

**RECOMMENDATIONS OF  
THE QUEEN ANNE  
DESIGN REVIEW BOARD**

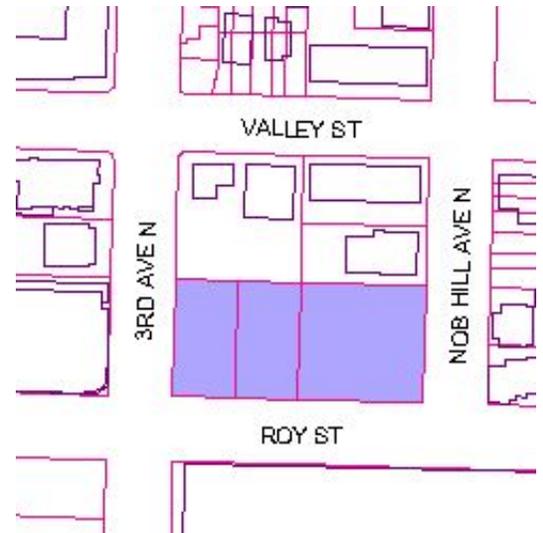
**October 3, 2007**

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**BACKGROUND INFORMATION:**

**Project Number:** 3005841  
**Address:** 300 Roy Street  
**Applicant:** Jensen/Fey Architects for  
Mark Modawell, Dina Corp.  
**Board members present:** John Rose Jr.  
Matt Roewe  
Bill Vandeventer  
**Board members absent:** Patrick Doherty  
Maria Barrientos  
**DPD staff present:** Malli Anderson (sitting in  
for Scott Kemp)

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**BACKGROUND**

The project was the subject of two Early Design Guidance meetings on January 3 and February 7, 2007, at which time the Board gave early design guidance for the project. Following the meetings, the applicant applied for a Master use Permit; the application was deemed complete on April 5, 2007. On October 3, 2007, the Board convened for a Recommendation Meeting regarding the project. The applicant provided Board members with floor and elevation plans, landscape plans, and samples of materials that will be used to construct the project.

**SITE AND VICINITY DESCRIPTION**

The proposal site is in an NC3 – 60' zoned parcel 256 feet long along Roy Street and 120 feet deep along both 3<sup>rd</sup> Avenue North and Nob Hill Avenue North. Directly south, across Roy Street is a three level parking garage for Seattle Center. To the north, contiguous with the subject site, in an area of L-3 zoning are several low scale multi-family buildings and some surface parking areas.

Topography rises approximately eight feet along Roy Street from east to west and an additional approximately eight feet from south to north. The site is currently used as a surface parking lot.

Roy Street is a one-way street, commercial in character with uses including restaurants, offices and some retail businesses. Auto traffic on the street is moderate as it functions as the west bound complement to the one-way, east bound Mercer Street. In addition to the nearby

## **Design Review Recommendations #3005841**

### **Page 2 of 4**

Seattle Center with its many attractions, the headquarters of the Gates Foundation is soon to be building nearby. Uses to the north, away from the commercial Roy Street are multifamily established over the past 100 years at a moderately high density.

### **PROPOSAL DESCRIPTION**

The proposed project is a five-story hotel and apartment building with ground floor commercial and hotel uses located on a parcel fronting Roy Street, stretching between 3<sup>rd</sup> Avenue North and Nob Hill Avenue North. The project includes approximately 136 hotel rooms and two residential units. The residential units will be located on the fifth floor, which is only present on the western end of the building. There is no fifth floor on the eastern end of the building due to a grade change of approximately eight feet from east to west. The upper floors of the building fronting on Roy Street are setback an additional 10 feet to reduce height, bulk and scale of the building and to accommodate power lines running along Roy Street.

Approximately 7,340 square feet of commercial space will be located at street level, and parking for 84 cars will be located at and below grade. The parking areas would be partially within the structure and partially exposed in northern areas of the site with no structure above, but would be completely contained from street level by a wall and landscaping buffer. The project will encompass half the block between Roy Street, Valley Street, 3<sup>rd</sup> Avenue North and Nob Hill Avenue North. Vehicle access is proposed via a full access driveway on Nob Hill Avenue North and an entrance-only driveway on Roy Street. Delivery truck loading would occur via a separate driveway on 3<sup>rd</sup> Avenue North; this area would be screened from view by a wall and a landscaped buffer.

The hotel lobby would be at sidewalk grade near mid-block of the project site. Further west, a tall, two-story space would be occupied by a restaurant. Entry to the restaurant would be four feet below sidewalk grade through a landing and stairs down to the main restaurant level and also through the Hotel lobby. Another commercial tenant (possibly restaurant) space with entry at sidewalk grade would be located at the eastern end of the Roy Street frontage; commercial uses would continue around the corner onto Nob Hill Avenue North. An additional setback of nine feet would be provided at the eastern corner to facilitate possible sidewalk seating.

The project site is located within the NC3-40' zone; properties surrounding the site are zoned L-3 to the north, and NC3-40' to the south. The project site is located within the Uptown Urban Center. Surrounding uses include a Seattle Center parking garage to the south, multi-family residential buildings and surface parking to the north, and mixed use commercial and residential buildings to the east and west along Roy Street.

### **DEVELOPMENT STANDARD DEPARTURES**

The applicant did not request departures for this project.

### **PUBLIC COMMENT**

Public comment was received. Questions and comments included:

## **Design Review Recommendations #3005841**

### **Page 3 of 4**

1. Concern with building height and views from neighboring residences.
2. Location, screening, operation, and security of the loading area on 3<sup>rd</sup> Avenue North.
3. Concerns with interior design for hotel and restaurant workers.
4. Screening of the parking area at the rear of the project.
5. Lighting of the building for safety but not too bright to impact neighbors.

### **BOARD DELIBERATIONS AND RECOMMENDATION**

Board members congratulated the project team on the improvements in the project design since it was last presented. Board member Roewe liked the “remnant” aspect of the brick element of the building, and appreciated the 10 foot upper level setback of the Roy Street frontage to break up the long building. Board member Vandeventer was concerned with the height of the tower elements with respect to the residents behind the building, and requested more texture on the fiber-cement panels on the buildings. Board members agreed with the comments regarding the treatment of the rear of the building, and requested that “something green” as high as possible be planted for the entire property length to soften up the treatment of the rear view. Board member Rose commented that he liked the corner wrapped in retail, but thought that the tower elements’ height should be reconsidered. Board member Roewe commented that he did not like the “bracket” elements on the towers, and felt they were unnecessary. He also commented that the articulation of the brick columns should be simplified so that either the crenellation of the columns should be one color of brick, or the windows should be made wider. Other board members agreed with this statement, and also added that a railing in that location could also be successful to simplify the design. The board members also asked the applicants to examine the height of the sentinels and explore ways to either lower the towers or make them appear lower, but reiterated that this was not a condition, but feedback. Board member Roewe asked that applicant to look at the southeast corner of the building where the balcony is on the same plane as the tower, and to resolve how the two relate, possibly adding an additional trim piece that extends on the eastside of the building to tie the two sides together. On the southwest corner, Board member Vandeventer did not believe the signage should be located there, and the applicant agreed that as sign would not be appropriate right above a hotel room window, or on the 3<sup>rd</sup> Avenue frontage. Additional comment was made regarding the columns on the west side of the building, and that possibly the columns do not need to be brick, but could be made more simple with less contrasting materials. Boardmembers agreed that the applicant should explore the use of different materials on the columns on both the west and east facades. The Boardmembers all commented on the nicely designed lobby entrance and porte cochere.

At the end of the meeting, the Board unanimously recommended that the DPD Director approve the design of the proposal, subject to the following conditions:

1. Tall landscaping, as high as possible, shall be planted along the rear property line to soften the rear view of the building.
2. The articulation of the panel between the windows and pilasters at the lower floors of the south facades shall be simplified with either the panels clad in brick or the windows made wider. A railing between the crenellations at the 10 foot setback east of the entry is an alternative approach which, at the option of the applicants, may be used to achieve the desired design simplification.

**Design Review Recommendations #3005841**

**Page 4 of 4**

3. The applicant shall explore the use of different materials on the brick column elements on both the west and east facades and consider the use of less contrasting materials.

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