



City of Seattle

Department of Planning & Development
D. M. Sugimura, Director



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

Project Number: 3012746

Address: 512 2nd Avenue W

Applicant: Radim Blazej, Caron Architecture

Date of Meeting: Thursday, February 09, 2012

Board Members Present: **David Delfs (Chair)**
Mindy Black
Jill Kurfirst
Lipika Mukerji

Board Members Absent: Jacob Connell

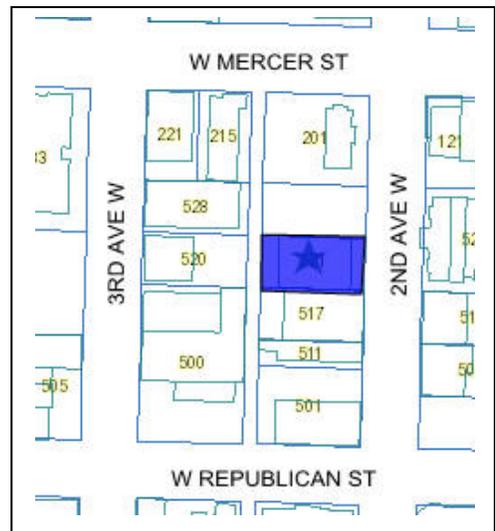
DPD Staff Present: Scott Kemp

SITE & VICINITY

Site Zone: NC3-40

Nearby Zones: (North) NC3-40
(South) NC3-40
(East) NC3-40
(West) NC3-40

Lot Area: 7,080 SF



Current Development:	Single story office
Access:	Alley
Surrounding Development:	2-story commercial building adjacent south, parking lot adjacent north. One story commercial building due west across the alley. 4-story residential condominium across 2nd Avenue W
ECAs:	None
Neighborhood Character:	Mixed styles with variety of finishes and rooflines. Majority of commercial buildings are 1to 2 stories, mixed with surface parking lots.

PROJECT DESCRIPTION

The ground level of the preferred scheme consists of a residential lobby, 3 loft units facing private interior courtyard and 3 commercial live / work units facing the street. The commercial live / work units will have direct, individual street access, while the loft units have ground level private amenity space. The second, third and fourth floors each have a mix of studios, one bedroom and two bedroom apartment units, for a total of 9 units per floor. The roof of the building will be accessible and act as an amenity space for tenants with opportunities for entertaining, gardening and relaxation. Parking is not required for this site, although 6 stalls will be provided in the rear of the lot, with direct access from the alley.

EARLY DESIGN GUIDANCE MEETING: February 9, 2012

DESIGN PRESENTATION

The EDG packet includes materials presented at the EDG meeting, and is available online by entering the project number at this website:

http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The EDG packet is also available to view in the 3012848 EDG file, at the DPD **Public Resource Center** 700 Fifth Ave., Suite 2000 P.O. Box 34019 Seattle, WA 98124-4019

PUBLIC COMMENT

Approximately 5 members of the public attended this Early Design Review meeting. The following comments, issues and concerns were raised:

- It was stated that on street parking is very congested in the area and that more than 7-8 stalls should be provided on the site.

- It was stated that rental units are not good for the neighborhood.
- It was asked who would be responsible for maintaining the landscape elements such as those proposed to be on the roof (whereupon the applicants indicated that the building management would maintain the landscape).

PRIORITIES & 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 siting and design guidance. The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

The Neighborhood specific guidelines are summarized below. For the full text please visit the [Design Review website](#).

A. Site Planning

- 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 natural features.**

Uptown-specific supplemental guidance:

Throughout Uptown new developments should, to the extent possible, be sited to further contribute to the neighborhood’s pedestrian character.

Uptown Urban and Heart of Uptown character areas encourage outdoor dining areas utilizing sidewalks and areas adjacent to sidewalks. Outdoor dining is especially encouraged for sites on block faces with southern exposure.

- A-7 Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.**

At the Early Design Guidance Meeting, The Board stated that it was not convinced that north facing open space at grade was best due the shading the proposed building would cause and because that arrangement places a blank wall to the south and residential windows facing north. When the proponent explained that its rationale for placing both windows and open space on the north side was that the property in that direction is a surface parking lot and is thought to be unlikely to be developed in the near term and

that there is a one story building on the south property line the Board stopped short of indicating the ground level open space should be moved to the south side.

When it considered the location of the rooftop open space the Board indicated that it should be located to the south in order to take advantage of light and views. It indicated that the architectural element which rises from the structure base to a point above the roof line should be maintained as a necessary element of the building expression, but, that it does not need to extend very far back from the front façade and should be designed so as to allow persons on the rood deck to approach as close to the southeast corner as possible.

A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

Uptown-specific supplemental guidance:

Throughout Uptown developments that respond outward to the public realm are preferred.

- Site outdoor spaces in accordance with the location and scale of adjacent streets, buildings, and uses.
- Locate plazas intended for public use at or near grade to promote both a physical and visual connection to the street.
- Define outdoor spaces through a combination of building and landscaping, and discourage oversized spaces that lack containment.

Throughout Uptown site identity features such as art, signage or major public open space at gateway locations as identified on the map. Seek opportunities for welcoming signage that is specific to the Uptown Urban Center at gateway locations. Architecture should also reinforce gateway locations.

Within the Uptown Park character area, streetscape improvements should include where feasible a consistent park-like landscaped strip in the planting strip, as consistent with the historic pattern in the area.

In the Uptown Urban and Heart of Uptown character areas, encourage streetscapes that respond to unique conditions created by Seattle Center.

In the Heart of Uptown character area new development should provide when possible: a widened sidewalk through additional building setback at street level; or retail façade design with panels, sliding doors or other features that allow generous openings to the street.

In the Uptown Park character area, when retail and offices are located within the neighborhood, they should be designed to acknowledge and blend with the predominantly residential environment.

At the Early Design Guidance Meeting, The Board indicated the Uptown guidelines talk of park like planting strip. The Board noted this and indicated that the sidewalk realm should be green in areas and paved in others and varied in a logical way which related to the building uses.

A-3 Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.

Uptown-specific supplemental guidance:

Throughout Uptown, major entrances to developments should be prominent. The use of distinctive designs with historical references is strongly encouraged. Design, detailing, materials and landscaping may all be employed to this end. Building addresses and names (if applicable) should be located at entrances, tastefully crafted.

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

Uptown-specific supplemental guidance:

A top priority within the Heart of Uptown character area is to promote active, customer-oriented retail storefronts at street level.

Major retail spaces are encouraged on streets designated Large Scale Commercial Corridor as shown on the map.

Throughout Uptown encourage outdoor dining.

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.

Uptown-specific supplemental guidance:

Front Setbacks

Where feasible, new development in the Uptown Park character area should consider landscaping any setback from the sidewalk. Landscaping within a setback should provide a transition from public to private space and define a boundary between these.

Where the incorporation of decorative gates and fencing may be necessary to delineate between public and private spaces, these features should be softened by landscaping where feasible.

At the Early Design Guidance Meeting, The Board indicated that the live work units should have a commercial appearance and function in this location.

The Board stated that the residential entry should be strongly expressed. In the drawings shown the residential front door was next to and not well differentiated from that of a live work unit. It indicated that this condition needed improvement.

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. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

Uptown-specific supplemental guidance:

Throughout Uptown buildings and landscaping should strive to create projects with an overall neat and cohesive appearance.

At the Early Design Guidance Meeting, the Board discussed the architectural concept being developed and indicated it was likely to be a successful approach for this location.

C-3 Human Scale. The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

Uptown-specific supplemental guidance:

Throughout Uptown human-scaled architecture is strongly preferred. Proportion should be provided by such components as the detail of windows, doorways, and entries. Appropriate scale and proportion may also be influenced by the selection of building materials.

Architectural designs that create an impression of reduced size consistent with a pedestrian-oriented environment should be encouraged, especially in the Uptown Park and Heart of Uptown character areas.

Throughout Uptown size signs, exterior light fixtures, canopies and awnings to the scale of the building and the pedestrian. Signs that add creativity and individual expression to the design of storefronts are encouraged.

At the Early Design Guidance Meeting, the Board indicated the importance of measures to create a human scale around the development.

- 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.**

Uptown-specific supplemental guidance:

Within the Uptown Park and Heart of Uptown character areas, the use of historic-looking brick and tile facades are strongly encouraged to create a more consistent, unified, and historic appearance throughout the district.

Throughout Uptown, decorative exterior treatments using brick, tile, and/or other interesting exterior finish materials are strongly preferred. Quality exterior finish materials should be incorporated at all levels and on all exterior walls.

At the Early Design Guidance Meeting, the Board discussed the importance of incorporating quality materials into the building and its site.

D. Pedestrian Environment

- 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.**

Uptown-specific supplemental guidance:

Throughout Uptown entries should be designed to be pedestrian friendly (via position, scale, architectural detailing, and materials) and should be clearly discernible to the pedestrian.

Throughout Uptown special attention to the pedestrian experience and street right-of-way should be given along pedestrian corridors as identified on the map (pg. VI).

Throughout Uptown the use of a pedestrian-scaled streetlamp within all character areas is encouraged. In addition, streetscape features such as street clocks and benches are encouraged in Heart of Uptown and Uptown Urban character areas.

In the Uptown Urban and Heart of Uptown character areas, encourage Seattle Center campus redevelopment along its boundaries to either open vistas from Uptown into Seattle Center or to provide activation for the street.

Including amenities for transit riders in a building's design rather than the traditional use of curbside bus shelters generates a safer and more active street. In the Uptown Urban and Heart of Uptown character areas the elimination of curbside bus shelters is encouraged in retail areas as appropriate.

At the Early Design Guidance Meeting, the Board discussed the importance of incorporating measures to insure the security of persons using the project open space.

E. Landscaping

E-2 Landscaping to Enhance the Building and/or Site. Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

Uptown-specific supplemental guidance:

Throughout Uptown, but especially within the Uptown Park character area, landscaping should be substantial and include a variety of textures and colors, to the extent possible. Landscaping should be used to enhance each site, including buildings, setbacks, entrances, open space areas, and to screen parking and other less visually attractive areas. Encourage planted containers at building entries.

At the Early Design Guidance Meeting, Open space at grade, the Board indicated, needs to be well landscaped and designed in a way which "defends" it from any adjacent use, such as a surface parking lot.

E-3 Landscape Design to Address Special Site Conditions. The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes,

view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

At the Early Design Guidance Meeting, the Board discussed location of the landscaping in front of the live-work units and its consideration for the commercial character of the live work units.

DEVELOPMENT STANDARD DEPARTURES

No development standard departures were indicated as likely to be requested.

BOARD DIRECTION

At the conclusion of the EDG meeting, the Board recommended the project should move forwards to MUP Application in response to the guidance provided at this meeting.