



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

D.M. Sugimura, Director

**EARLY DESIGN GUIDANCE PRIORITIES
OF THE
QUEEN ANNE/MAGNOLIA DESIGN REVIEW BOARD**

Meeting Date: October 3, 2007

Report Date: October 17, 2003

BACKGROUND INFORMATION:

Project Number: 3007374

Address: 221 West Republican Street

Applicant: Brad Conway of Stannard Conway Architects for Jenny Anderson

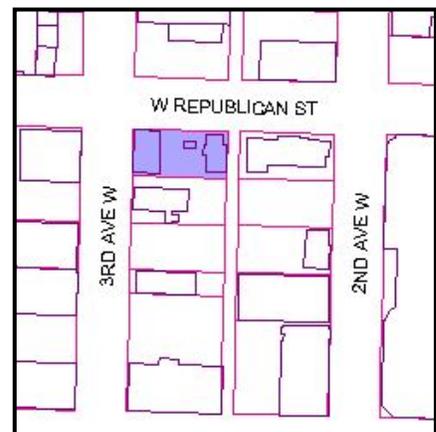
Board members present: Matt Roewe (Acting Chair)
John Rose, Jr
Bill Vandeventer

Board members absent: Patrick Doherty
Maria Barrientos

Land Use Planner present: Marti Stave

SITE AND VICINITY

The proposed project is located at the southeast corner of 3rd Avenue West and West Republican in the Uptown Urban Center of lower Queen Anne. There are currently two structures located on the 7,200 square foot project site, a duplex and a fourplex. A 16 foot alley bisects the block north to south between 2nd Avenue West and 3rd Avenue West. The site slopes approximately six feet to the south from West Republican. There are six mature street trees in the planting strips, two of which will be replaced in accordance with recommendations from the City's arborist. The zoning is Neighborhood Commercial 3 with a 65 foot height limit (NC3-65) as is most of the area to the south. West Republican represents the dividing line between the NC3-65 zone and the NC3-40 zone to the north.



The neighborhood is mix of styles ranging from one to six stories. There are a variety of uses ranging from office to multifamily and building types ranging from older, traditional brick apartment buildings to smaller commercial buildings constructed in the 1950's to larger concrete and glass office buildings dating to the 1980's to more recent larger scaled residential multifamily projects.

PROPOSAL

The applicant proposes a 65-foot high, mixed-use building with approximately 3,100 square feet of retail and live/work at street level and residential units above. There will be 32-35 units and parking for 27 vehicles at and below grade. Access will be from the alley which bounds the property on the east.

DESIGN PRESENTATION

Three alternative design schemes were presented. All of the options include ground level commercial retail or live/work use, alley access, parking located both at (behind the commercial use) and below grade and trash collection off of the alley. The applicant observed that the three options are not very different from each other. The property owner asked that the site be maximized and that all open space be with the units as decks.

Alternative 1 is a single-loaded L-shape with a one-story podium level and the bldg set back from the alley at Level 2 and up. This would provide an L-shaped courtyard at the south and east. This option has five levels of residential above the street-level commercial uses.

Alternative 2 ground floor is the same with Levels 2-5 also single-loaded and set back from the south property line providing a Level 2 courtyard along the south. This option has five levels residential.

Alternative 3 maximizes the site from ground to roof with double-loaded residential. This option differs from the others in that it has four residential levels with 12' floor to floor height and a chamfered corner at 3rd and Republican.

Materials would be brick base with terracotta or masonry for the upper levels drawing from newer neighborhood buildings. The overall building form has the façade up to street level with modulation at street level consisting of a brick base with columns and the main residential entry at the corner. Any blank walls with softened with landscaping.

PUBLIC COMMENTS

Two members of the public attended this Early Design Review meeting. The following comments, issues and concerns were raised:

- This building is the antithesis of the Uptown Park (draft) guidelines which calls for open space at street level with a courtyard. Artwork would be good mitigation for lack of ground floor public open space.
- Live/Work is encouraged and brick finishes are preferred but terracotta has had failures in some new buildings.
- Needs to be proper illumination of the sidewalk which is possible with downlights on rain canopies. Likes the design but personally suspicious of green walls.

- Concerned about the cost of off-street parking and its effect on the cost of housing at \$50K per space. Wants to see housing for working people. Looking for good pedestrian experience.

BOARD DELIBERATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, the Design Review Board members provided the siting and design guidance described below. The Board identified by letter and number those siting and design guidelines found in the City of Seattle's "*Design Review: Guidelines for Multifamily and Commercial Buildings*" of highest priority to this project.

DESIGN GUIDELINES

A Site Planning

A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

A-6 Transition Between Residence and Street *For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.*

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

A-8 Parking and Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

A-10 Corner Lots

Buildings on corner lots should be oriented towards the public street fronts. Parking and automobile access should be located away from corners.

- The Board agreed that there are few admirable contextual clues in the surrounding neighborhood and stressed that this is an opportunity to set the tone for the future in terms of the pedestrian experience.
- As this is a corner site the Board feels that at least one retail space should be dominant, more significant than the others.

- The Board questioned whether the main residential entry should be located at the corner. The corner presents a civic opportunity, a place for people to congregate (as in an outdoor café, etc.).
- The Board agreed that since this is such a small site that it makes sense to locate the residential open space with the units in the form of individual decks.
- The parking at grade level as proposed within the building hampers the street-level retail depth. Though the Board agreed with the narrower garage entrances, they strongly recommend that some of the at-grade parking be eliminated to provide more meaningful retail spaces. Therefore, the Board is not willing at this point to discuss departures from required retail depth.

B *Height, Bulk and Scale*

B-1 **Height, Bulk and Scale**

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less-intensive zones.

- Though the applicant did not express a preference amongst the alternative designs, the Board feels that Alternative 3 with four rather than five residential levels and 12 foot floor to floor height could be much more interesting while recognizing that this could add to the costs of the units. However, this alternative has maximized the site and they would like to see the building stepped back at the south elevation.

C *Architectural Elements and Materials*

C-2 **Architectural Concept and Consistency**

- *Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.*
- *Buildings should exhibit form and features identifying the functions within the building.*

C-3 **Human Scale**

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

C-4 **Exterior Finish Materials**

Building exteriors should be constructed 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.

- In general, the Board prefers concepts with strong architectural corners, however, the chamfered corner shown in Alternative 3 could work if done well.

- The design should create a transition from the base to the rest of the building. As proposed, the transition is too severe. If the base is to be brick it should be used in an innovative way to knit together the rest of the building.
- As proposed the building appears to have more deck than building mass. The Board would like the proponent to explore alternative designs that would minimize the appearance of the decks.
- The Board agrees that a brick base can be attractive if used in an innovative way. They would like to see how it is used to integrate the rest of the building and how the building as whole is enriched with the use of color and pattern. They agreed unanimously that concrete, if used at the base, must be clad with some other material.

D **Pedestrian Environment**

D-2 **Blank Walls**

Buildings should avoid large blank walls. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.

D-6 **Screening of Dumpsters, Utilities and Service Areas**

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

D-12 **Residential Entries and Transitions**

For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and be visually interesting for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops, and other elements that work to create a transition between the public sidewalk and private entry.

- The blank walls at the alley entrance should be minimized and softened with landscaping
- The Board liked the proposed recessed entries for the Live/Work units but is still unsure of the appropriateness of the main residential entrance at the corner.
- Because of the grade change on 3rd Avenue West the applicants are proposing less than required transparency at the street-level street facing façade. The Board is willing to consider 70% transparency along this façade (Note: the requirement in this zone is 60% transparency). This is the busiest of the two streets at this corner and should have the greatest transparency possible.
- The applicant should pay close attention to the design of the trash area, making sure that dumpsters do not have to be moved to the alley on pick-up day.

E **Landscaping**

E-2 Landscaping to Enhance the Building and/or site

Landscaping, including living plants, special pavement, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

- The Board is looking forward to a design that will incorporate the Green factor in a sensitive and sustainable way.

DEPARTURES FROM DEVELOPMENT STANDARDS

Departure Summary Table

REQUIREMENT	REQUEST	APPLICANT'S JUSTIFICATION	BOARD RECOMMENDATION
Blank facades (SMC23.47A.008A2) Blank facades of the street-facing between two and eight feet above the sidewalk may not exceed 20 feet in width.	Some blank facades along 3 rd Ave. West may exceed 20 feet.	Because of the grade change along 3 rd Avenue W. (8 feet) it is not necessary for at least one wall segment to exceed 20 feet.	The Board will continue to entertain these departures based on how well the design responds to the Design Guidelines noted.
Modulation (SMC23.47A.008A3) Nonresidential uses must extend an average of at least 30 ft and a minimum of 15 ft from the street level street facing façade.	Average depth of 20 ft from street level street facing façade.	At grade parking requires significant space within ground floor level of building.	

NEXT STEPS

Using the design guidance above the architect should develop the next iteration of the design response. The following items summarize what should be included in the submittal materials for MUP application and recommendation meeting. See guidance above for applicable details.

- 4 sets of MUP plans, 5 copies of the filled out SEPA checklist, 2 copies of the draft recommendation packet (more will be requested prior to the meeting), owner authorization form, financial responsibility form, site plan (8.5"-11") for SEPA large sign (see Director's Rule 29-2006).
- Provide a written response to the Design Review guidelines and guidance above at MUP submittal (see attachment B of CAM 238). Please send the planner the electronic version of the narrative design response via email.
- Provide the topographic survey in the recommendation packet.
- Provide detailed large scale street level vignettes for the street level along West Republican Street and 3rd Avenue West to illustrate the streetscape experience.
- Provide a full color rendering of the building looking southeast from northwest corner of West Republican and 3rd Avenue West.

- Provide a full color and materials board with tangible examples at the recommendation meeting. Also, provide some pictures of the material applications in built projects.
- Provide full color shadowed elevations in the MUP plans (N-S-E-W) with material callouts.
- A conceptual plan for signage type and location as well as lighting design should be presented at the next meeting.
- Provide a large scale full color landscape plan in the MUP plans.
- Provide larger scale site plan's at the recommendation meeting.
- Please call the Planner (Marti Stave 206 684-0239) when you have made your MUP intake appointment.

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