

# Early Design Guidance

## 1919 QUEEN ANNE AVE NORTH OFFICE/RETAIL

**DEVELOPMENT OBJECTIVES:**

**REVISED PROJECT DESCRIPTION:**

This is as revised proposal to previous schemes. The property under consideration now includes the 2 adjacent lots to the south of the initial proposal. These were originally intended to be developed in a later phase. It is now proposed in one single phase

Proposed 4-story (mixed use) commercial office/retail building. There will be 2-3 levels of below grade parking. The access to the parking lot is going to be from the Alley on the west side of the property and through the adjacent Eden Hill project. Easements will be established to maintain this access route.

There are no curb cuts, existing or proposed, along Queen Anne Avenue. The project will continue the replacement/improvements of curb and sidewalks along Queen Anne Avenue North.

The neighborhood is in transition with a good variety of uses. This area is a transition from the Single Family neighborhoods on the perimeter to the more urban character along Queen Anne Ave. The tenants in this building will provide service amenities as well as employment opportunities that will help establish live-work environment in the area.

- RESIDENTIAL UNITS: None
- COMMERCIAL AREA: +/- 49, SF
- PARKING: 120 parking Stalls on 2-3 levels  
There are exemptions for each tenant / business of 5,000.

**INDEX OF SHEETS**

**TITLE SHEET / DEVELOPMENT OBJECTIVES**

- 1.1 Cover Sheet / Development Objectives  
Vicinity Map

**URBAN DESIGN ANALYSIS**

- 2.1 9- Block Axonometric View / Design Cues
- 2.2 Streetscape Photomontages
- 2.3 Streetscape Photomontages

**ZONING / PLANNING ISSUES**

- 3.1 Pertinent City Guidelines

**SITE ANALYSIS**

- 4.1 Zoning Information
- 4.2 Topographic / Tree Survey / Vicinity Map

**PRESENTATION OF 3 OPTIONS**

- 5.1 Design Option
- 5.2 Elevations

**SUMMARY OF DESIGN GUIDELINES & DEPARTURES**

- 6.1 Application of Design Guidelines & Comments
- 6.2 Application of Design Guidelines & Comments / Design Departure List

**OWNER/DEVELOPER**

PACLAND

1144 EASTLAKE AVE EAST, SUITE 601  
SEATTLE, WASHINGTON 98109

(206) 522-9510

CONTACT: JOE GEIVETT

jgeivett@pacland.com

**DDG ARCHITECTS**

2150 NORTH 107TH STREET  
SEATTLE, WASHINGTON 98133

(206) 363-1960

CONTACT: GREG MACDONALD

gregm@ddgarchitects.com



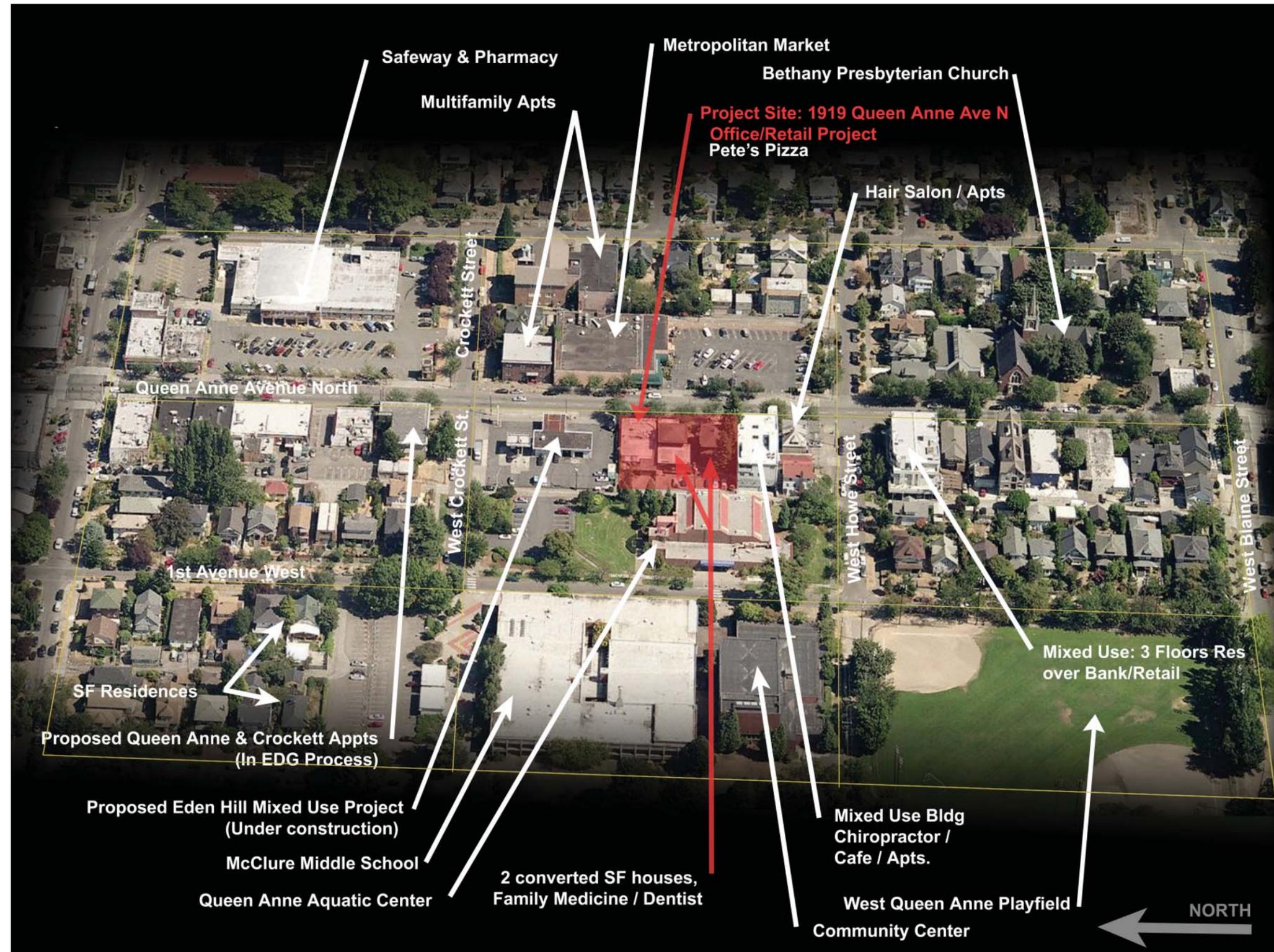
**VICINITY MAP**

# Design Cues:

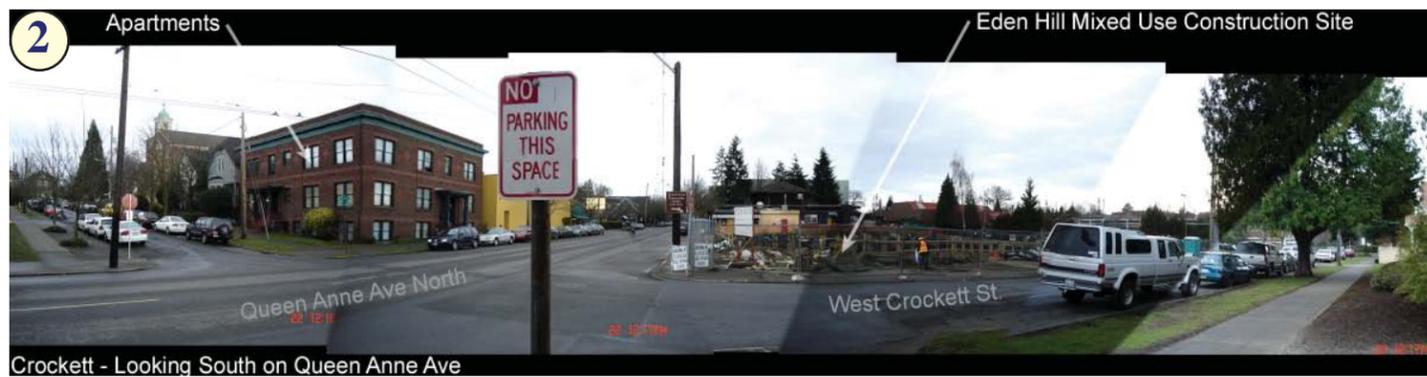
This area is going through a change with several projects coming on board at once. The site immediately to the north is under construction (Eden Hill). There is also the Queen Anne & Crockett Apartments further to the north and the mixed use project proposed on the site of the Metropolitan Market. All of these projects are in keeping with the scale of the zoning parameters in the area, leading to a more urban street character along Queen Avenue.

- With this new residential density will come increased pedestrian traffic and the associated need for services.
- This project will provide some needed opportunities for these types of services.
- It will provide space for existing service businesses and medical practitioners that may be displaced by future development.
- The scale of the streetscape is increasing, but it is consistent with other long standing structures along Queen Anne Avenue.
- Brick/Masonry is the predominant material along Queen Anne Avenue, but there are instances of other materials forming an eclectic palette to work from.
- It seems that masonry has been a popular choice for many of the new projects for it's historic precedent and its sustainability.
- It appears that it would be an appropriate avenue for this project, though it seems important to allow some deviations either material or formal to allow this building to have its own identity on the streetscape.

# 9-Block View:

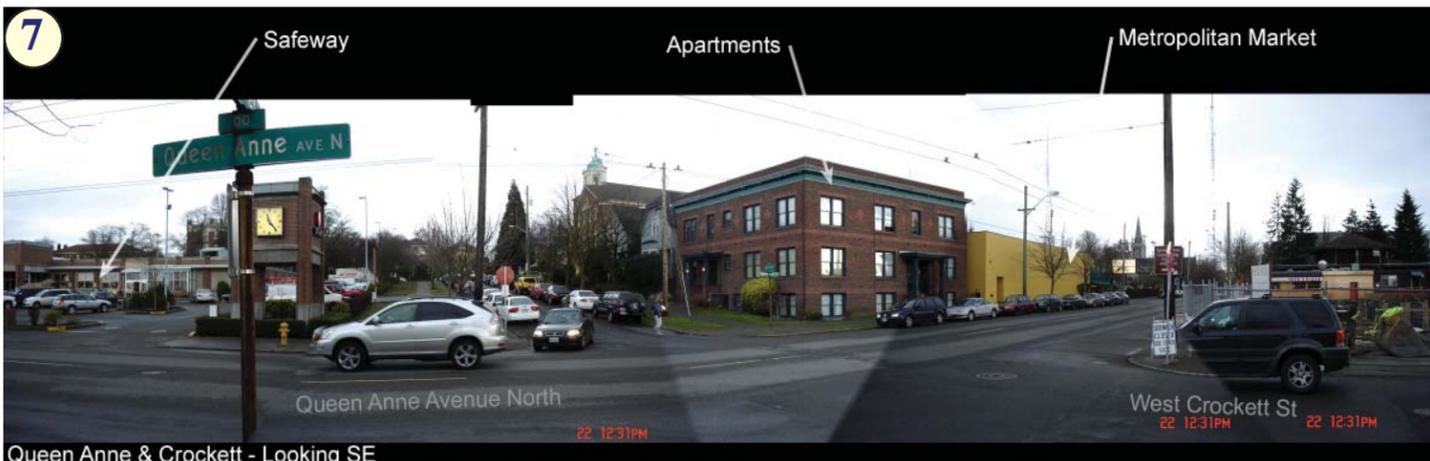


# Street Scapes:

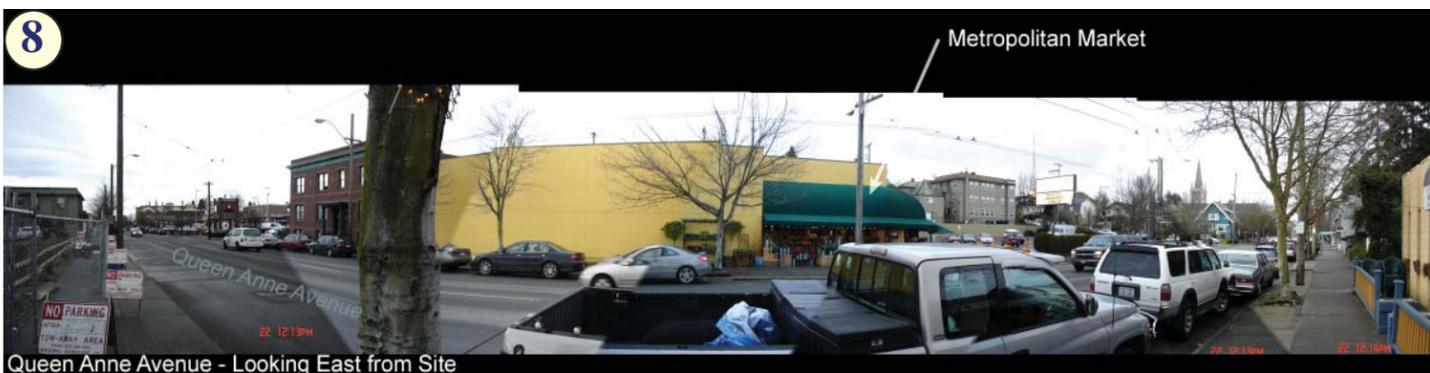




Queen Anne & Crockett - Looking to NE



Queen Anne & Crockett - Looking SE



Queen Anne Avenue - Looking East from Site



Queen Anne Ave North - Looking East on Howe

# Street Scapes:



Queen Anne Avenue - Looking West Towards Site



Queen Anne Avenue - Looking West at Howe Street



Crockett - Looking South at Alley



Alley - Looking East Towards Site

## 1919 QUEEN ANNE AVE NORTH OFFICE/RETAIL PROJECT

Seattle, Washington

Donahou Design Group  
Architects I.L.C.



# City Zoning & Site Information

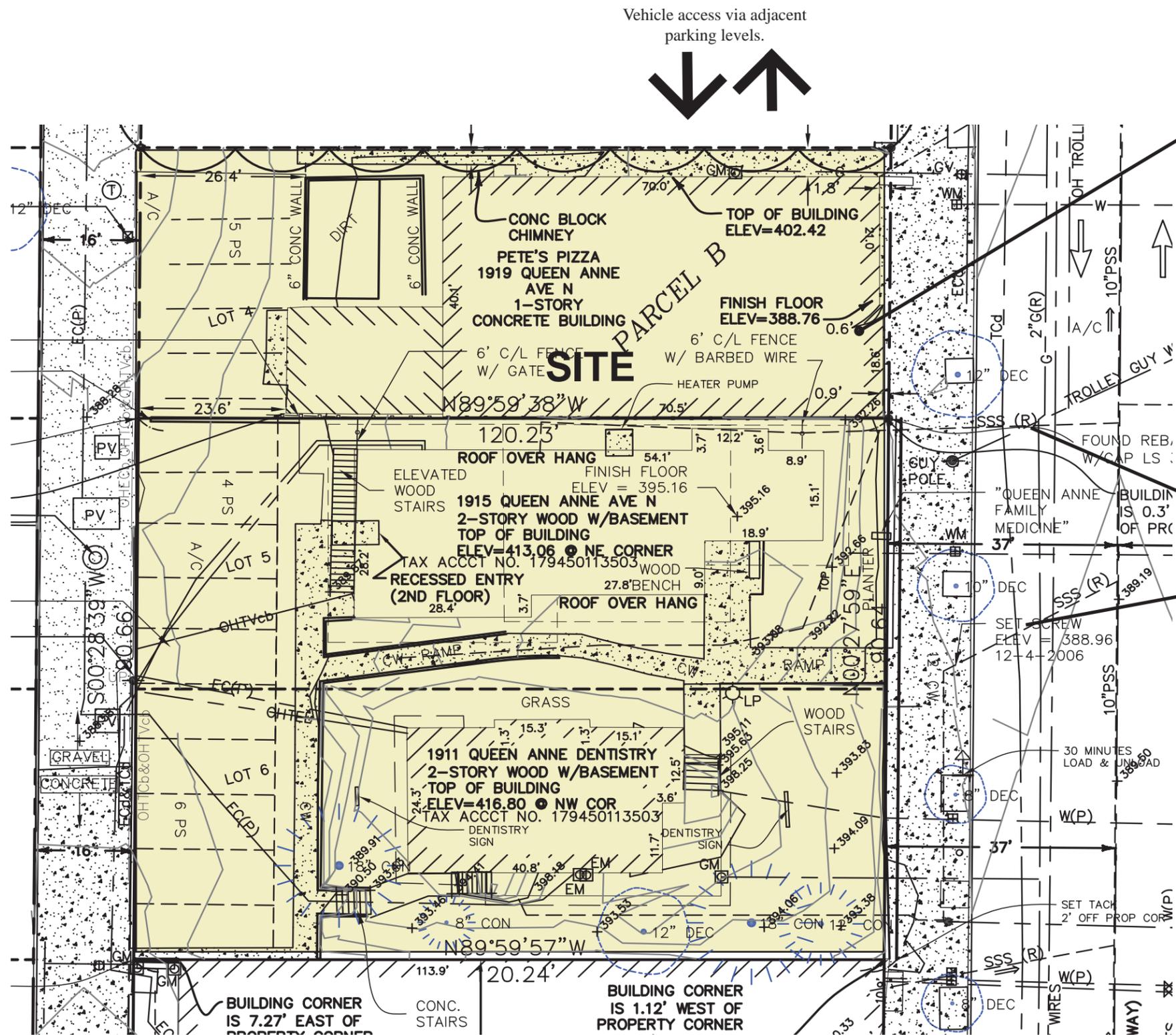
PROJECT LOCATION:	1919 Queen Anne Avenue North Seattle, Washington 98109
ZONING SUMMARY:	NC2-40, P-2 Overlay
BUILDING HT. LIMIT:	40' plus additional height as follows: 4' by the conditions set forth in 23.47A.012,A,1,a,(1),(a) [a min 13' floor to floor height is provided on the 1st floor for non-res uses.] and 4' allowance for parapets (23.47A.012D2) (Also 3' for new Queen Anne Design Guidelines)
P-2 OVERLAY	80% frontage required. The ground floor is 100% retail/ restaurant/service uses.
SETBACKS:	Zero setback up to building height of 13' on back property line.  The lot does not directly abut a residential zone. There is an alley between, plus the SF property (block) is occupied by the Queen Anne Aquatic Center. Therefore we believe that no setbacks are required on the alley above 13'.  5' Triangular setback 23.47.014A,1 does not apply.
SITE AREA:	16,200 (+/-)
FLOOR AREA RATIO:	3 (23.47.013B) [3.25 if Mixed Residential]
MAX DEVELOPMENT:	3 x 5,449 = 48,600 SF [52,650 SF if Mixed]
OPEN SPACE REQ'D:	The one residential unit has its own substantial deck area.

- SF-5000 
- NC2-40 

- The area is in transition with numerous projects under construction or in for design review / building permit.
- The zoning along Queen Anne Ave North is primarily NC2-40 in the vicinity of the subject property.
- The site immediately to the north is under construction to build a 4-story mixed use residential / retail structure. The proposed structure is shown in the model.
- There is also another mixed-use residential project proposed on the NW corner of Queen Anne Ave and West Crockett. We do not know the form of this building yet. The existing buildings are shown.
- These projects will raise the residential density in the area significantly.
- This building proposal for the project at 1919 Queen Anne Avenue will provide needed services to support this growth.
- The area immediately to the West of the site is zoned SF5000, however it is occupied by the Queen Anne Aquatic Center.
- McClure Middle School and the Community Center occupy the block beyond that.
- Many of the immediate transitional issues associated with moving from NC2 to single family residential areas do not apply because of the site use.

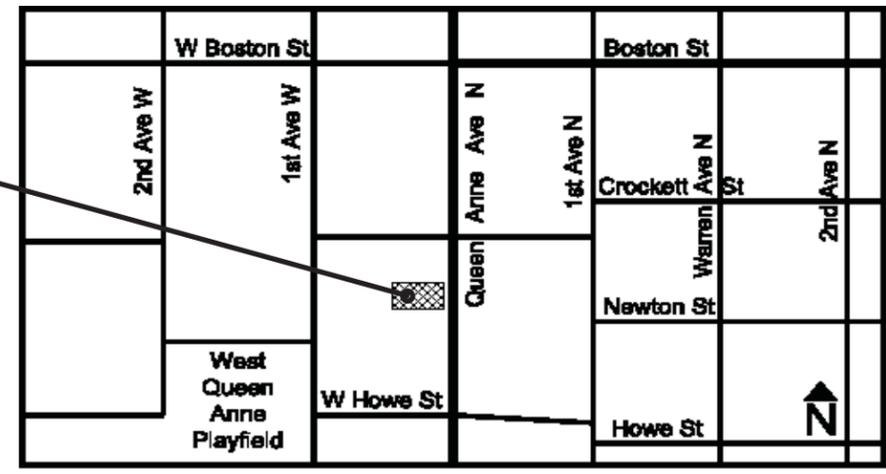


AREA ZONING



Vehicle access via adjacent parking levels.

SITE



VICINITY MAP

Existing Street Trees to Remain



# TOPOGRAPHY / TREE SURVEY

Scale 1" = 20'



**1919 QUEEN ANNE AVE NORTH OFFICE/RETAIL PROJECT**  
Seattle, Washington



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

## Application of Design Guidelines:

## Comments:

A-1: Responding to Site Characteristics.	<ul style="list-style-type: none"><li>• The site is small with an urban street character.</li><li>• There are zero setbacks on both sides.</li><li>• Strategies will be used to create an interactive pedestrian experience with transparency, landscaping and modulation.</li><li>• The access to the parking very efficiently uses the neighboring parking structure to minimize the amount of concrete ramps and circulation.</li><li>• The alley on the west side allows for service access such as trash collection.</li></ul>
A-2: Streetscape Compatibility	<ul style="list-style-type: none"><li>• The area is in transition with many projects under construction or in for design review.</li><li>• This project will be sensitive the traditional materials in the area as well as provide an interactive pedestrian experience.</li><li>• The increased residential density in the immediate vicinity will create a denser pedestrian environment and a need for more services.</li><li>• These will be provided in part by the service tenants in this building.</li><li>• The tenants will have a visual presence for the pedestrians as they access the building circulation.</li></ul>
A-3: Entrances Visible from the Street.	<ul style="list-style-type: none"><li>• The ground level retail will have a distinct entrance incorporated into a transparent street façade.</li><li>• The transparency is beneficial on many fronts from a sense of prospect, safety and spatial openness to the promotion of interest and interaction with prospective customers.</li></ul>
A-4: Human Activity	<ul style="list-style-type: none"><li>• Responding to the needs of the increased residential density, this project will provide opportunities for professional services and small scale retail businesses.</li><li>• These services are provided within a short walk of many new residential units, providing and cultivating a sense of ownership and care in the community.</li></ul>
A-5: Respect for Adjacent Sites	<ul style="list-style-type: none"><li>• The design team is reviewing the projects in the area in the context of the history of this portion of Queen Anne Hill.</li><li>• The forms and massing will respond in kind with the zoning and pattern of development in the area. The materials will provide a link to the history in the area.</li></ul>
A-6: Transition Between Residence and Street	<ul style="list-style-type: none"><li>• There is only one residential unit proposed in this project. However, this building will provide necessary services for the increased density in the area.</li></ul>
A-7: Residential Open Space	There is a dedicated deck on the west side adjacent to the unit.
A-8: Parking and Vehicle Access	+/-120 Parking stalls will be provided below grade to effectively screen it from pedestrian activity. Parking access is via the alley on the west side of the property.

## Application of Design Guidelines:

## Comments

A-9: Location of Parking on Commercial Street Fronts	<ul style="list-style-type: none"><li>• Aside from whatever street front parking (parallel parking) is available in the right of way, all parking will be below grade.</li></ul>
A-10: Corner Lots	<ul style="list-style-type: none"><li>• Not Applicable</li></ul>
B-1: Height, Bulk and Scale	<ul style="list-style-type: none"><li>• The central portion of the building is recessed from the sidewalk to provide an opportunity for sidewalk restaurant seating.</li><li>• The design team is looking into ways to articulate the street front facades effectively beyond the simple use of materials.</li><li>• This will be done in conjunction with the Seattle Green Factor program.</li></ul>
C-1: Architectural Context	<ul style="list-style-type: none"><li>• The siting of the buildings in the immediate vicinity and the character of the lot lead to a reasonably urban response.</li><li>• The context in the area will be defined by materials and the human scale factors that are present for the pedestrians along Queen Anne Avenue.</li></ul>
C-2: Architectural Concept and Consistency	<ul style="list-style-type: none"><li>• Though this building will have its own identity and character, the design team acknowledges the efforts in other projects to use materials and forms that speak to the character of the area.</li><li>• This building will also use appropriate materials to provide a continued sense of the history and character of the area.</li><li>• In the same effort however we acknowledge that the zoning will generate a much different scale in the area.</li><li>• So the formal response will have to be in the context of the larger forms proposed in the other developments in the immediate area.</li></ul>
C-3: Human Scale	<ul style="list-style-type: none"><li>• Strategies will be employed at the pedestrian level to ease the impact of the massing allowed in this NC2 zone.</li><li>• Modulation and transparency will also be used to reduce the spatial impact of the 4-story heights allowed.</li><li>• The strategies promoted in the Seattle Green Factor program will also further promote a human scale for pedestrians and visitors to the building.</li></ul>
C-4: Exterior Finish Materials	<ul style="list-style-type: none"><li>• Based on positive feedback from previous schemes, the design team anticipates using masonry and other durable materials not only for their strong life cycle cost benefits but also to provides materials that have been comfortable and common in the area for years.</li></ul>
C-5: Structured Parking Entrances	<ul style="list-style-type: none"><li>• As stated previously, the owner is combining the parking level access with that already provided in the Eden Hill project and from the Alley on the west side of the property.</li><li>• This will save resources as well as the visual and safety impacts of multiple car access points.</li></ul>

## Application of Design Guidelines:

## Comments

D-1: Pedestrian Open Spaces and Entrances	<ul style="list-style-type: none"><li>• The storefront will be slightly set back from the property line to promote a wider sidewalk/pedestrian experience. This will be limited so that the pedestrians do not lose contact with the tenants and services.</li><li>• The streetscape will be varied with diverse opportunities for tenant types and experiences.</li><li>• The façade will be a mix of transparent glazing and well defined entries.</li><li>• There is a recessed area in the center of the Queen Anne facade that is recessed to provide sidewalk seating for a restaurant or retail sales area.</li><li>• In keeping with the Seattle Green Factor Guidelines, the entries will be articulated with landscaping elements and overhead cover.</li></ul>
D-2: Blank Walls	<ul style="list-style-type: none"><li>• The east and west facades will be articulated with glazing elements, modulation and a variety of materials.</li><li>• The north and South facades are against property lines with large developments.</li><li>• The design options show a 3 foot setback/modulation to allow some protected window openings.</li></ul>
D-3: Retaining Walls	<ul style="list-style-type: none"><li>• There are no visible retaining walls along the streetscape at Queen Anne Avenue.</li></ul>
D-4: Design of Parking Lots Near Sidewalks	<ul style="list-style-type: none"><li>• Not Applicable.</li></ul>
D-5: Visual Impacts of Parking Structures	<ul style="list-style-type: none"><li>• All Parking is underground.</li><li>• Access is achieved via the neighboring subsurface parking to the north.</li></ul>
D-6: Screening of Dumpsters, Utilities and Service Areas.	<ul style="list-style-type: none"><li>• Utilities are all underground.</li><li>• Dumpsters and recycling are provided in an enclosure accessed off the Alley on the west side of the property.</li></ul>
D-7: Personal Safety and Security	<ul style="list-style-type: none"><li>• The street side pedestrian environment will be well lit with protected overhead cover.</li><li>• The transparent glazing at the retail area and upper level entrance will also contribute to the ambient light on the sidewalk in the evening.</li><li>• The parking is private with access from within the building providing security for employees and patrons who arrive by car.</li></ul>
E-1: Reinforce Existing Landscape Character of Neighborhood	<ul style="list-style-type: none"><li>• With the transparent to a relatively more urban character the landscape character will change.</li><li>• The Seattle Green Factor program promotes landscape elements in various forms.</li><li>• It makes sense to use strategies that the pedestrian can experience.</li></ul>
E-2: Landscaping to Enhance the Building and/or Site	<ul style="list-style-type: none"><li>• In keeping with the Seattle Green Factor program, the design team is looking for ways to be enhance the building experience and sustainability</li></ul>
E-3: Landscape Design to Address Special Site Conditions.	<ul style="list-style-type: none"><li>• The proportions of the site and its urban context, will allow the design team to concentrate the landscape treatment along the glazed and pedestrian areas.</li></ul>

## Design Departures:

## Comments

### Seattle Green Factor

- The configuration of this lot leaves a very small percentage of wall area that is not on a zero-lot line condition. There are strategies that the owner would like to employ such as permeable paving, planters, roof top green amenities, etc., however it will be very difficult if not impossible to achieve the minimum score. The numbers are being researched by the landscape architect to see what is possible in keeping with the spirit and presentation of the green factor program.