



City of Seattle

Mike McGinn, Mayor

Department of Planning & Development

D.M. Sugimura, Director

**DESIGN REVIEW RECOMMENDATION MEETING
OF THE
QUEEN ANNE/ MAGNOLIA DESIGN REVIEW BOARD**

BACKGROUND INFORMATION:

Project Number: 3012256

Address: 1260 Republican Street

Applicant: Jon Hall, GGLO, for AMLI Residential Partners LLC

Date of Meeting: December 15, 2011

Board Members Present: David Delfs, chair

Mindy Black

Jill Kurfirst

Jacob Connell

Board Members Recusant: Lipika Mukerji

DPD Staff Present: Scott Kemp

SITE & VICINITY

Site is zoned SM/R 55/75.

Site abuts SM-75 zone to east.

Development site extends between Yale Ave N and Pontius Ave N and is bounded on the south by Republican Street.

The site lies within the boundaries of the South Lake Union Urban Center

The site slopes from SE to NW with a difference of +/- 8 feet.

One existing two-story building on site will be demolished.

Surrounding development to east and south is primarily multi-family residential, office and retail.

Across Republican St. to the south is the designated Seattle Historic Landmark Supply Laundry Building which is being preserved in an active redevelopment of the remainder of that block with seven story multifamily development.

PROJECT DESCRIPTION

The proposed project is for the design and construction of a seven story, mixed use building with approximately 175 residential units located above 3,871 sq. ft. of ground level commercial retail use. All of the parking (approximately 210 stalls) for the proposed development is to be provided in a garage that is at and below grade and accessed from Pontius Ave N. An existing 4,000 sq. ft. building on the site is to be demolished.

EARLY DESIGN GUIDANCE MEETING: DECEMBER 15, 2011

South Elevation



East Elevation



West Elevation



Additional graphics shown at the DRB Recommendation meeting can be found by searching using the project number 3012256 here:
http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp .

Graphic representations of the three street facing facades, as presented at the Recommendation Meeting are show above.

A large, specimen Japanese Maple is proposed within a publically accessible, street level plaza area along the southern, Republican St. side of the project. A stairway from that area leads up to a second level residents only plaza. On the roof an innovative sloping green roof includes olive trees.

A sculpture art element would be placed in a widened landscape element across Republican St. from the alley to the south. Landscape in the Yale Ave. N. right of way would be an aesthetic match to the swale treatment being constructed in the block south.

The building exterior facades would include brick surface six stories in height across Republican St. from the historic Supply Laundry Building. There would be sun screens on the south side. Metal paneling would also be incorporated. A unique, curved panel element, shown at the meeting, would be incorporated to provide a curved edge to large planes of building façade.

The Board asked about the lighting proposed in the underside of the “cloud” façade element in the south façade and asked if they might interfere with residents of some of the residential units. The applicants appreciated this concern and indicated they may be able to modify them while still maintaining the desired “glow from below.”

PUBLIC COMMENT

The following comments, issues and concerns were raised by members of the public at the meeting:

- Support was expressed for the many trees to be planted on and around the site; particularly the large Japanese Maple.
- Concern was expressed about the stability of small sunshades to be attached to the building; to which an assurance was made by the architect that these would be engineered to withstand wind loads.
- A person indicated that the amount of landscape lost though departure was unlikely to be made up through the specimen tree, but that it would be if some three bedroom units suitable for families were added.
- A representative of a multifamily building to the east indicated that the new design shown at this meeting would block more views of the Space Needle than the schemes shown at EDG.
- Concern was expressed about locating a dog run adjacent to a preschool play area; to which it was offered that a fence and landscaped buffer would be added to lessen health concerns.
- It was stated that low bushes in street planting areas would not be expected to survive due to pedestrian traffic from people exiting and entering automobiles.
- Concern about potential light pollution, especially from a rooftop, outdoor movie screening area, was expressed.

BOARD RECOMMENDATIONS

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 following Recommendations to the Department of Planning and Development. All recommendations are by all the Board members present unless otherwise specified.

The Board indicated the applicants responded well to the Early Design Guidance. It indicated the plaza were developed well and the retail corner would be a good amenity.

The Board discussed the height of the proposed building which was taller than the options shown at the Early Design Guidance meeting and decided that the site is in an urban context, the proposal is within the zoning envelope and height, bulk and scale issues have

been addressed with the proposed building forms on the two story base. The Board stated that the height, bulk and scale considerations were adequately addressed in the proposed building.

The Board endorsed the proposed approach to using interstitial space for mechanical equipment.

The Board discussed the stairway leading to the publicly accessible plaza on Republican St. to the private, second story outdoor space. The considered whether it should be light, unimposing structure as proposed and whether it should be gated at the bottom or at the top. The Board concluded that the proposed delicate stairway is appropriate and it directed that the public should be able to access it to view the area below or sit on a sunny day. A gate at the top could prevent public access further into the site.

The Board endorsed the specific building form and design details including: the materials, the fins, grills, and “chick let translucent panels.” All of the elements were directed to remain in the completed project.

The Board considered the building lights under the “floating” façade element on the south wall and stated they need to be located so they do not disturb residents in the building. It indicated that building façade lighting should be directed and/or shielded so as to avoid causing light and glare entering residential units in the building.

The Board indicated that the sculpture and “field of green” in the curb bulb-like element marking the location of the alley in the block to the south should remain in the project as constructed.

The Board stated the dog run at ground level should be separated from the property line by a landscaped area which is outside the fenced area and which functions to contain rainwater from the dog run and drains it in a manner compliant to the Seattle Stormwater and Drainage Code.

The Board made a request of the developer to provide some three bedroom units in the constructed project to accommodate families.

DEPARTURES

1. SMC 23.48.014.D.1 Street Level Setbacks

Required: Landscape according to 23.48.024 to limit hardscape to 30% of setback area.

Proposed: 22% landscaped area with large Specimen Japanese Maple.

Rationale: The large tree is an important element in making the plaza work, providing the effect of a landscaped plaza setback with less square foot of landscape.

The Board recommended approval of this development standard departure.

CONDITIONS:

The Board recommended approval of the proposed development with the following proposed conditions:

1. The proposed, delicate looking, stairway is appropriate. The public should be able to access it for to view the area below or sit on a sunny day. A gate at the top could prevent public access further into the site.
2. The applicants should build only the specific building form and design details shown, including: the materials, the fins, grills, “chick lets.” All of the elements should remain in the completed project.
3. Building façade lighting should be directed and/or shielded so as to avoid causing light and glare entering residential units in the building.
4. The sculpture and “field of green” in the curb bulb-like element marking the location of the alley in the block to the south should remain in the project as constructed.
5. The dog run at ground level should be separated from the property line by a landscaped area, functioning to contain rainwater from the dog run and draining it away in a manner compliant with the Seattle Stormwater and Drainage Code.