
2220 QUEEN ANNE AVE N

3034994-EG

Administrative Design Review
Early Design Guidance

PUBLIC47ARCHITECTS



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Early Design Guidance

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PROJECT DESCRIPTION

Location 2220 Queen Anne Ave N.
Zoning NC-2P55 (M)
Overlay Upper Queen Anne Residential Urban Village
Frequent Transit Service Corridor

Height Limit 55'-0"
Parking Required None
Site Area 5,445 SF
Proposed Building Area 20,400 SF

Owner / Developer
Shilshole Development, LLC
2811 Fairview Ave E Suite 1002
Seattle, WA 98102

Architect
PUBLIC47 Architects
232 Aurora Ave N Suite 200
Seattle, WA 98109

Landscape Architect
Karen Keist Landscape Architects
111 West John Street Suite 306
Seattle, WA 98119

DEVELOPMENT OBJECTIVES

Development Objectives:

- Create 40-42 new apartment units with a focus on livability within a growing mixed-use neighborhood.
- Provide +/- 1,400 sf of street level commercial space.
- Provide 3-4 parking spaces off of the alley

Community Outreach:

The project team utilized printed outreach, electronic outreach, and in-person outreach to connect with members of the community for comments. A July 2, 2019 site walk with the community provided the following input.

- One attendee noted that this building represents a positive opportunity to set a precedent for new construction in the neighborhood.
- One attendee noted that the facade shouldn't be imposing or straight-up, rather, stepping up.
- One attendee noted that it would be positive to have some semblance of public space at street level
- Several attendees inquired how much parking would be provided, with some wanting no parking to further limit the number of vehicles in the neighborhood. And others wanting the project to provide parking for the new apartments.

Neighborhood Goals:

This project has an opportunity to accomplish a number of goals that respond to community ideas and the Upper Queen Anne Design Guidelines.

Connect to Pedestrian Context

The project will connect and enhance pedestrian activity on Queen Anne Ave by maintaining the wide sidewalk and providing a vibrant commercial space at street level.



Respect Neighborhood Character

The project will respect the existing character through appropriate scale, materials, and finishes.



Create Livable Urban Density

The project will enhance the livable urban density of the neighborhood by its location, amenities and transportation network.



URBAN DESIGN ANALYSIS

Vicinity Context

- Upper Queen Anne is characterized as a residential neighborhood with a vibrant commercial core along Queen Anne Ave N.
- Local business, restaurants, shops, and grocery stores occupy Queen Anne Ave N, making it a central destination for local residents and the larger Seattle community.
- The surrounding neighborhood is primarily single-family homes with a mixture of schools, parks, and small businesses, and some multifamily developments.
- Sitting approximately 400 feet above sea level, the intersection of Boston St. and Queen Anne Ave N. marks the top of Queen Anne hill.
- Recent upzone of area from 40' to 55' height limit.



- 1 2220 (Subject Property)
- 2 Queen Anne P-Patch Community Garden
- 3 Queen Anne Elementary School
- 4 SafeWay Expansion - 50,000 SF Mixed-use 280 units
- 5 McClure Middle School
- 6 Queen Anne Baptist Church / Sweet Pea Cottage Preschool of the Arts
- 7 East Queen Anne Playground
- 8 West Queen Anne Play Field
- 9 Lake Union






N
AERIAL PHOTOGRAPH - VICINITY CONTEXT

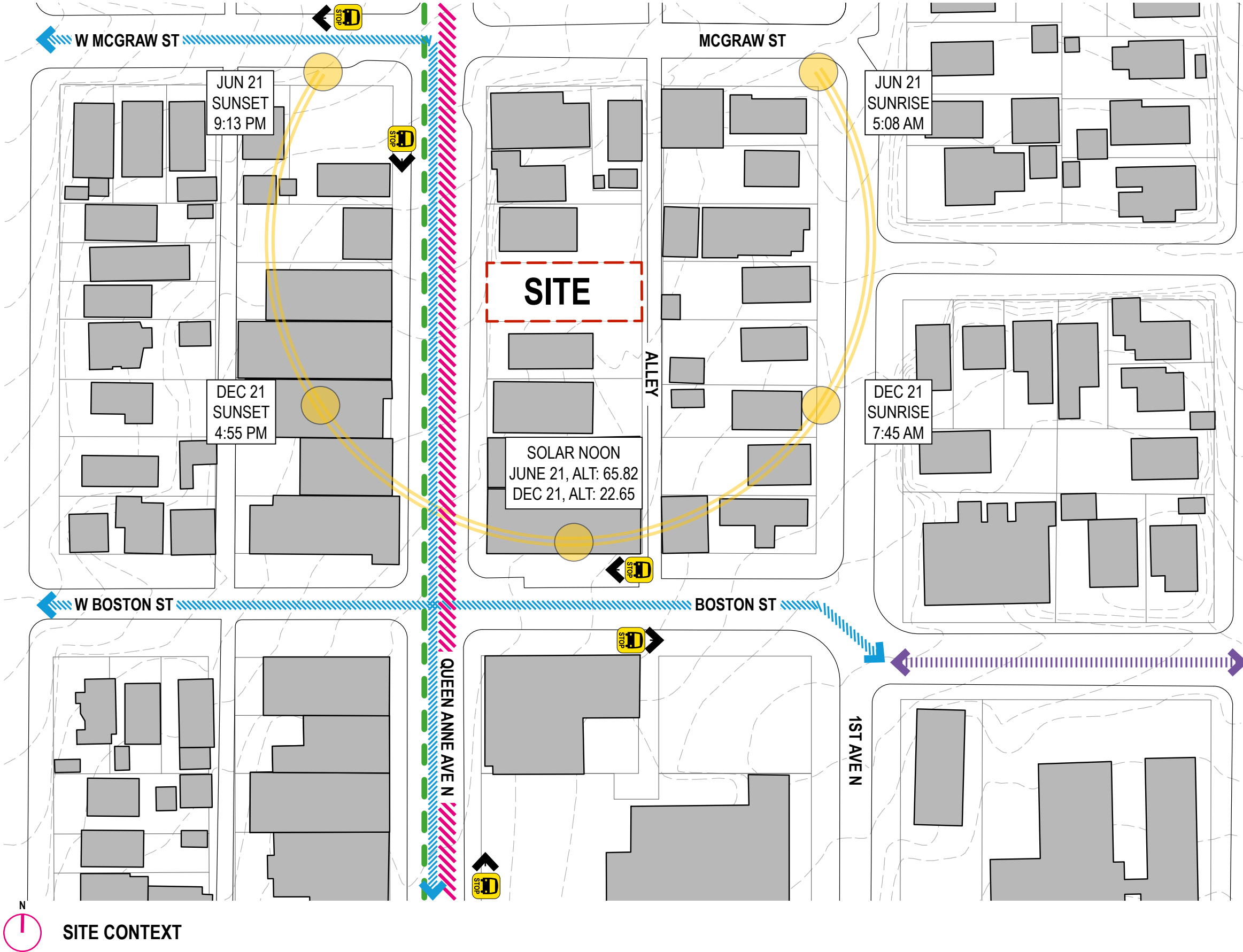
URBAN DESIGN ANALYSIS

Connections + Access

- Queen Anne Ave. N is designated as a pedestrian street. As such the sidewalks and uses along the street often provide outdoor seating, open space, and other pedestrian oriented landscape features.
- Along the QA Ave N. are major bus routes, moderate vehicular traffic, and a shared bike lane.
- QA Ave N. is considered the top of Queen Anne Hill and is a central location within the neighborhood.
- This area is primarily frequented by residents of the surrounding single family neighborhood.

Street Legend

-  Bus Stop
-  Queen Anne Pedestrian Zone
-  Urban Village - Minor Arterial
-  Connector - Minor Arterial
-  Shared Bike Lane





URBAN DESIGN ANALYSIS

Zoning

- NC2P - 55 (M). Recently upzoned in April of 2019.
- The project area is defined by the rich mix of uses along Queen Anne Ave N., a pedestrian oriented street, which carries requirements for street level uses.

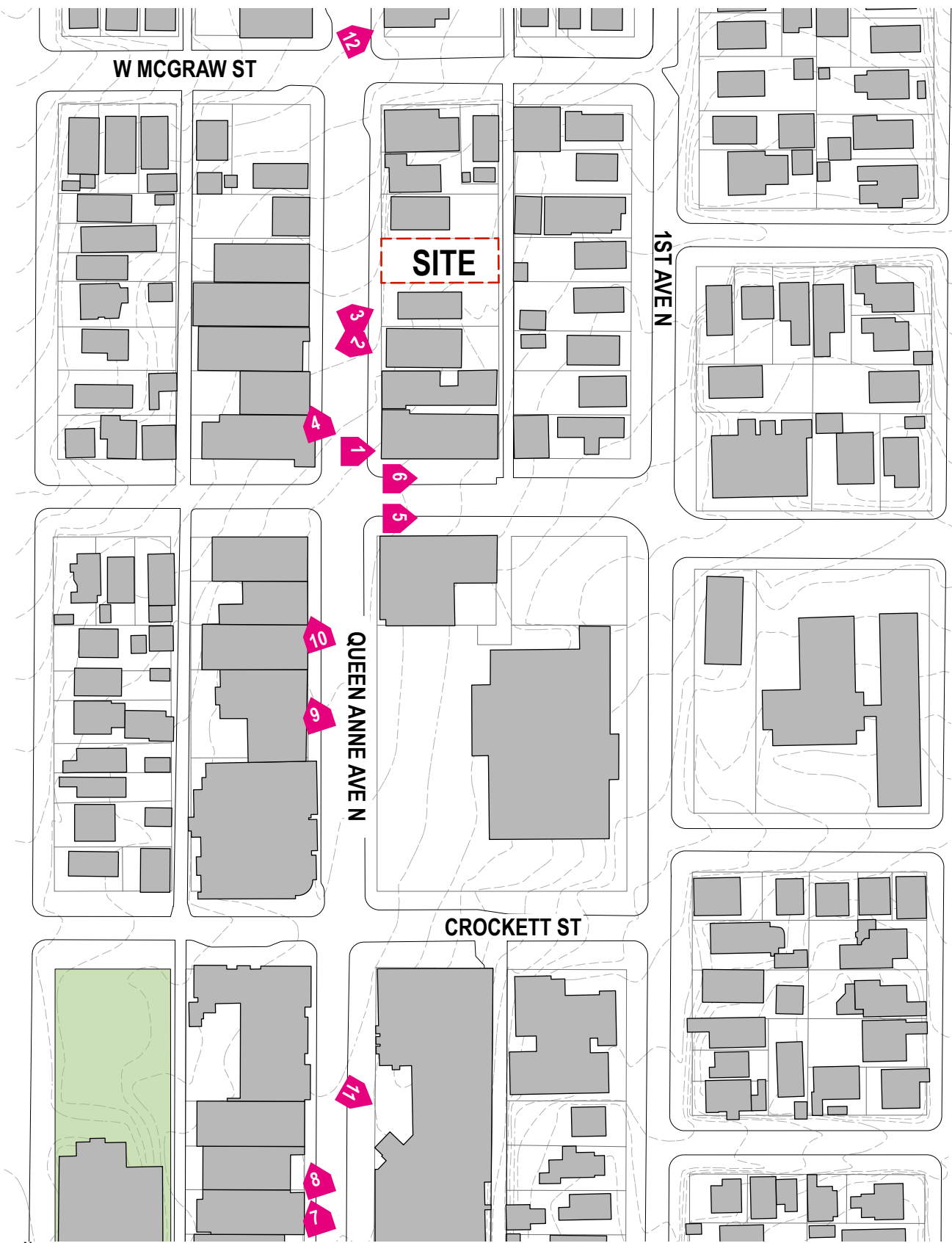
Uses

- Along QA Ave N. there are retail shops, restaurants, mixed-use apartment buildings, grocery stores, and small offices.
- Surrounding QA Ave N. is mostly single-family housing. A spirited neighborhood with a collection of schools and parks.

Zoning and Use Legend

	SF-5000
	LR2
	NC2P-55 (M)
	NC2P-75 (M1)
	Upper Queen Anne Residential Urban Village Boundary
	Grocery
	Religious / Educational
	Multi-Family / Mixed-Use
	Commercial / Retail / Office
	Single-Family

URBAN DESIGN ANALYSIS



 VICINITY MAP





5 Design Cue: Wide Sidewalk for Bike Parking and Street Trees



6 Design Cue: Casual Interior / Exterior Relationship at Street Level



9 Design Cue: Inviting Street Level Commercial Space



7



8



10 Design Cue: Wide Sidewalk Offers Gathering Space



11



12

URBAN DESIGN ANALYSIS

Existing Character

The project sits at the top of Queen Anne Hill within a growing commercial corridor that is surrounded by single-family homes.

Queen Anne Ave N.

- The buildings along Queen Anne Ave N. include a wide range of mixed use, commercial, retail and office buildings.
- The existing material choices are eclectic yet strong. Many buildings are clad in brick with decorative steel accents for awnings and street lighting. Some businesses exist within adapted single family homes which adds to the unique atmosphere of the neighborhood.
- The facade modularity, entry conditions, and awnings at the street front create a rhythm and set the pace for the pedestrian oriented street context.

Alley

- The Alley is primarily used for Trash collection and some parking.
- The Single-family homes along the ally are mostly fenced / walled in with a few small storage and parking structures.

URBAN DESIGN ANALYSIS



Intersection at McGraw St
QUEEN ANNE AVE N. - PHOTO MONTAGE LOOKING EAST



Intersection at W Boston St
QUEEN ANNE AVE N. - PHOTO MONTAGE LOOKING WEST



Intersection at Boston St

QUEEN ANNE AVE N. - PHOTO MONTAGE LOOKING EAST



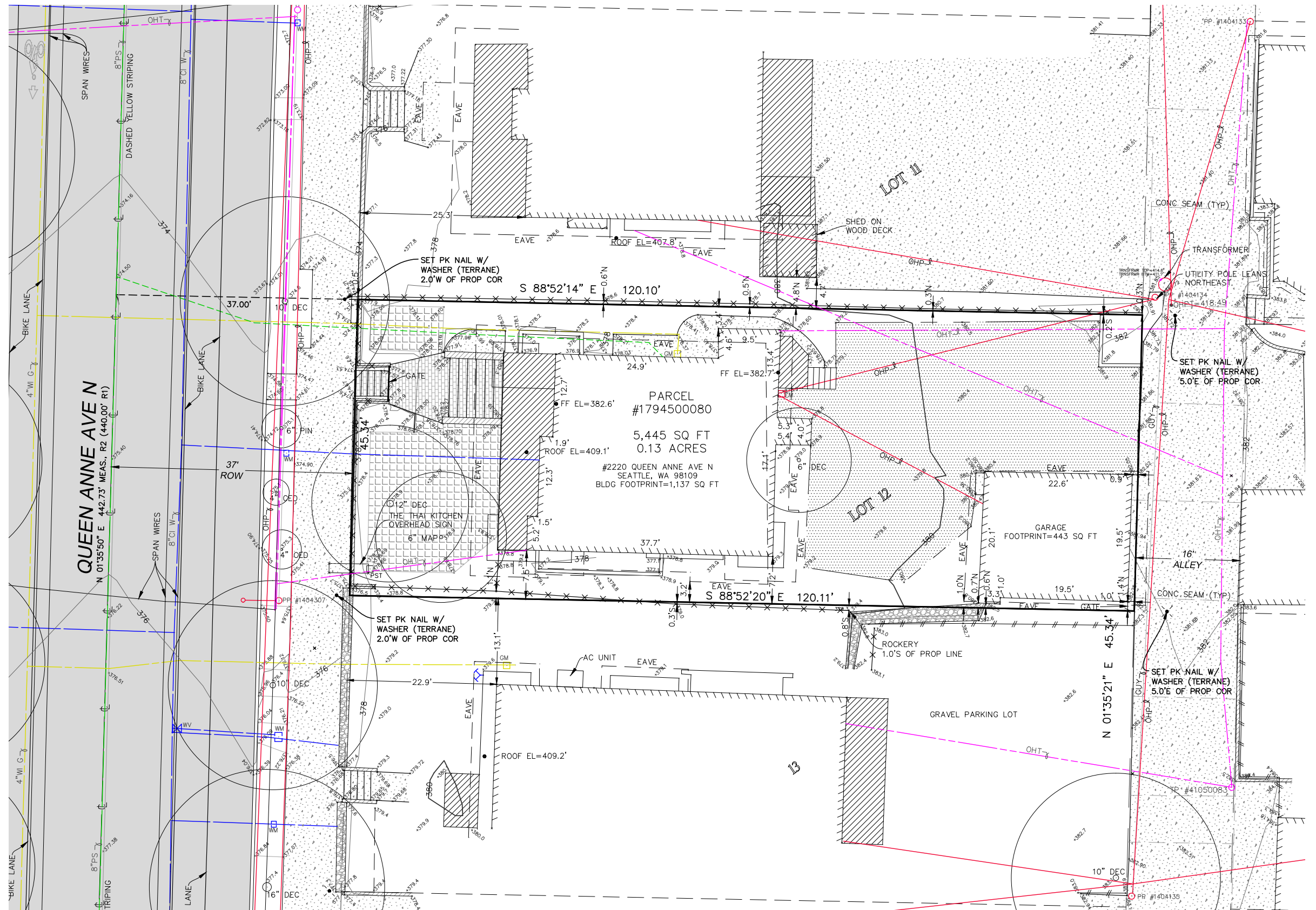
ACROSS FROM PROJECT SITE

Intersection at W McGraw St

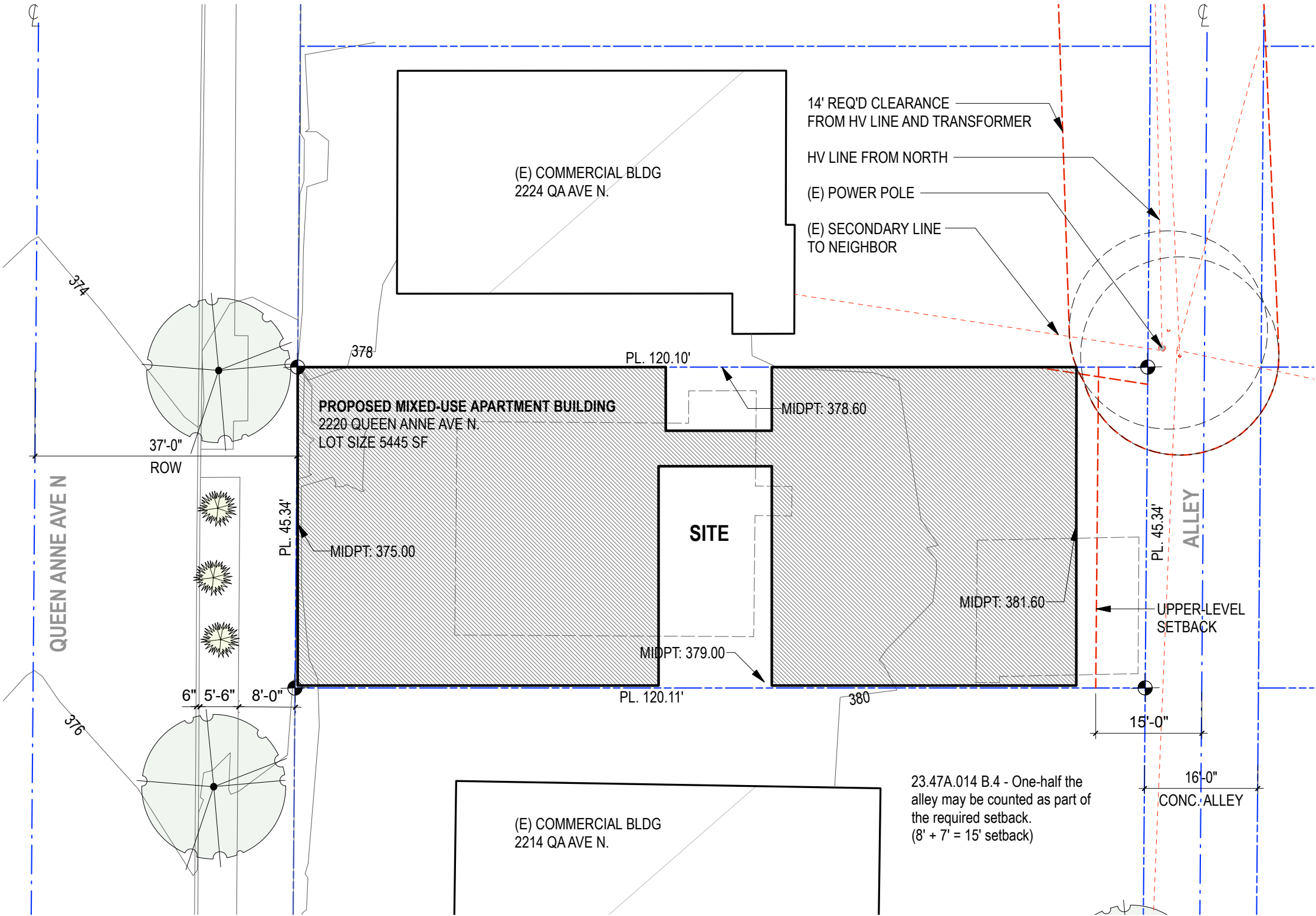
QUEEN ANNE AVE N. - PHOTO MONTAGE LOOKING WEST

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SITE SURVEY



ZONING SUMMARY



Site Area Zoning 5,445 SF
NCP2-55(M)

Height Limit 55'

Height Bonus 3'

Per Section 23.41.012.B.11.c
"Within the Queen Anne Residential Urban Village and Neighborhood Commercial zones as shown on Map B for 23.41.012, Upper Queen Anne Commercial Areas, building height departures up to 3 feet of additional height may be granted if the top floor of the structure is set back at least 6 feet from all lot lines abutting streets"

Overlay
Upper Queen Anne Residential Urban Village

Required Setbacks
Upper-level setback

Required Parking
None (per current frequent transit)

FAR 3.75
Total Allowable GSF 20,418.75 SF
Amenity Area 1,021 SF +/-

Bike Parking
Long Term 1 per Dwelling Unit
Short Term 1 Per every 20 Dwelling Units

Trash and Recycle Area 375 SF Residential
82 SF Commercial

ZONING SUMMARY

Anticipated project # 3033807-EG
50,000 SF of commercial grocery store
with approx 310 residential units and
354 below grade parking stalls

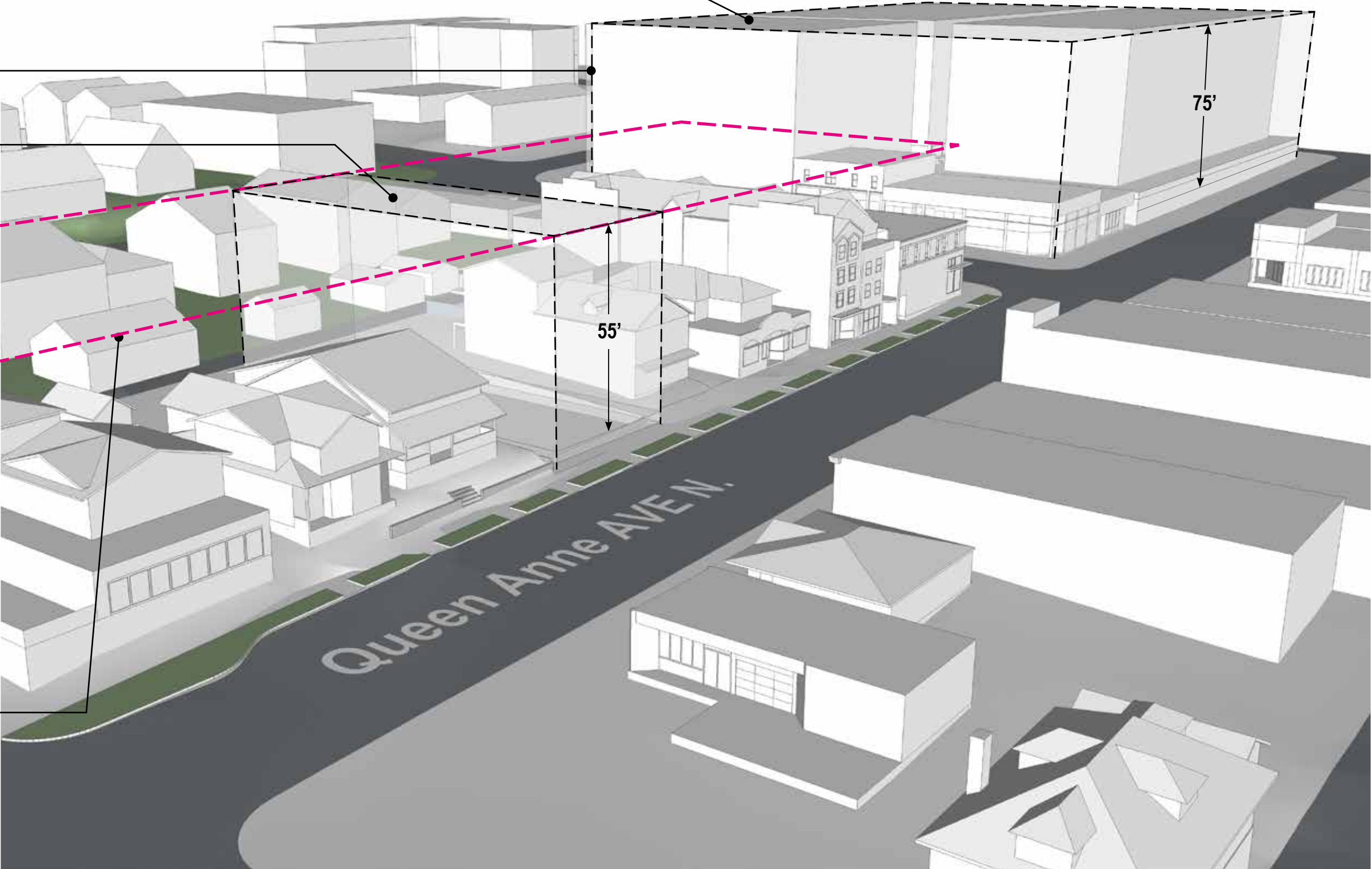
Recent Upzone to 75' height limit

Project Site
2220 Queen Anne Ave. N.

Orientation
The site is a mid-block parcel bound
by Queen Anne Ave N. to the west and
an alley to the east.

Existing Character
The project sits at the top of Queen
Anne Hill within a growing commercial
corridor that is surrounded by a single-
family zone. The buildings along
Queen Anne Ave N. include a wide
range of mixed-use, commercial, retail,
and office buildings clad in a variety
of materials. Most larger buildings
are clad in brick with steel accents
whereas some business exist within
adapted single-family homes.

Recent Upzone
The commercial area along Queen
Anne Ave N. is part of a recent up-
zone (March 2019) from NC2P-40 to
NC2P-55 (M) and new development is
expected in the future.





ALTERNATIVE 1 (CODE COMPLIANT SCHEME)

Description

Alternative 1 proposes a compact, 5-story, barbell scheme with a light court carved out at the center. The Commercial space is setback at the ground level, responding to the pedestrian street context and providing users with a covered entry.

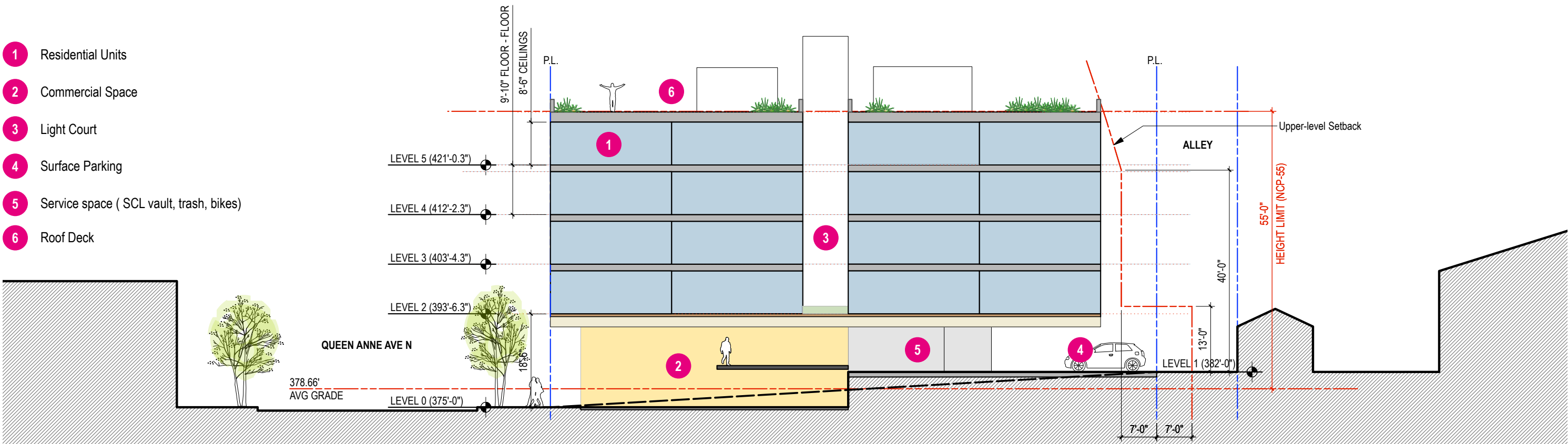
In order to avoid the high voltage line on the northeast corner of the property this option is further setback from the alley. The light court ensures that units on the interior still have access to natural light. The light court will be landscaped and inaccessible to the residents.

Program

- Approximately 40 apartment units
- Approximately 4 parking spaces



AERIAL VIEW



SECTION - EAST / WEST



VIEW FROM QUEEN ANNE AVE N. LOOKING NORTHEAST



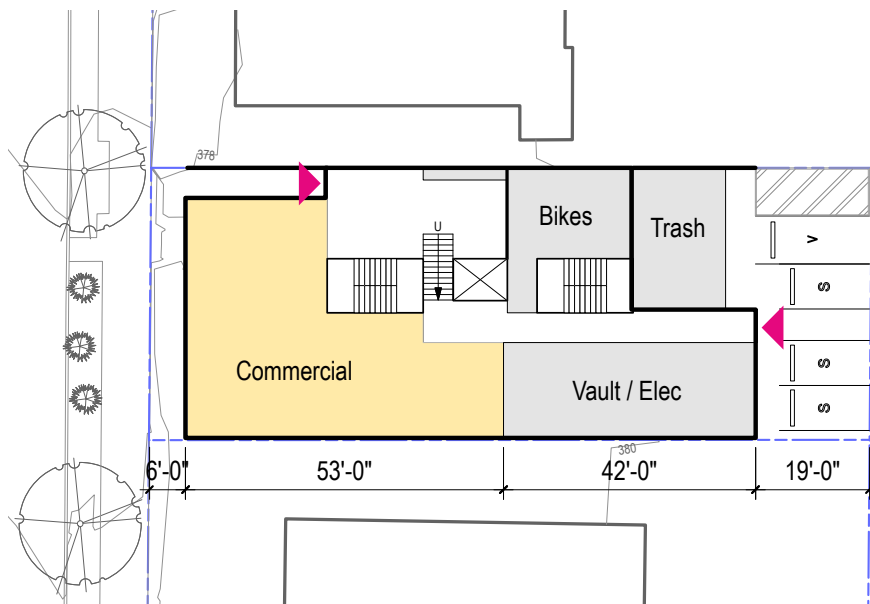
VIEW FROM ALLEY LOOKING SOUTH

Advantages

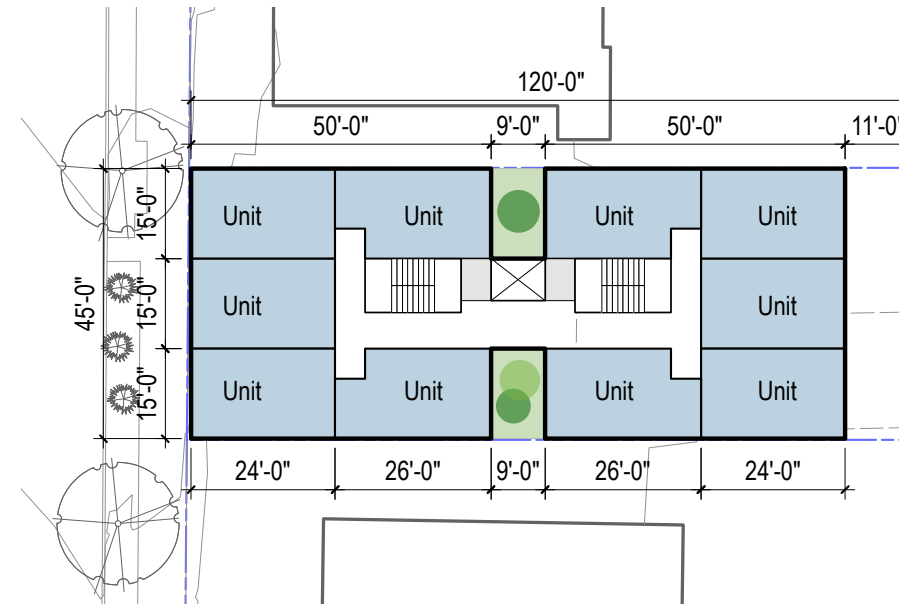
- The light court breaks down the massing of the building, reducing the perceived scale of the project and allows light into the central units.
- Larger setback along the Alley
- 5-Story option allows for potential mezzanine in commercial space
- No departures required

Challenges

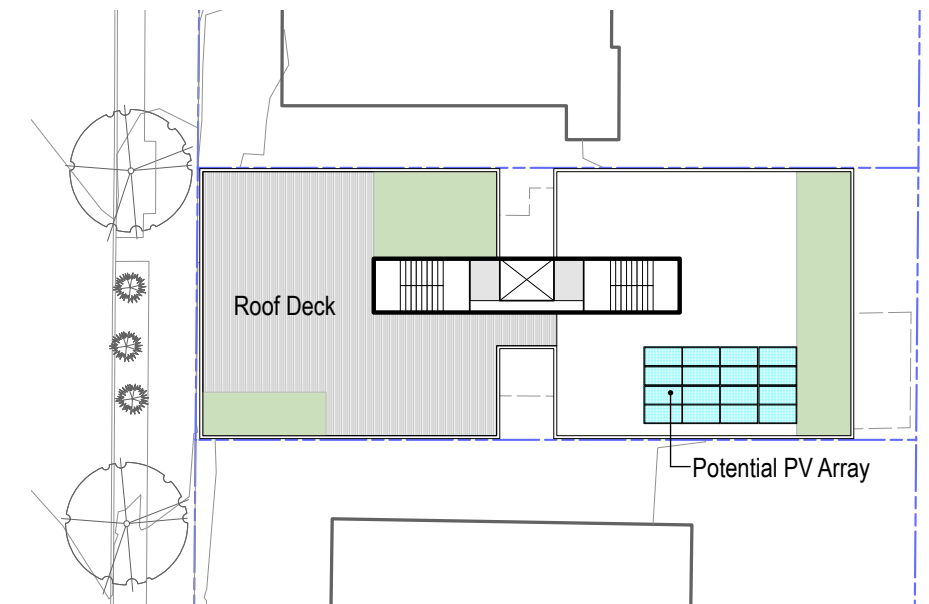
- Light court is narrow and units may become less desirable as new projects are developed adjacent to this building in the future.
- Upper level setbacks along Queen Anne Ave. difficult to incorporate while meeting development objectives.



 GROUND FLOOR



TYPICAL UPPER LEVEL PLAN



ROOF PLAN

ALTERNATIVE 2

Description

Alternative 2 proposes a longer, 5-story, scheme that is broken up with multiple light courts in order to give residents more access to natural light. The Commercial space is setback at the ground level, responding to the pedestrian street context and providing users with a covered entry.

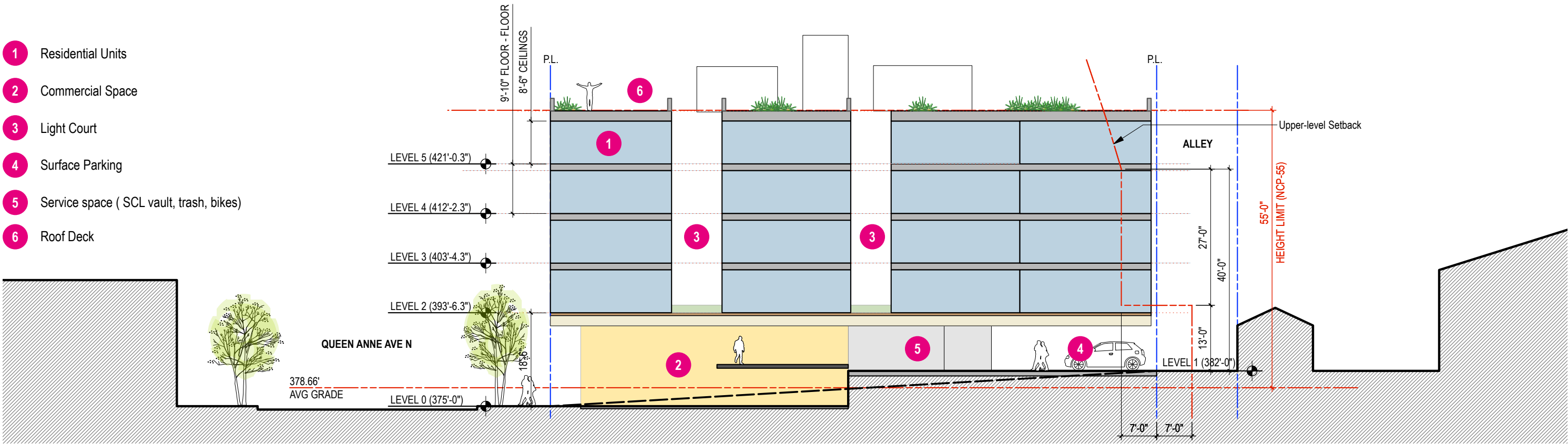
This option seeks a departure to the setback requirement along the alley in order to both avoid the high voltage line and provide residents with adequate daylight. The benefit of having multiple light courts breaks down the overall massing of the project.

Program

- 40 units
- 4 parking spaces



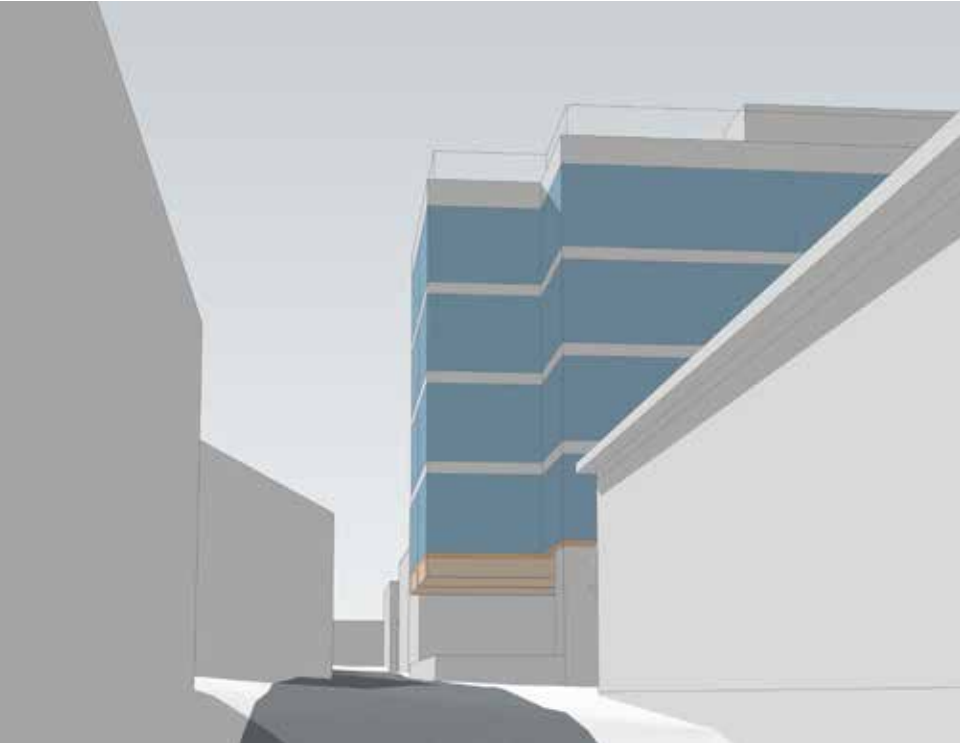
AERIAL VIEW



SECTION - EAST / WEST



VIEW FROM QUEEN ANNE AVE N. LOOKING NORTHEAST



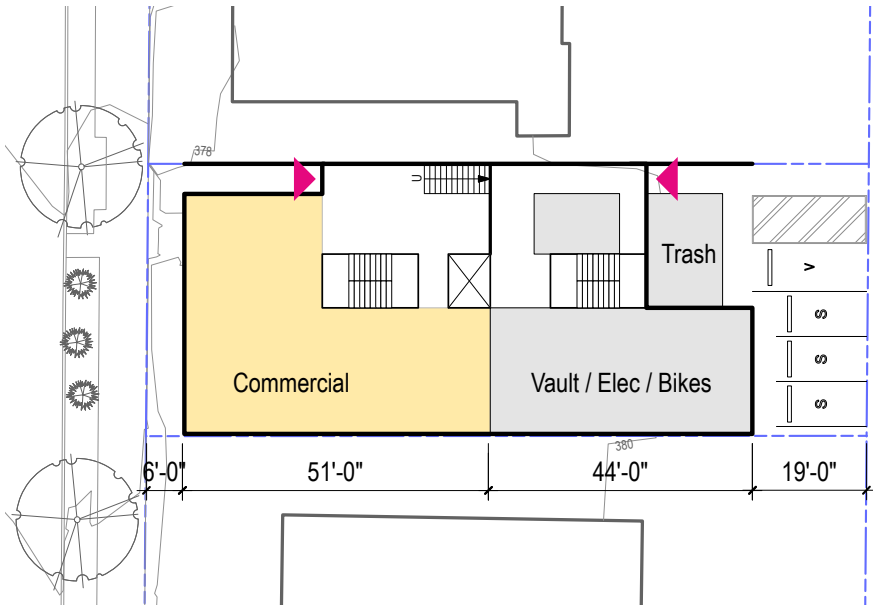
VIEW FROM ALLEY LOOKING SOUTH

Advantages

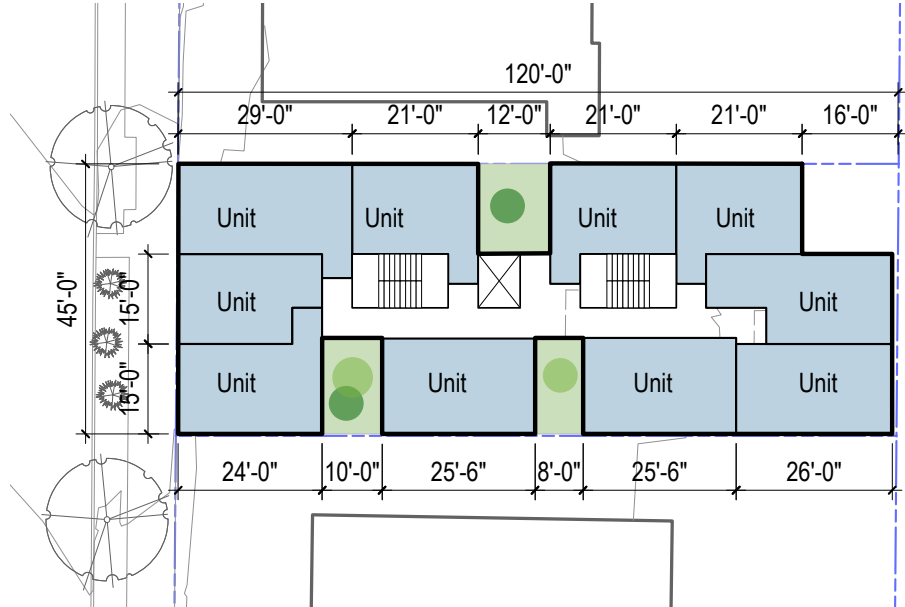
- The light courts break down the massing of the building, reducing the perceived scale of the project.
- 5-Story option allows for potential mezzanine in commercial space

Challenges

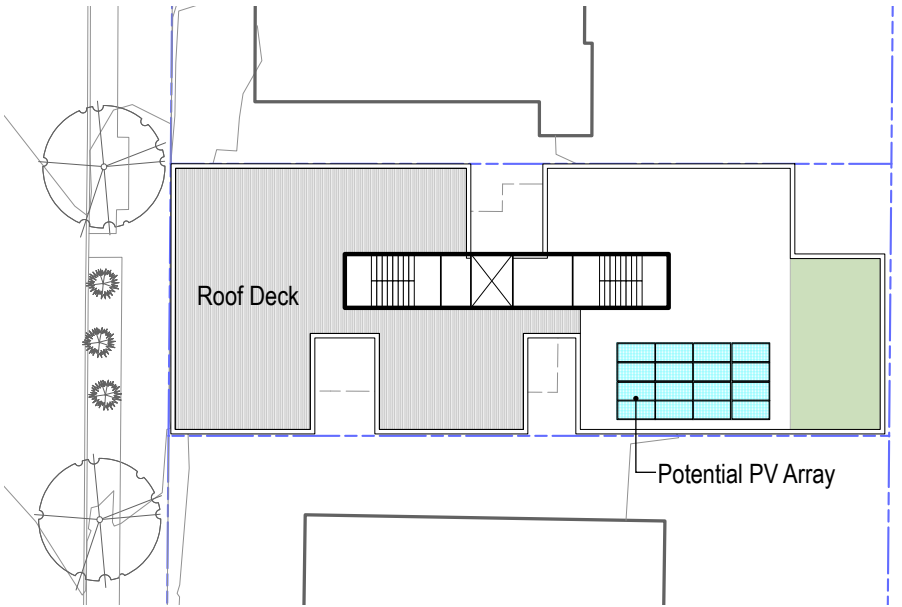
- Light courts are narrow and units may become less desirable as new projects are developed adjacent to this building in the future.
- Building out to the edge of the alley can overwhelm the single-family context that is adjacent to the project.
- This option would require a departure to the setback requirement at the alley due to the larger setback to accommodate the HV power lines and the second light well.



GROUND FLOOR



TYPICAL UPPER LEVEL PLAN



ROOF PLAN

ALTERNATIVE 3 - PREFERRED

Description

Alternative 3 proposes a compact, 6-story, building with 1 large courtyard located central to the massing and provides generous setbacks along the street and the alley at the upper story. The Commercial space is setback at the ground level, responding to the pedestrian street context and providing users with a covered entry.

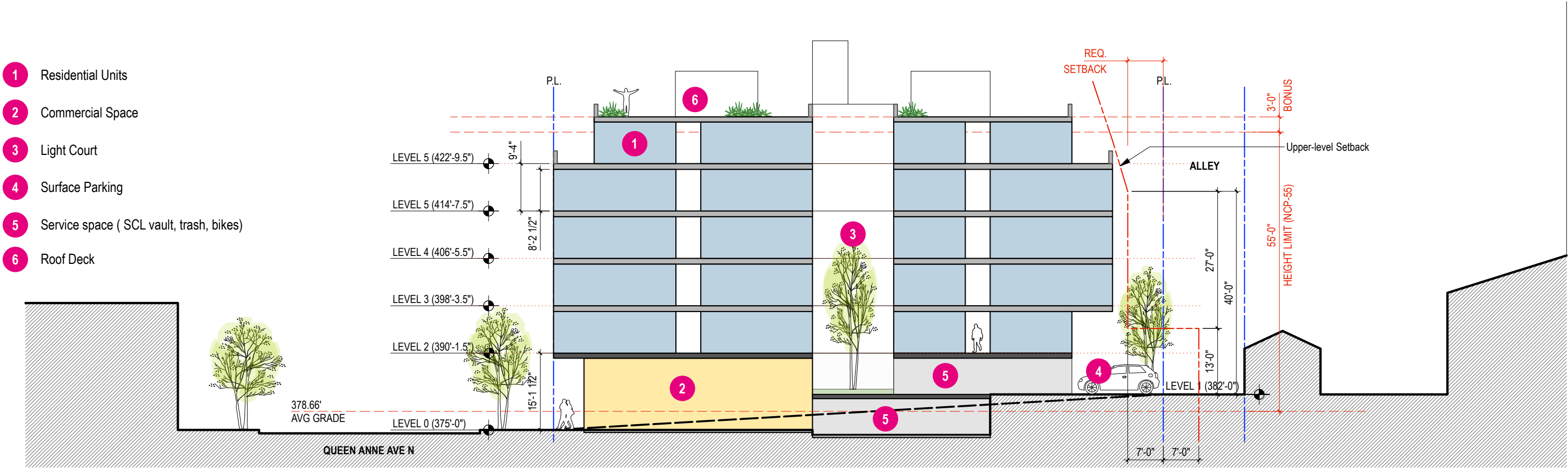
This option seeks a departable request for a height bonus outlined in the Seattle Land Use Code. This would permit an additional story which allows space for a larger courtyard and setbacks at upper levels, increasing access to light and reduces the scale of the overall massing.

Program

- 42 apartment units
- 4 parking spaces



AERIAL VIEW



SECTION - EAST / WEST

ALTERNATIVE 3 - PREFERRED



VIEW FROM QUEEN ANNE AVE N. LOOKING NORTHEAST



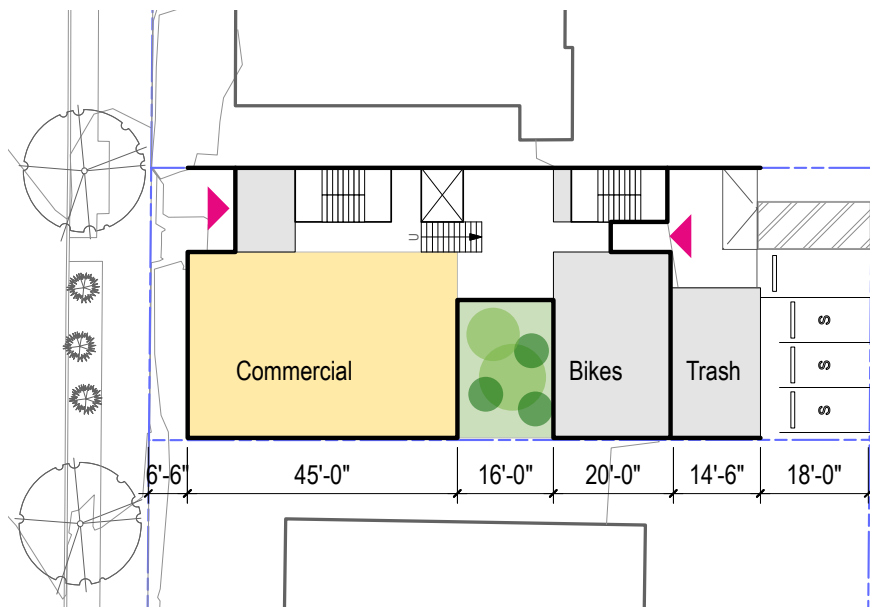
VIEW FROM ALLEY LOOKING SOUTH

Advantages

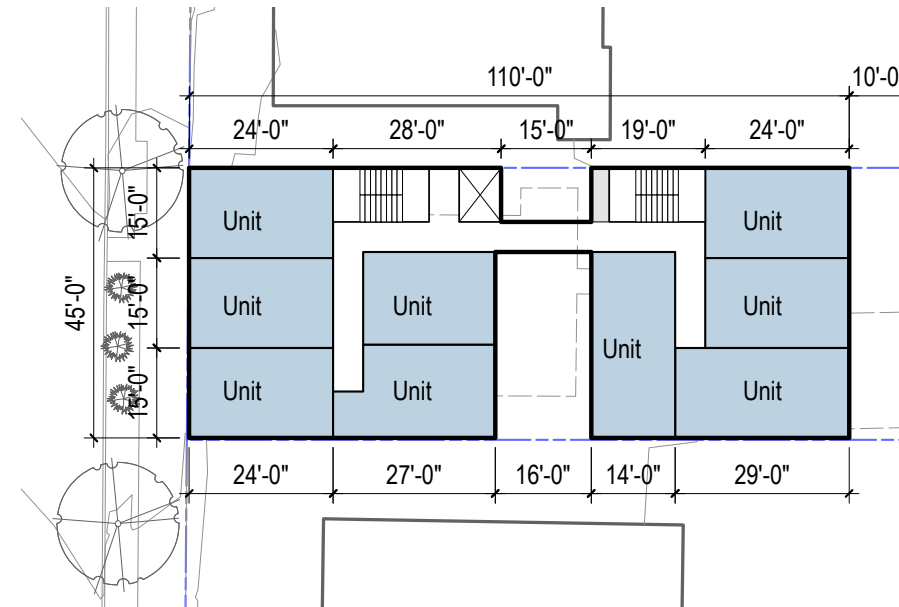
- Large courtyard provides light to units, corridor, and commercial space.
- Setbacks at upper level along both the street and alley reduce perceived building mass along the street edge as well as the single-family context.
- Offers potential to transition to SF zone using material change for east wing.

Challenges

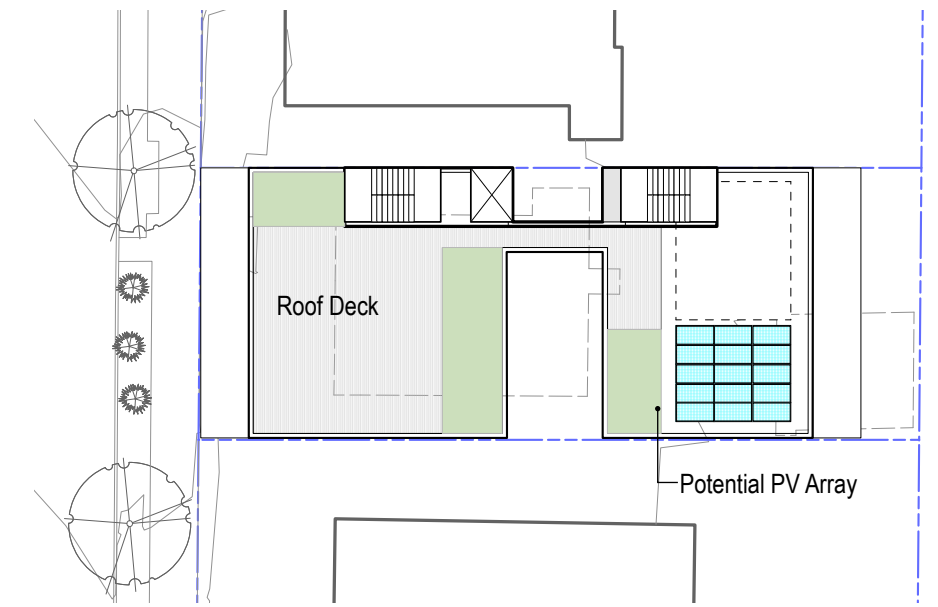
- 6-Story building will require thinner floor framing
- 6-Story building has lower ceiling heights
- Mezzanine in commercial space not possible



 **GROUND FLOOR**



TYPICAL UPPER LEVEL PLAN



ROOF PLAN

SUN ANALYSIS OF ALTERNATIVES

Shading Studies

The sun analysis diagrams show that the building massing for alternatives 1 and especially 2 cast more of the alley in shadow. The generous setback at the alley as well as the added setback at the upper floor allows Alternative 3 to have the least amount of impact on the single-family homes to the east.

Alternative 1
(Code-Compliant)

MARCH / SEPTEMBER 21
10 AM



MARCH / SEPTEMBER 21
10 AM



MARCH / SEPTEMBER 21
12 PM



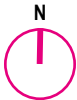
MARCH / SEPTEMBER 21
2 PM



Alternative 2

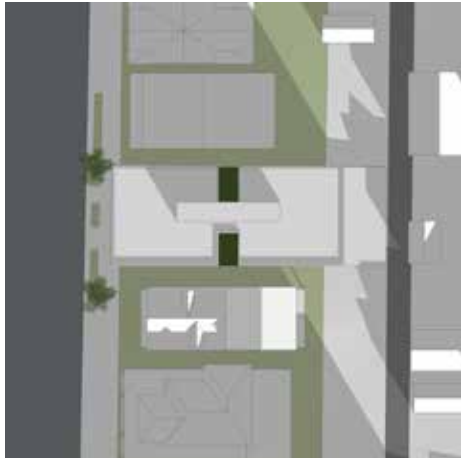


Alternative 3
Preferred

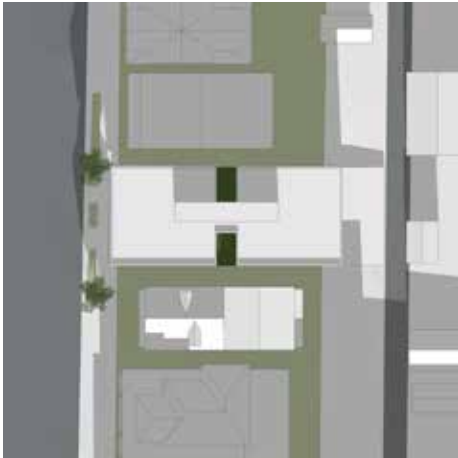


SUN ANALYSIS OF ALTERNATIVES

DECEMBER 21
10 AM



DECEMBER 21
12 PM



DECEMBER 21
2 PM



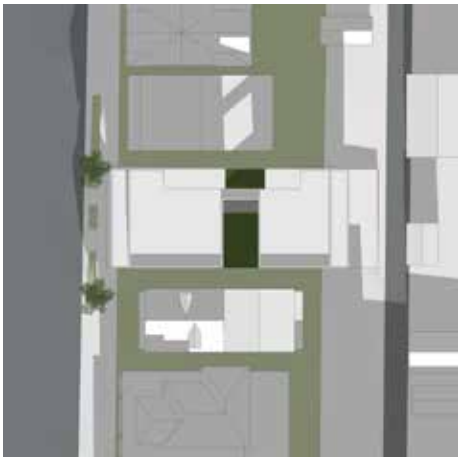
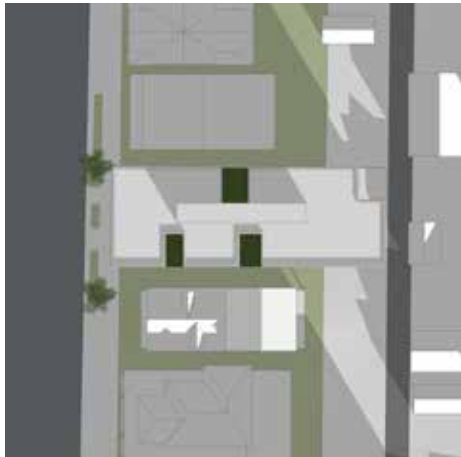
JUNE 21
10 AM



JUNE 21
12 PM



JUNE 21
2 PM



COMPARISON OF ALTERNATIVES



ALTERNATIVE 1 (CODE COMPLIANT)

Description
Alternative 1 proposes a compact, 5-story, barbell scheme with a light court carved out at the center. The Commercial space is setback at the ground level, responding to the pedestrian street context and providing users with a covered entry. In order to avoid the high voltage line on the northeast corner of the property this option is further setback from the alley. The light court ensures that units on the interior still have access to natural light. The light court will be landscaped and inaccessible to the residents.

- Program**
- Approximately 40 apartment units
 - Approximately 4 parking spaces
 -

- Advantages**
- The light court breaks down the massing of the building, reducing the perceived scale of the project and allows light into the central units.
 - Larger setback along the Alley
 - 5-Story option allows for potential mezzanine in commercial space
 - No departures required

- Challenges**
- Light court is narrow and units may become less desirable as new projects are developed adjacent to this building in the future.
 - Upper level setbacks along Queen Anne Ave. difficult to incorporate while meeting development objectives.



ALTERNATIVE 2

Description
Alternative 2 proposes a longer, 5-story, scheme that is broken up with multiple light courts in order to give residents more access to natural light. The Commercial space is setback at the ground level, responding to the pedestrian street context and providing users with a covered entry. This option seeks a departure to the setback requirement along the alley in order to both avoid the high voltage line and provide residents with adequate daylight. The benefit of having multiple light courts breaks down the overall massing of the project.

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ALTERNATIVE 3 PREFERRED

Description
Alternative 3 proposes a compact, 6-story, building with 1 large courtyard located central to the massing and provides generous setbacks along the street and the alley at the upper story. The Commercial space is setback at the ground level, responding to the pedestrian street context and providing users with a covered entry. This option seeks a departable request for a height bonus outlined in the Seattle Land Use Code. This would permit an additional story which allows space for a larger courtyard and setbacks at upper levels, increasing access to light and reduces the scale of the overall massing.

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- 42 units
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- Large courtyard provides light to units, corridor, and commercial space.
 - Setbacks at upper level along both the street and alley reduce perceived building mass along the street edge as well as the single-family context.
 - No departures required
 - Offers potential to transition to SF zone using material change for east wing.

- Challenges**
- 6-Story building will require thinner floor framing
 - 6-Story building has lower ceiling heights
 - Mezzanine in commercial space not possible

ALTERNATIVE 1 (CODE COMPLIANT)



VIEW FROM QUEEN ANNE AVE N. LOOKING NORTHEAST

ALTERNATIVE 2



VIEW FROM QUEEN ANNE AVE N. LOOKING NORTHEAST

ALTERNATIVE 3 PREFERRED



VIEW FROM QUEEN ANNE AVE N. LOOKING NORTHEAST



VIEW FROM ALLEY LOOKING SOUTH



VIEW FROM ALLEY LOOKING SOUTH



VIEW FROM ALLEY LOOKING SOUTH

DEPARTURE REQUEST

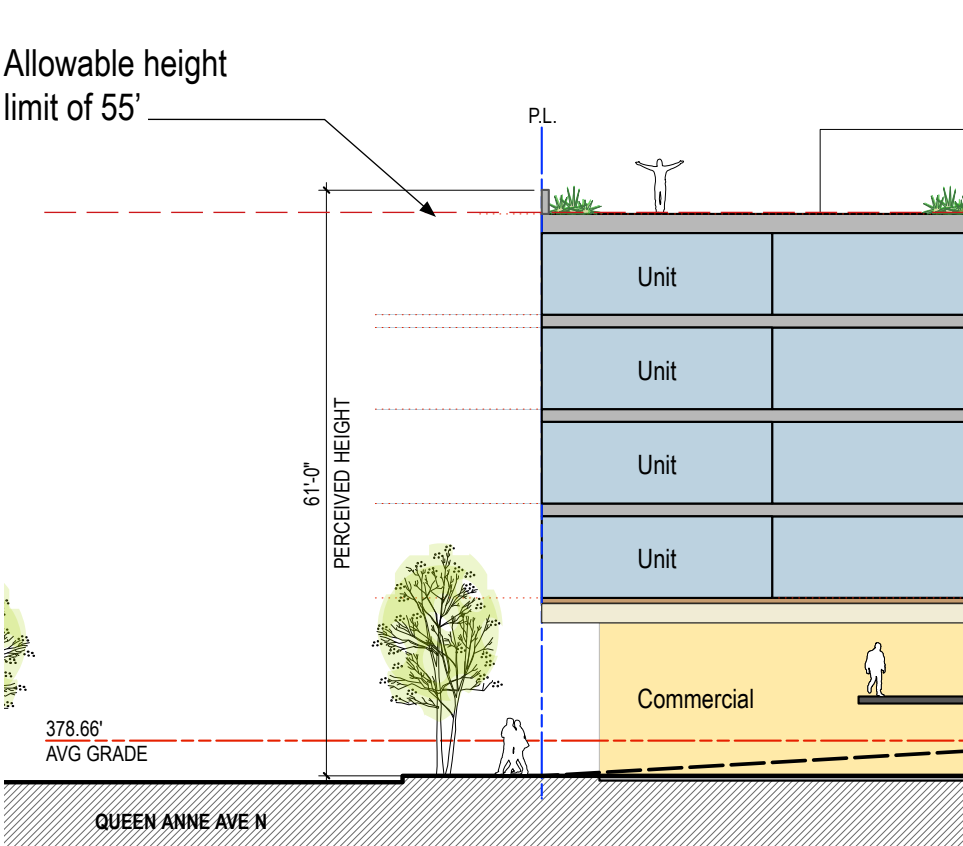
Departure Request # 1: 23.47A.012 Structure Height

Standard:
23.47A.012 Structure height.
The Height Limit is 55' (per NCP2-55(M) Zoning)

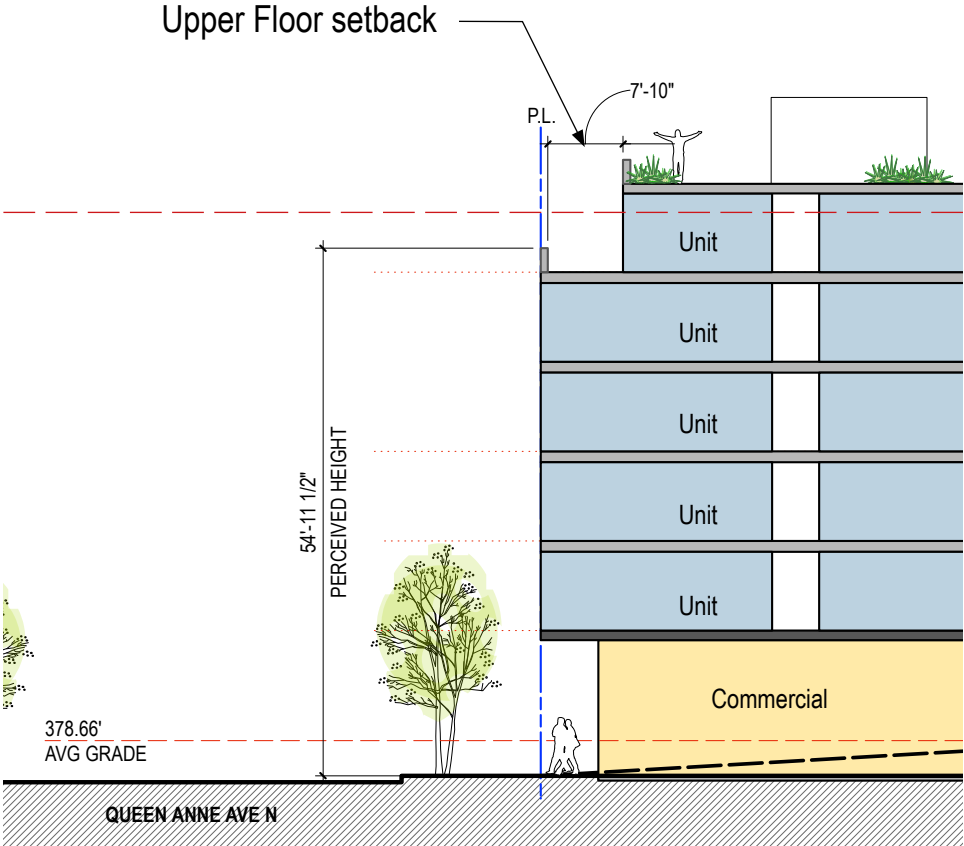
23.41.012.B.11.c
Within the Queen Anne Residential Urban Village and Neighborhood Commercial zones as shown on Map B for 23.41.012, Upper Queen Anne Commercial Areas, building height departures up to 3 feet of additional height may be granted if the top floor of the structure is set back at least 6 feet from all lot lines abutting streets.

Proposed:
Upper floor to be setback 7'-10" from street lot line, allowable building height to be increased 3'-0" per 23.41.012.B.11.c

Rationale:
The proposed upper floor setback reduces the perceived height of the new building from approximately 61' to 55' and exceeds the 6'-0" code-minimum, as the section diagrams to the right indicate. The top floor setback also increases light and air to Queen Anne Avenue. Top floor Setbacks are identified in CS-2 Urban Pattern and Form in the Upper Queen Anne Neighborhood Design Guidelines as a recommended strategy for reducing the height, bulk, and scale of new development.



CODE COMPLIANT OPTION (55' HEIGHT LIMIT)



PROPOSED ALTERNATE 3 (55' + 3' HEIGHT BONUS)

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PRIMARY DESIGN GUIDELINES (UPPER QUEEN ANNE + SEATTLE DESIGN GUIDELINES)

CONTEXT AND SITE

CS1 Natural Systems and Site Features

Use natural systems and features of the site and surrounds as a starting point for project design

Stormwater // Plants and Habitat

RESPONSE:

The project is studying opportunities for incorporating vegetated roofs and low impact stormwater management*, while using native species to create an on-site natural habitat in the landscaped courtyard.

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.

Height, Bulk, Scale and Compatibility

RESPONSE:

The project is being developed as a single 45’ wide lot, which matches the scale of older development in the area. Additionally, the preferred scheme is employing a top floor setbacks along Queen Anne Avenue and along the alley, to reduce the perceived scale of the building and transition between the residential zone to the east.*

CS3 Architectural Context and Character

Contribute to the architectural character of the neighborhood.

Streetscape Compatibility // Architectural Diversity // Architectural Context

RESPONSE:

This project seeks to become timeless and modern addition to the existing 20th century character along Queen Anne Ave N. by taking material cues from the surrounding context and providing a wider sidewalk with weather protection.*

PUBLIC LIFE

PL1 Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

RESPONSE:

The commercial space is setback 5-6’, providing year-round exterior space along the sidewalk. In addition, the courtyard will be visible from the street, through the commercial space.*

PL2 Walkability

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

Wider Sidewalks // Weather Protection //

RESPONSE:

The proposed residential and commercial entrances are recessed and clearly identified, offering weather protection to pedestrians while also connecting the interior with a high degree of transparency. Wider sidewalks provide ample space for street level activity.*

PUBLIC LIFE

PL3 Street-Level Interaction

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

Human Activity // Pedestrian Open Spaces and Entrances

RESPONSE:

This project seeks to reinforce the strong commercial core along Queen Anne Ave N. by further activating the street edge. The commercial space will be at the sidewalk level there, and there will be opportunities to provide operable windows and outdoor seating to contribute to the success and vitality of the street.*

PL4 Active Transportation

Incorporate design features that facilitate active forms of transportation such as walking, biking, and use of transit.

Bike Facilities

RESPONSE:

The project will feature an large bike room, at alley level, to facilitate and promote the use of bikes.

* Denotes Upper Queen Anne Supplemental Design Guideline Response



CS2, CS3, PL2: Scale, Streetscape Compatibility, Walkability



PL3: Recessed Entries, Covered Sidewalks



CS2, DC4: Context and Character // Brick Cladding

DESIGN CONCEPT

DC1 Project Uses and Activities

Optimize the arrangement of uses and activities on site.

Parking and Service Uses // Screening

RESPONSE:

The service uses have been positioned at the alley level, away from the pedestrian activity of Queen Anne Avenue. Because the project is across the alley from a single-family zone and as such care will be provided in the concealment of trash and other services.*

DC2 Architectural Concept

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

Massing // Secondary Architectural Features // Scale and Texture // Treatment of Alleys

RESPONSE:

The upper level setbacks along both the east and west sides will reduce the perceived mass of the building, while recessed decks will contribute to the composition as secondary elements in the façade composition. Attention to scale, texture, and architectural detail at the street, alley, and courtyard will create a pleasant human-scaled environment. The building setbacks at the alley exceed code minimums to provide further relief between the commercial and single-family zones.*

DESIGN CONCEPT

DC3 Open Space Concept

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

Visible Landscaping

RESPONSE:

*The courtyard has been positioned to be visible from the street, through the commercial space. This will provide a strong presence of natural greenery and become a welcoming feature of the project for residents and the public.**

DC4 Exterior Elements and Finishes

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

High Quality Cladding Materials // Renewable Materials

RESPONSE:

The primary use of brick as a high quality cladding material and regionally sourced materials will contribute to the long-lasting character of the Queen Anne neighborhood. Further, signage and lighting will be carefully considered to focus on the pedestrian experience.

* Denotes Upper Queen Anne Supplemental Design Guideline Response



DC2, DC4: High Quality Exterior Materials, Brick



DC2: Detailing // Texture in Brick with Integrated Balconies



DC2: Detailing // Texture in Brick with Integrated Balconies

PRIMARY DESIGN GUIDELINES (UPPER QUEEN ANNE + SEATTLE DESIGN GUIDELINES)



ALTERNATIVE 3 PREFERRED

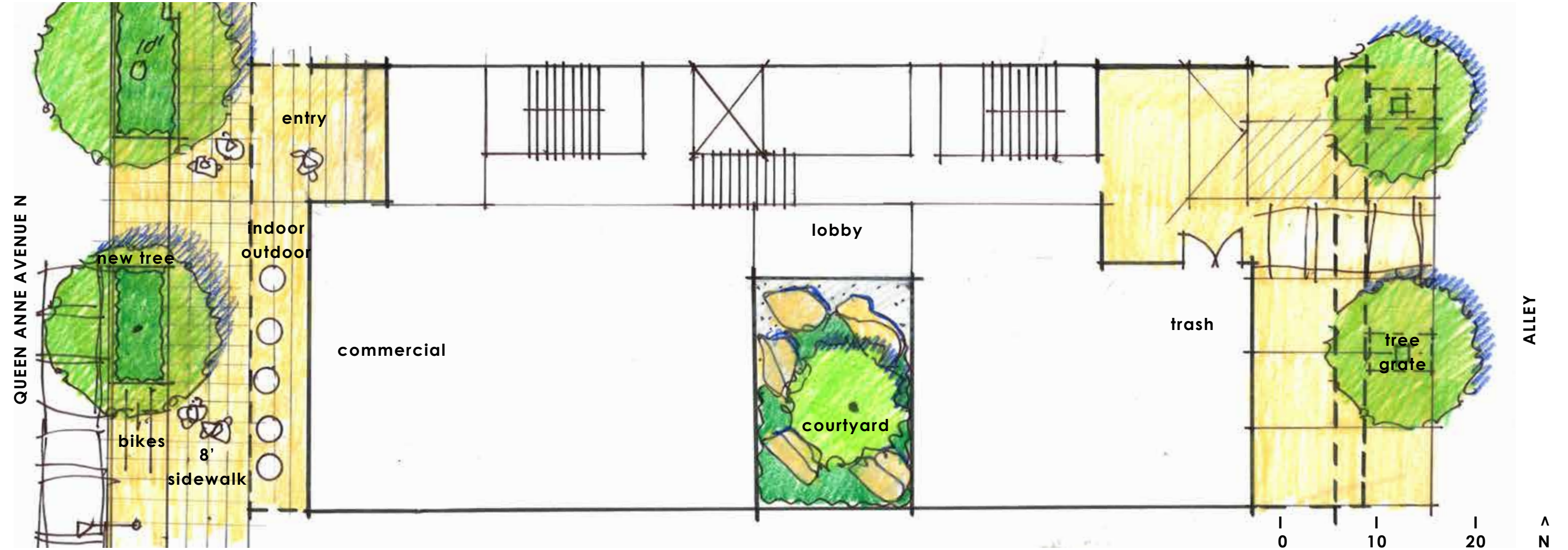
- 1 CS2: Setback at Upper Story Reduces Perceived Mass
- 2 DC2: High Quality Exterior Materials with Integrated Balconies
- 3 PL2: Wider Sidewalk
- 4 PL2, PL3: Covered Entry, Street Level Interaction
- 5 CS1, DC3: Natural Habitat, Integrated Open Space at Central Courtyard
- 6 CS1: Vegetated Rooftop and Low Impact Stormwater Management
- 7 CS2: Material Change for East Wing Helps Transition to SF Zone

PRIMARY DESIGN GUIDELINES (UPPER QUEEN ANNE + SEATTLE DESIGN GUIDELINES)



ALTERNATIVE 3 PREFERRED

LANDSCAPE PLANS



Tofino better bike rack



outdoor seating and eating



street retail



indoor outdoor spaces



courtyard and tree



alley parking: tree in grate

site

Karen - Keist | Landscape Architects



open rail, green roof



mounded landscape w/trees



green roof w/perennials



benches and lounging



BBQ



fire and fun

roof

Karen - Keist | Landscape Architects

EXAMPLES OF PAST WORK

Anhalt Apartment Renovation and Addition (w/ Shilshole)
Seattle, WA



2016 NW & Pacific Region AIA Merit Award
2015 Seattle AIA Honor Award
2015 People's Choice Urban Design Awards, Second Place
2015 Historic Seattle Preserving Neighborhood Character Award



SCCA Patient House
Seattle, WA



2011 Seattle AIA, Merit Award
2011 Pacific + NW Region, Honor Award
2011 Seattle AIA, Future Shack Award
2011 RADA Award



EXAMPLES OF PAST WORK



Bradner Gardens
Seattle, WA



2003 Seattle AIA, Honor Award Citation



Shelton Apartments (w/ Shilshole)
Seattle, WA

