| Retail sales and services: | 4,200 sf |
| Number of parking stalls: | 0 |

POTENTIAL DEPARTURES

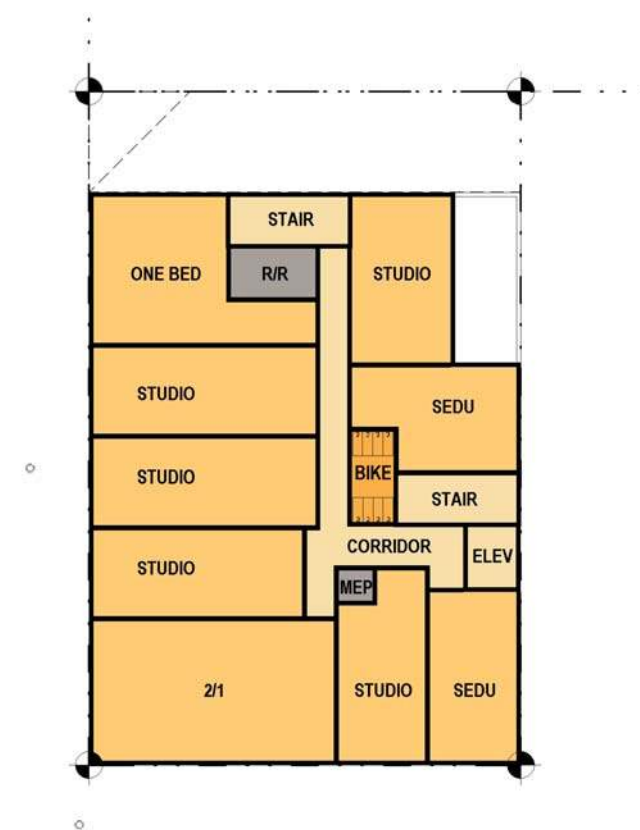
Side yard setback encroachment

LEGEND

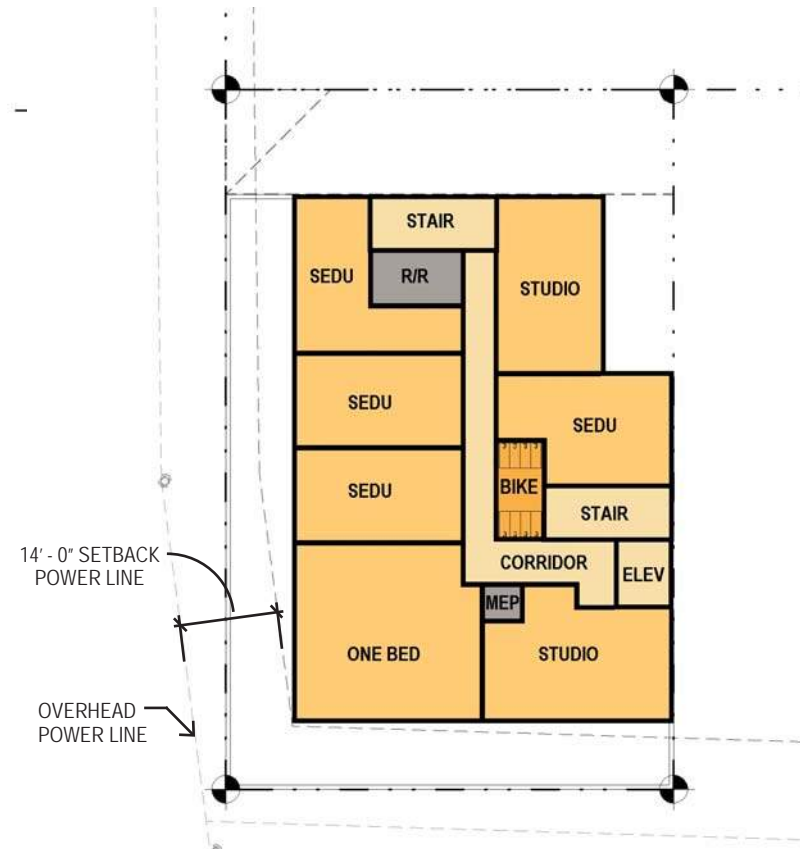
| | | | | |
|---------|-------------|-------------|--------|---------|
| AMENITY | RESIDENTIAL | CIRCULATION | RETAIL | UTILITY |
|---------|-------------|-------------|--------|---------|



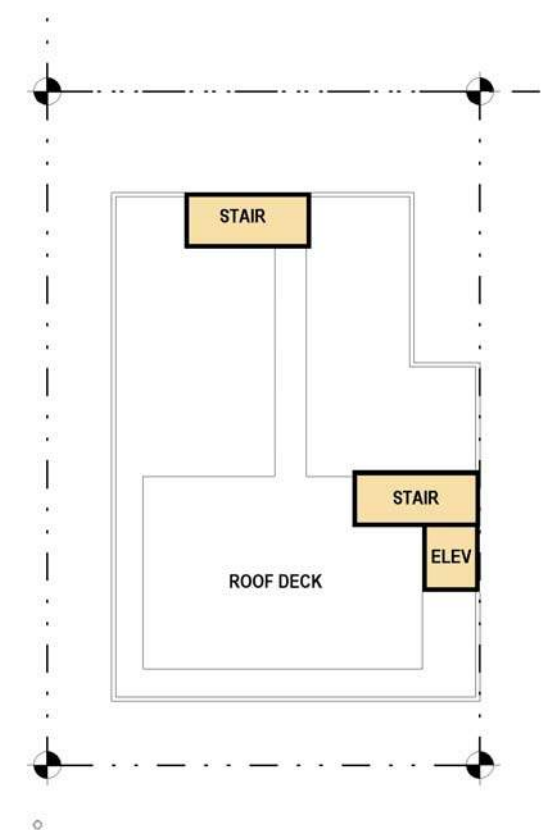
GROUND LEVEL PLAN



RESIDENTIAL LEVELS 2-3

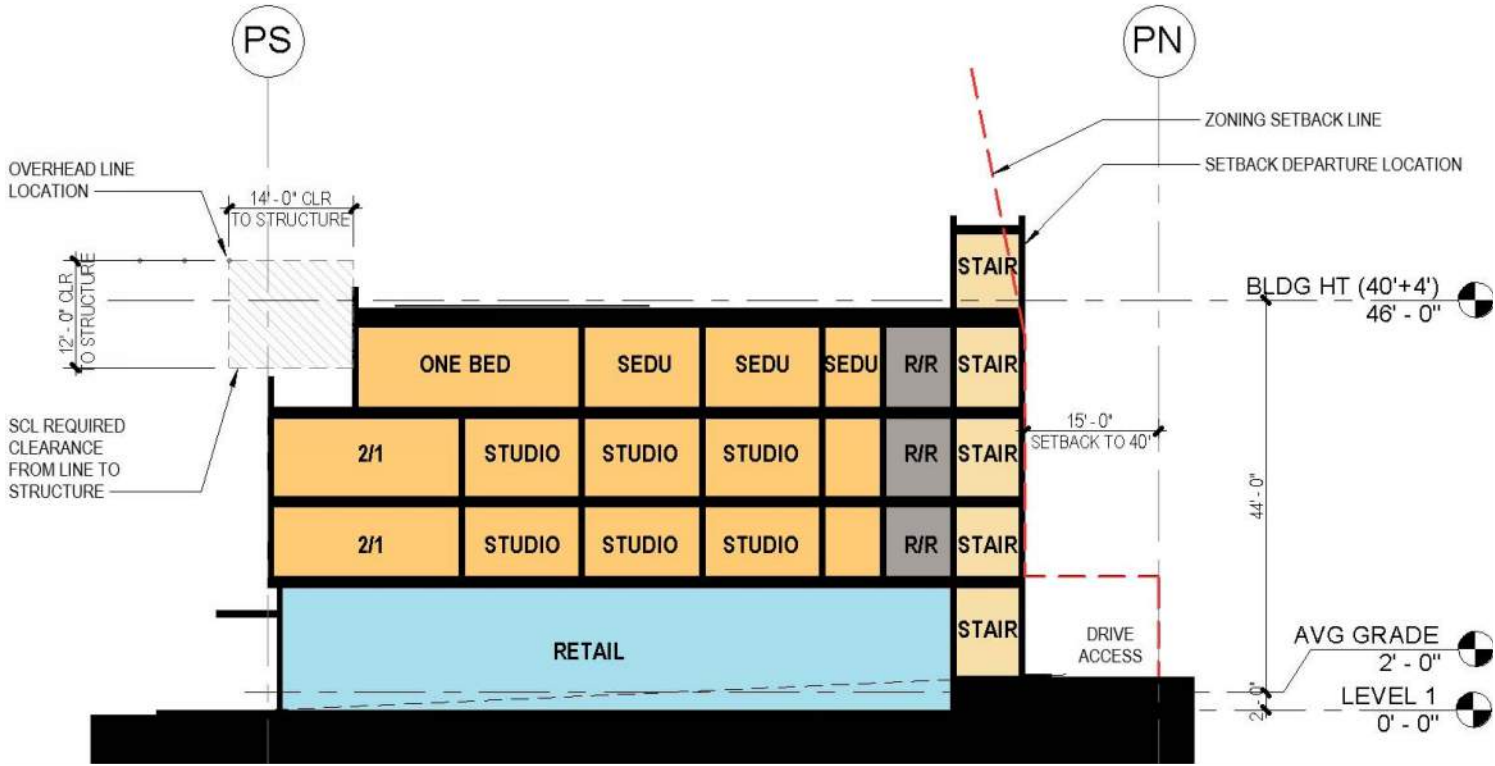


RESIDENTIAL LEVEL 4



ROOF PLAN

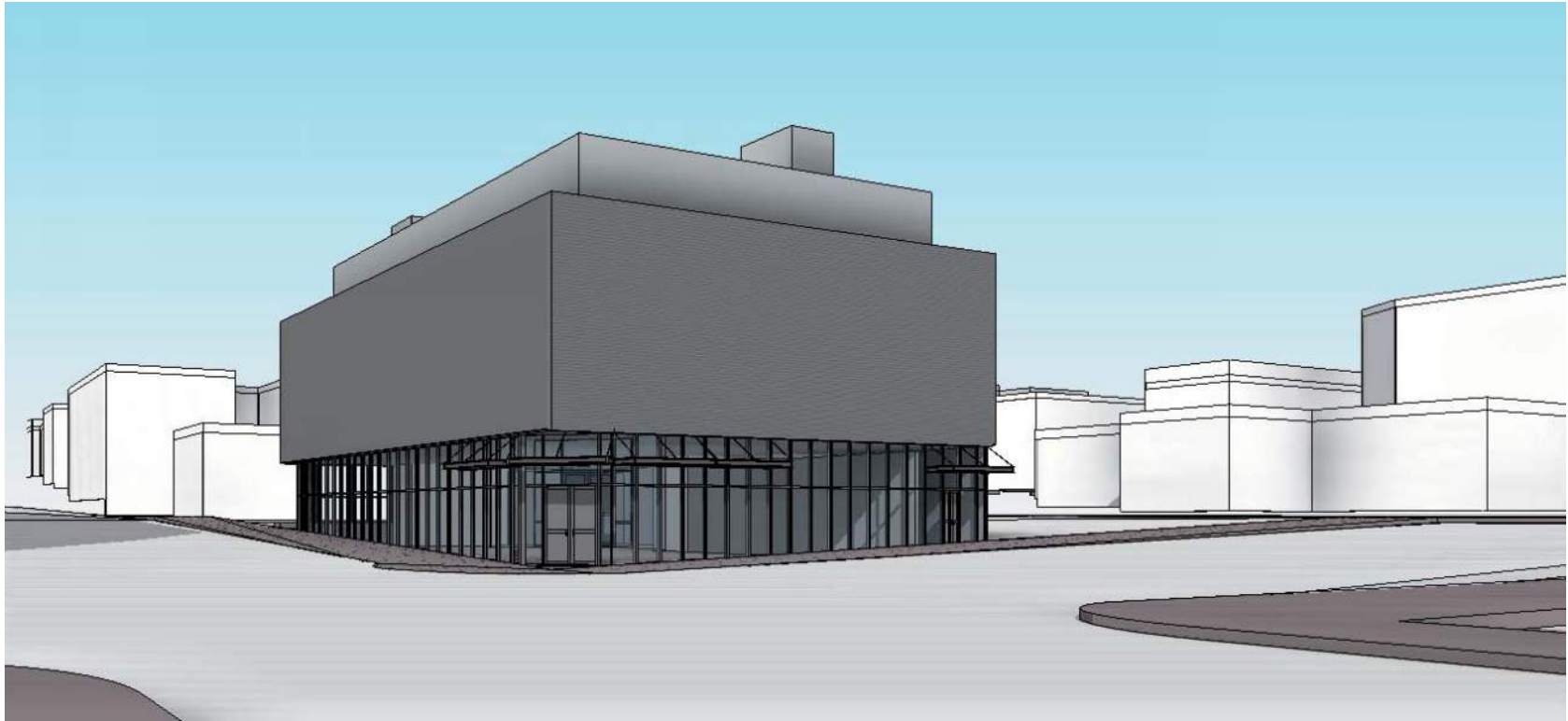




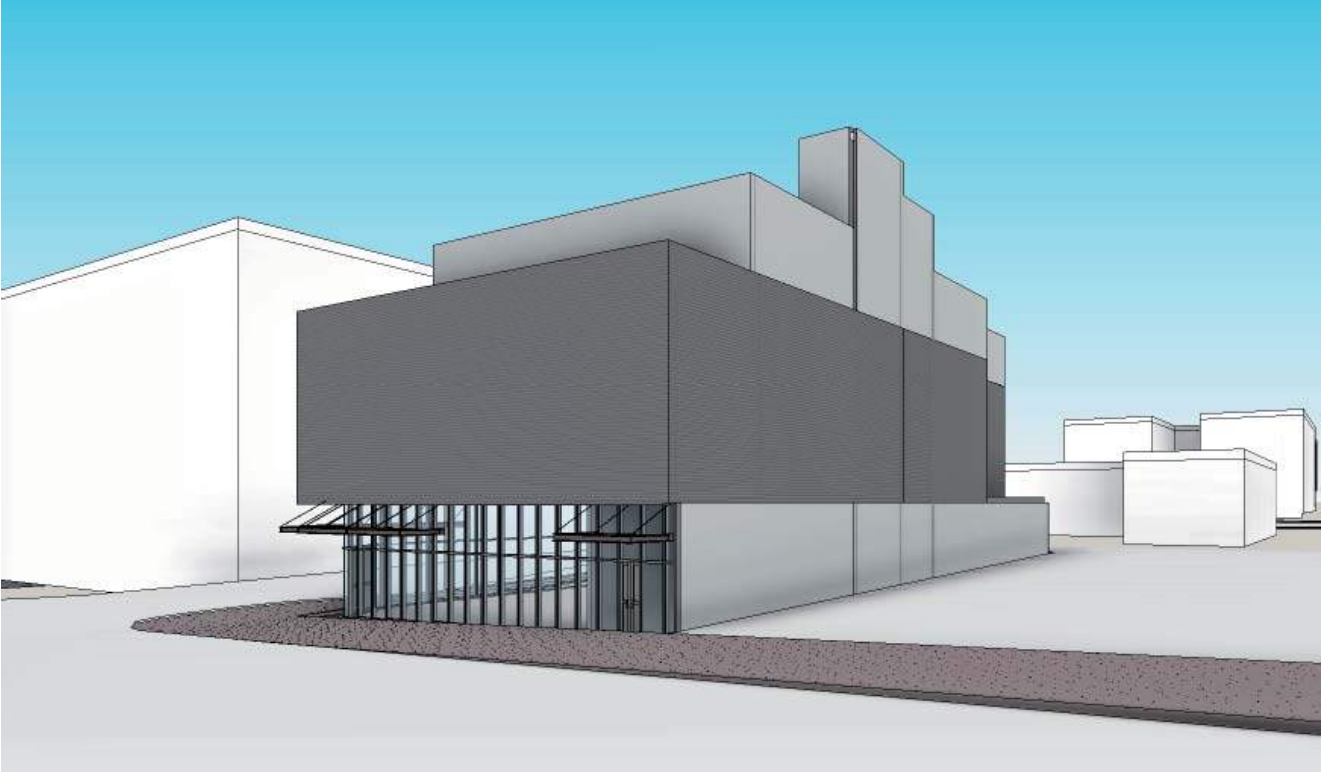
N / S SECTION



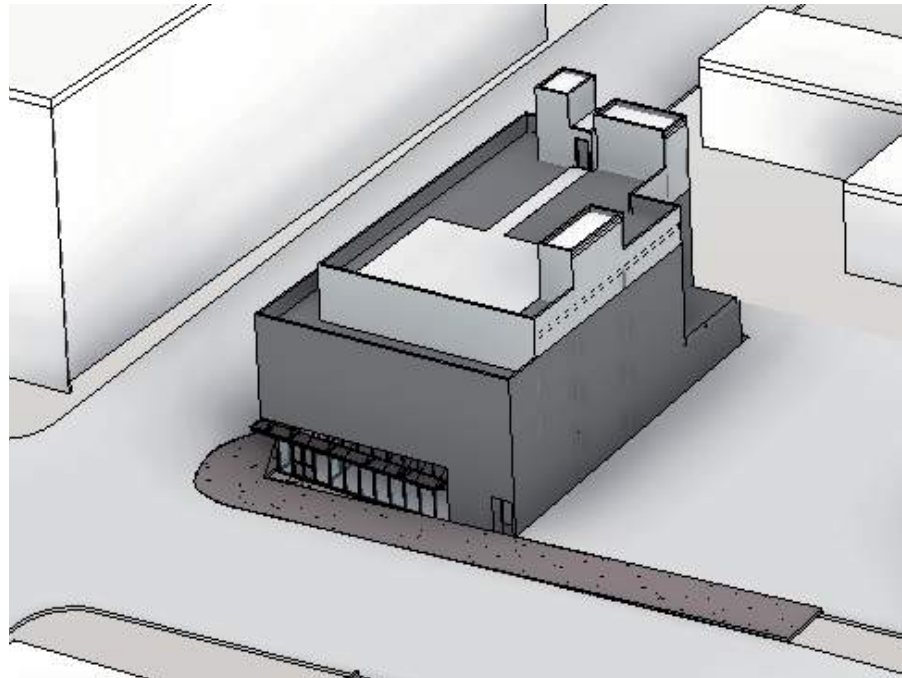
FACADE CONCEPT SKETCH



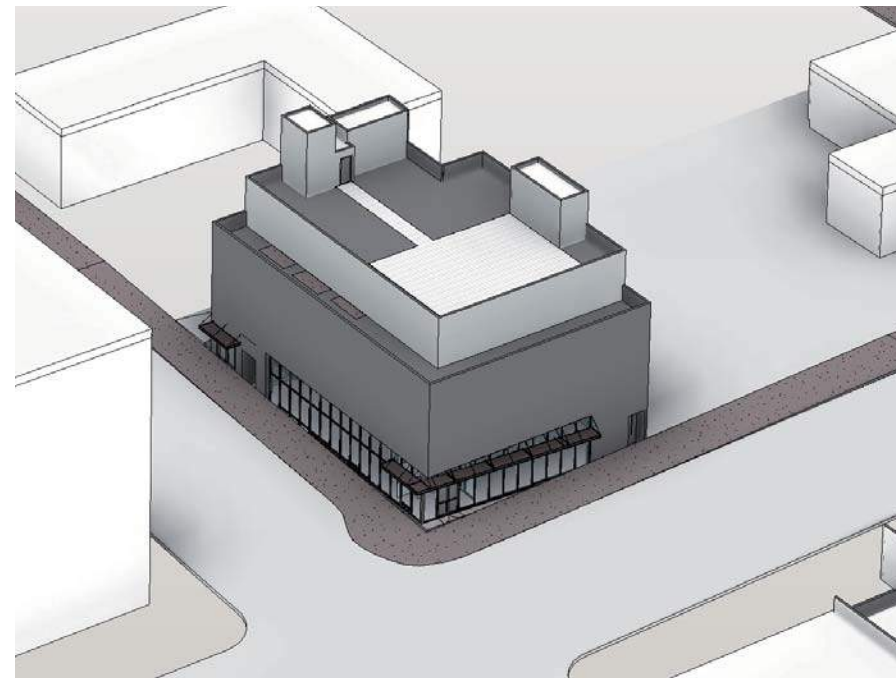
PERSPECTIVE FROM CORNER OF W MERCER & 2ND AVENUE W



PERSPECTIVE FROM W. MERCER LOOKING NORTHWEST



VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST

ARCHITECTURAL CONCEPTS: OPTION C (PREFERRED)

PROS

- Massing setback at grade from adjacent MR zoned lot allowed for buffer
- Retail use occupies majority of Mercer Street frontage.
- Residential lobby located between commercial uses and residential lots.
- Service uses removed from streetscape visibility

CONS

- Creates blank wall at East interior lot line

DEVELOPMENT OBJECTIVES

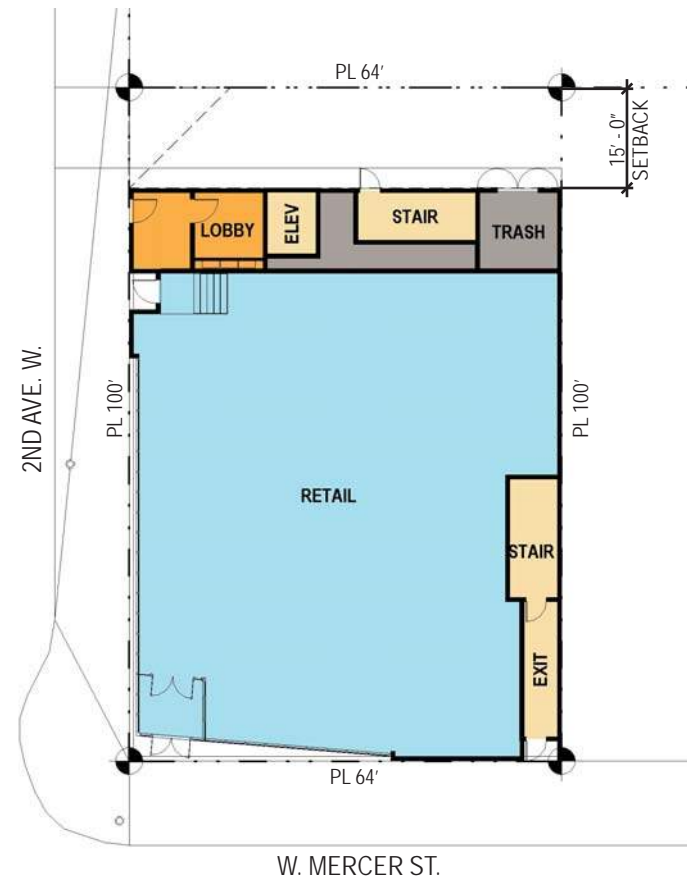
| | |
|------------------------------|-------------------------------|
| Number of residential units: | 25 Units (including 11 SEDUs) |
| Retail sales and services: | 4,200 sf |
| Number of parking stalls: | 0 |

POTENTIAL DEPARTURES

Side yard setback encroachment

LEGEND

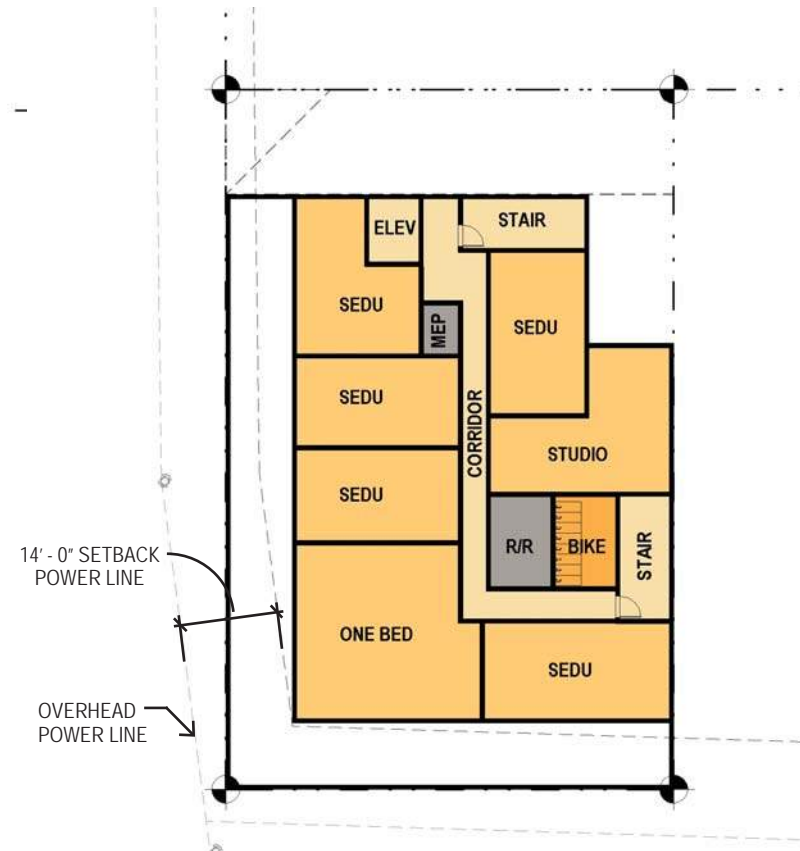
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|---------|-------------|-------------|--------|---------|
| AMENITY | RESIDENTIAL | CIRCULATION | RETAIL | UTILITY |
|---------|-------------|-------------|--------|---------|



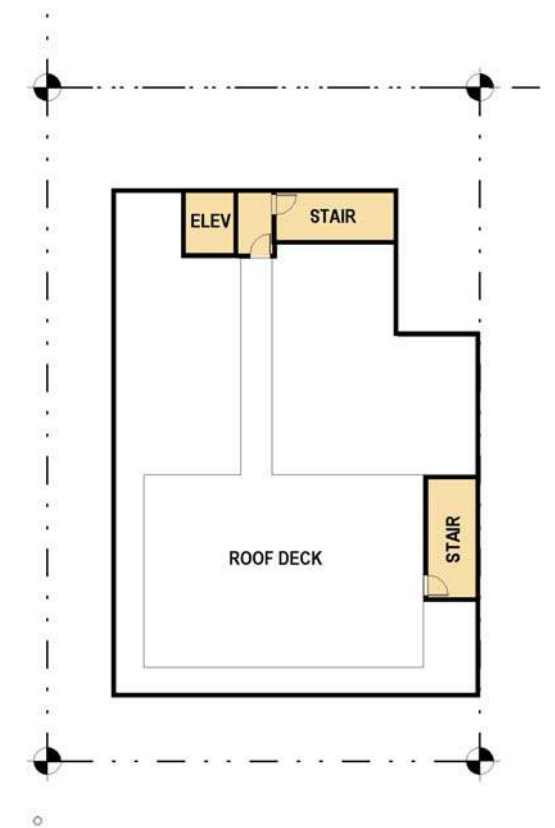
GROUND LEVEL PLAN



RESIDENTIAL LEVELS 2-3

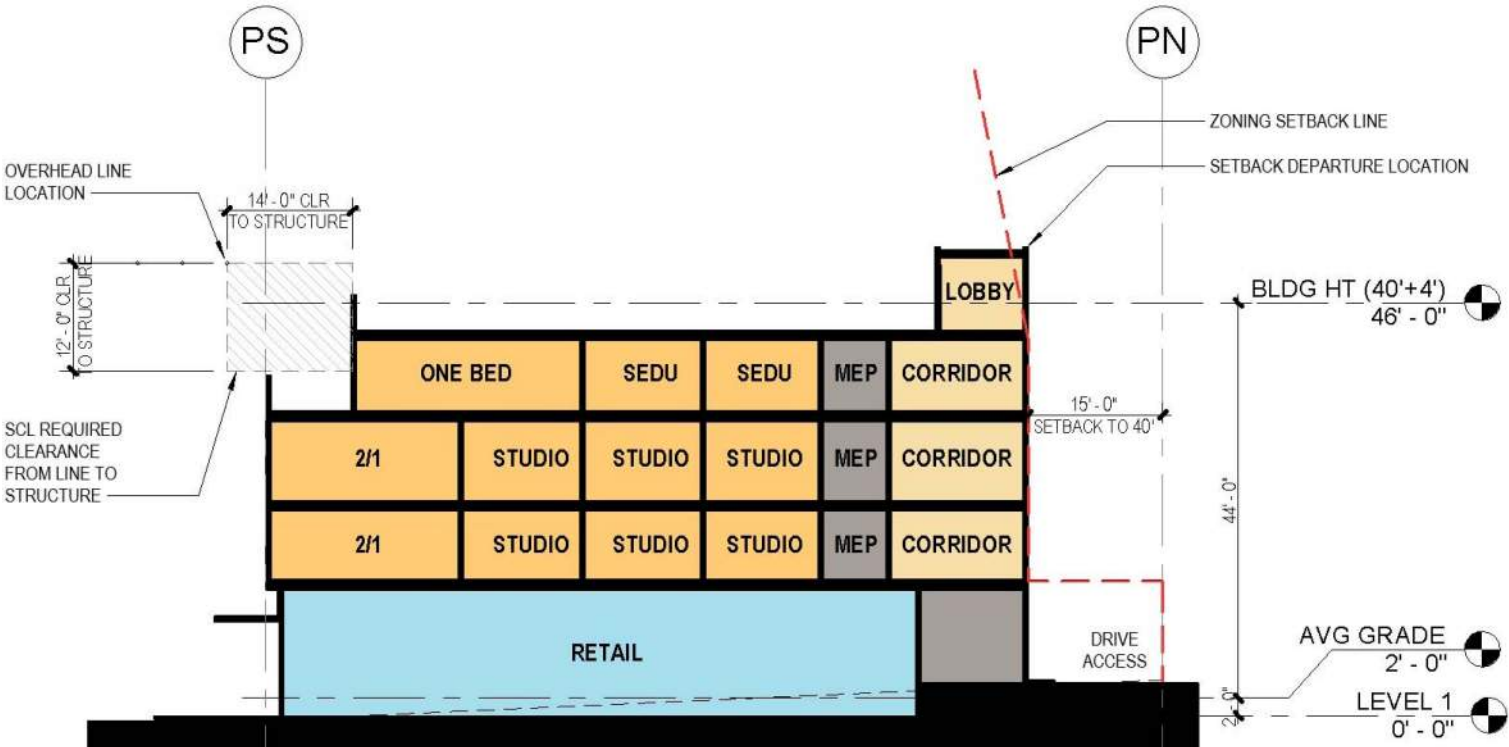


RESIDENTIAL LEVEL 4

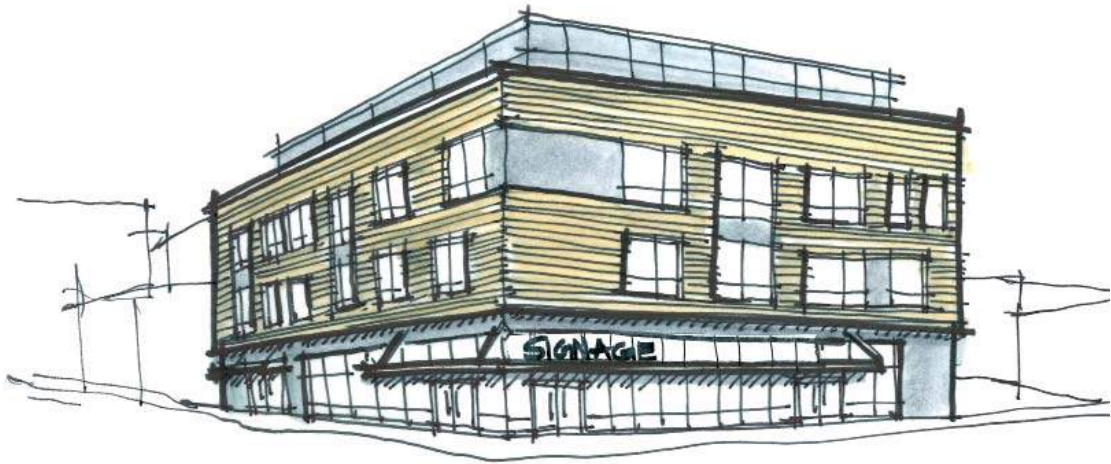


ROOF PLAN

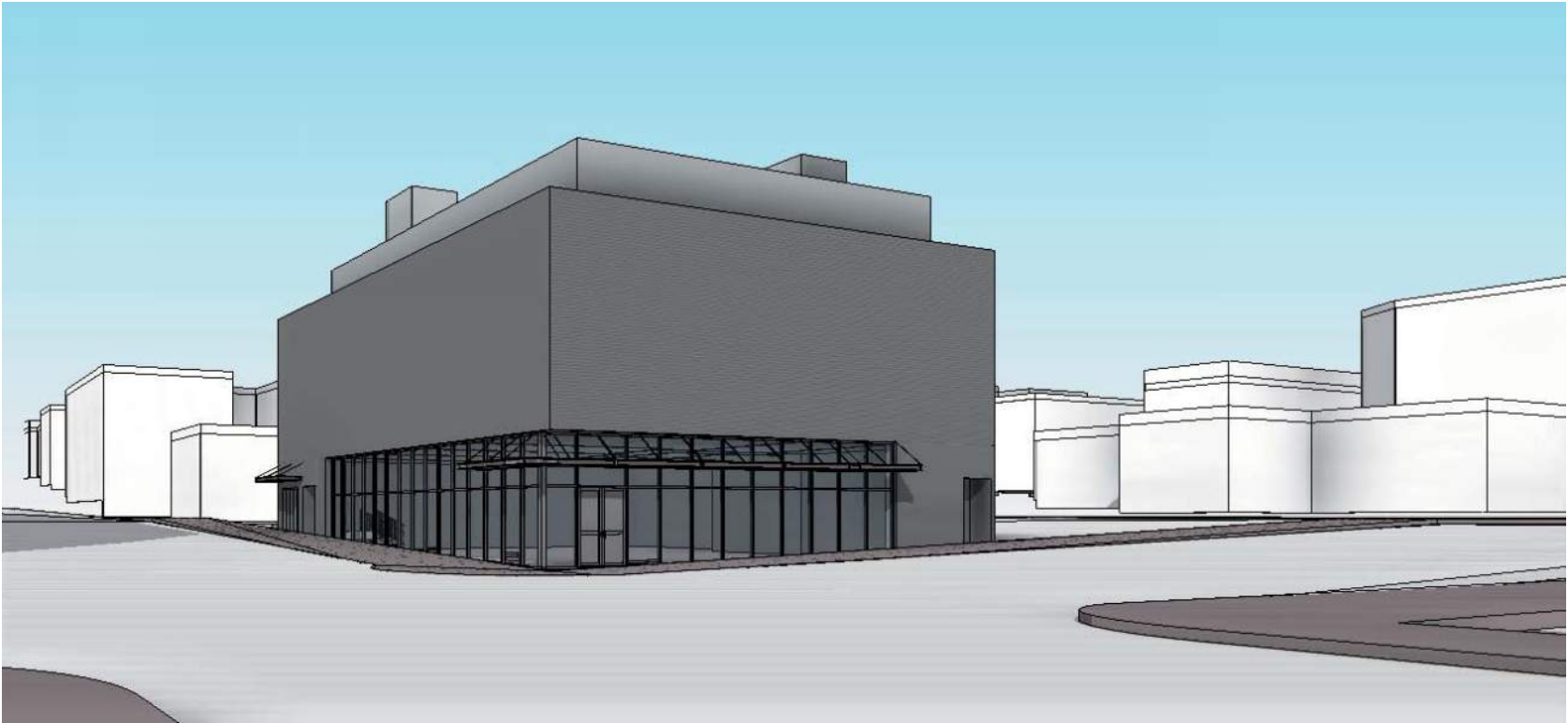




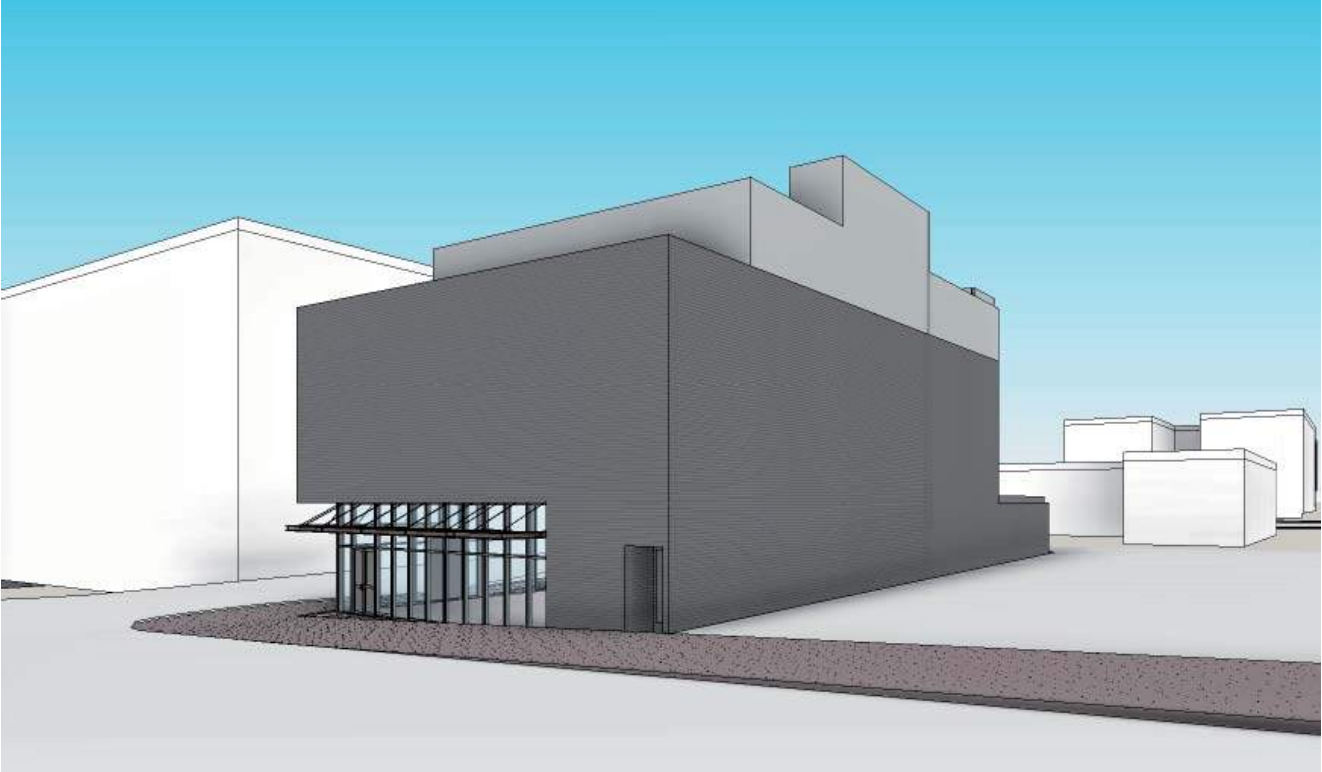
N / S SECTION



FACADE CONCEPT SKETCH



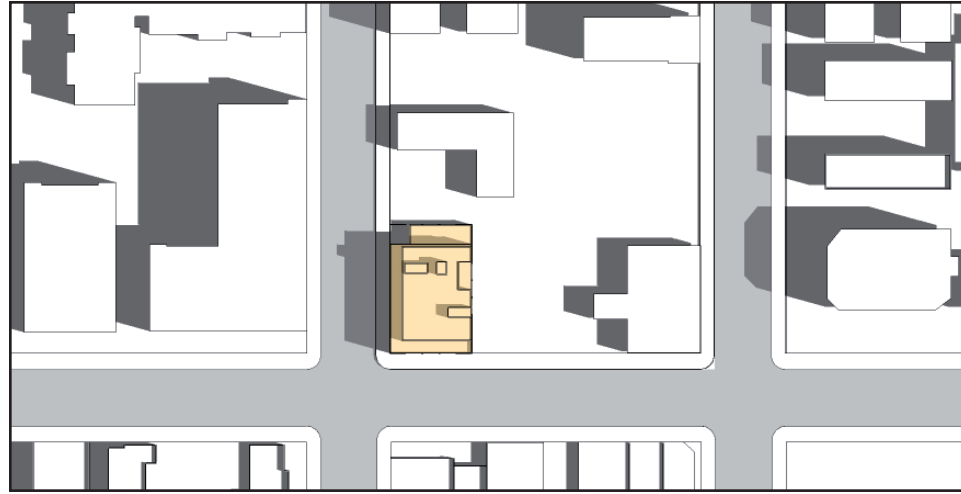
PERSPECTIVE FROM CORNER OF W MERCER & 2ND AVENUE W



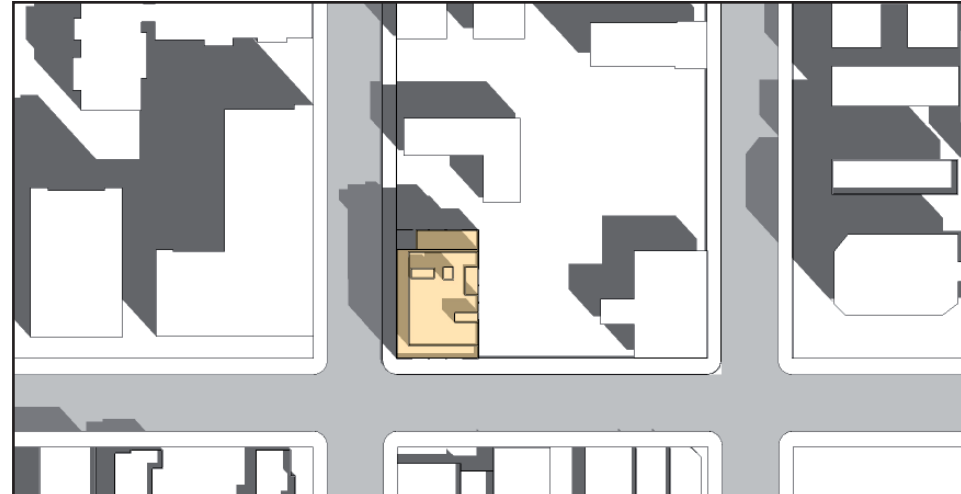
PERSPECTIVE FROM W. MERCER LOOKING NORTHWEST

SPACE RESERVED FOR LANDSCAPE PLANS AND IMAGES





10AM - SUMMER SOLSTICE



10AM - EQUINOX



10AM - WINTER SOLSTICE



NOON - SUMMER SOLSTICE



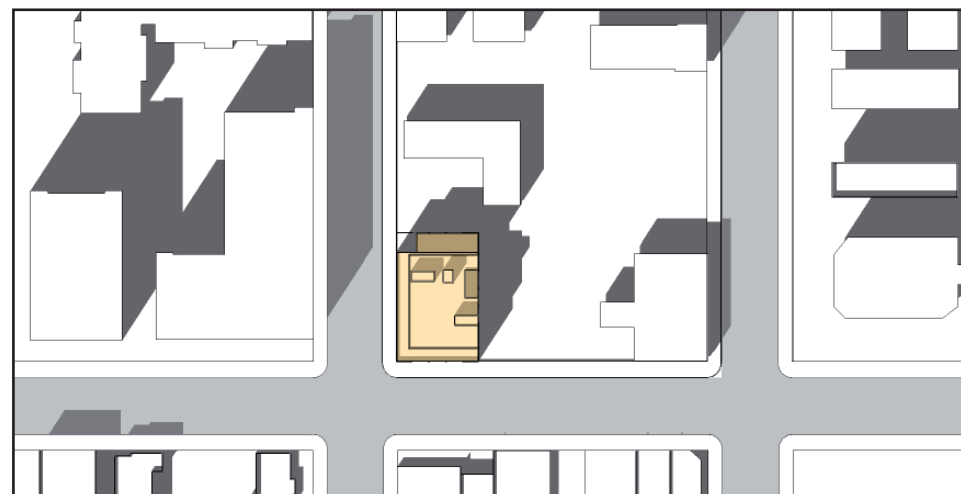
NOON - EQUINOX



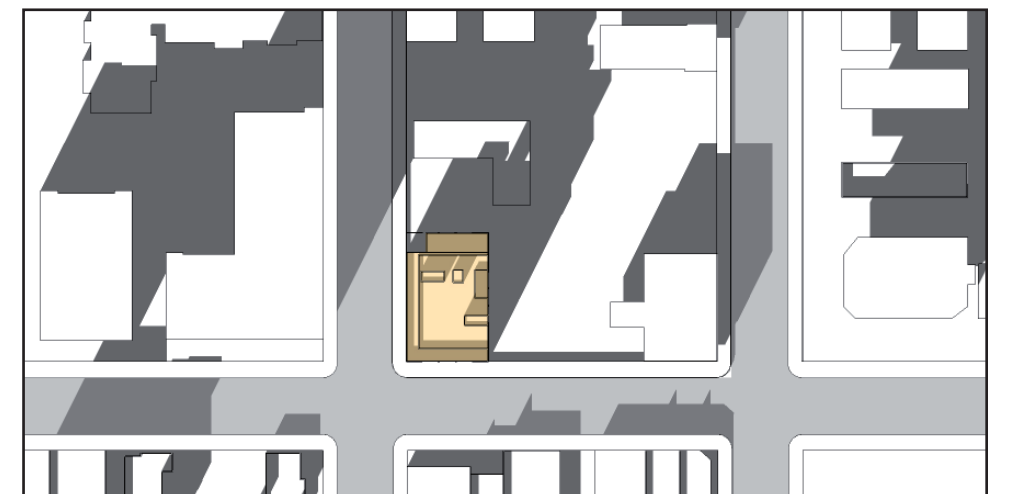
NOON - WINTER SOLSTICE



2PM - SUMMER SOLSTICE



2PM - EQUINOX



2PM - WINTER SOLSTICE