

DESIGN GUIDELINE PRIORITIES

OF

QUEEN ANNE DESIGN REVIEW BOARD

Meeting Date: April 2, 2008

BACKGROUND INFORMATION:

Project Number: 3008520

Address: 201 Boren Ave. N..

Applicant: Callison for Vulcan Inc.

Board members present

**Patrick Doherty
Matt Roewe
Mark Garrell
Bill Vandeventer
Dan Foltz**

Land Use Planner present:

Scott Kemp

Site and Vicinity

The proposal site is a half block on the west side of Boren Ave. N. between John St. and Thomas St. The site slopes up to the south and steeply down to the west. An alley enters the block from the south but does not extend the full length of the block. Across Boren Ave. N. to the east is a City Landmarked building containing the offices, printing and distribution facilities of the Seattle Times Company.

The western half of the block on which the subject site is located is occupied by other commercial businesses in buildings facing onto Terry Ave. N.

Public Comments

No public comment was offered at the meeting.

PRIORITIES IDENTIFIED:

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the siting and design guidance described below and 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. The guidance and recommendations made were agreed to by all of the Board members present, unless otherwise noted. While the notes below indicate the area the Board found most important, all of the Guidelines for

Multifamily and Commercial Buildings apply as well as those found in the SLU neighborhood design review guidelines.

A-1 Responding to Site Characteristics - The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation, and views or other features.

The sloped topography along the street frontages of the large site creates a challenge in placing uses along exterior walls which engage the sidewalk realm. It is important that the building does interact well with pedestrians providing visual interest, opportunities to enter the building and engage with uses along the facades.

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-4 Human Activity - New Development should be sited and designed to encourage human activity on the street.

Uses at ground level around the site need to be defined in the architecture. The base needs to be carefully designed to provide areas of pedestrian scale and interest.

B-1 Height, Bulk and Scale Compatibility - 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. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

SLU-specific supplemental guidance

- Address both the pedestrian and auto experience through building placement, scale and details with specific attention to regional transportation corridors such as Mercer, Aurora, Fairview and Westlake. These locations, pending changes in traffic patterns, may evolve with transportation improvements.
- Encourage stepping back an elevation at upper levels for development taller than 55 feet to take advantage of views and increase sunlight at street level. Where stepping back upper floors is not practical or appropriate other design considerations may be considered, such as modulations or separations between structures.
- Relate proportions of buildings to the width and scale of the street.
- Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.
- Consider using architectural features to reduce building scale such as:
 - landscaping;
 - trellis;
 - complementary materials;
 - detailing;
 - accent trim.

The Board thinks the applicants are on the right track with regard to building massing and differentiation between elements to break down the appearance of bulk and scale.

- C-1 Architectural Context - New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.**
- 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. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.**

The proposed buildings should be differentiated from one another as if they were built over time. They should also be distinct in appearance from other Amazon related buildings on near by blocks.

The punched window expressions are successful.

The roof line of the larger building expression needs to have an expressed top; a unique cap of some kind.

The “special building” with punched façade should be of a separate material.

Building materials and expressions should wrap into the alley for an appreciable distance so that it looks finished from the perspective of a pedestrian on Thomas St.

- C-3 Human Scale - The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.**
- D-1 Pedestrian Open Spaces and Entrances - Convenient and attractive access to the building’s entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.**
- D-7 Personal Safety and Security - Project design should consider opportunities for enhancing personal safety and security in the environment under review.**

Special care need sot be taken to provide human scaled spaces adjacent to sidewalk areas which are connected to building functions such as retail shops or entrances.

Departure Requests

Next Steps

The applicant is encouraged to move on to MUP application.