



City of Seattle

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



FINAL RECOMMENDATION OF THE QUEEN ANNE/ MAGNOLIA DESIGN REVIEW BOARD

Project Number: 3012746

Address: 512 2nd Avenue W

Applicant: Radim Blazej, Caron Architecture

Date of Meeting: Wednesday, October 17, 2012

Board Members Present: Mindy Black
Jacob Connell
David Delfs

Board Members Absent: Jill Kurfirst
Lipika Mukerji

DPD Staff Present: Bruce P. Rips

SITE & VICINITY

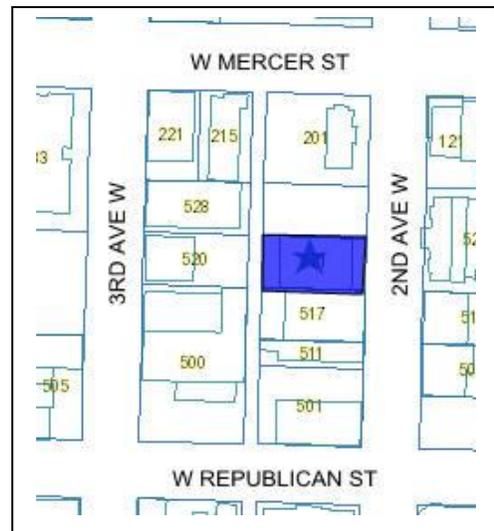
Site Zone: Neighborhood Commercial Three with a 40' height limit.

Nearby Zones: (North) NC3-40
(South) NC3-40, south of W. Republican St. zone changes to NC 3 65.
(East) NC3-40
(West) NC3-40

Lot Area: 7,080 square feet

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 one to two 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.

By the Recommendation meeting, the applicant had refined the design by placing the tower and vertical circulation on the north side of the proposed structure and differentiating the residential entrance from the live/work units.

PUBLIC COMMENT

One member of the public affixed her name to the Recommendation sign-in sheet. The speaker asked a series of questions related to height and water availability among others aspects of the proposal. The change in the tower placement was praised.

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-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.

The redesign shows a continuous planting strip along Second Ave W. The Board did not expand upon its earlier guidance.

- 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.

See A-6 guidance.

- 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.

The applicant requested a departure from the height of the live/work units in order to create a mezzanine level. The Board recommended the consolidation of the three bathrooms for the commercial area of the live/work spaces into one bathroom located on the north side of the structure. Freeing this area in the work portions of the units will create a functionally better commercial space.

- 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.

The change in design provides a recessed residential entry marked by a vertical bay differentiated in material and color from the rest of the elevation intended to accentuate the primary entry.

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

Based on early design guidance, the applicant responded to the Board’s direction by relocating the at-grade patios for three units to the south side thus increasing the solar exposure. The open space amenity on the roof also received more exposure as the circulation and mechanical systems shifted to the structure’s north side.

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.

The screen wall along the north elevation of the roof should have greater transparency. This will contribute light onto the roof deck and allow views from the roof garden back to Queen Anne Hill.

- 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.

The Board appeared satisfied with the amount of detail.

- 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.

The blank, north wall risks repeated tagging. The surface, at the lower levels, should be a material easily cleaned.

The Board urged the applicant to ensure that the north wall be well detailed. There was little in the packet to illustrate how this wall with its generous amounts of fiberboard would be detailed.

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.

The Board did not expand upon its earlier guidance for open space security as the patios were no longer adjacent to the parking lot.

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.

The Board recommended placement of outdoor seating at the entry.

- 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.**

Recommendations: The recommendations summarized below were based on the plans and models submitted at the October 17th, 2012 meeting. Design, siting or architectural details not specifically identified or altered in these recommendations are expected to remain as presented in the plans and other drawings available at the October 17, 2012 public meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities, and reviewing the plans and renderings, the Design Review Board members recommended APPROVAL of the subject design and the requested development standard departures from the requirements of the Land Use Code (listed below). The Board recommends the following CONDITIONS for the project. (Authority referred in the letter and number in parenthesis):

- 1) Consolidate the three bathrooms in the commercial zone of the live/work units to the service area along the north wall of the first floor. (A-4)
- 2) Provide transparency at the screen wall along the north elevation of the roof between the mechanical room and the elevator core in order to contribute light onto the roof deck and views back to Queen Anne Hill. (C-2)
- 3) Add outdoor seating at the entry. (E-2)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) are based upon the departure's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure(s).

STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	RECOMMENDATION
1. Street Level Uses SMC 23.47A.005C.3	Residential uses may not exceed 20% of the street levels street façade when facing an arterial.	23.3% (14' of the 60' façade) is proposed as residential lobby.	<ul style="list-style-type: none"> Allows for a gracious residential entry on a narrow site. (A-3) 	Recommended Approval
2. Non-residential street level requirements SMC 23.47A.008B.3.b	Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.	The three live/work units have a floor to floor height of 16' for the front 16' of the space with a mezzanine dividing the rear portion into two, eight foot high foot areas.	<ul style="list-style-type: none"> Provides 3' higher commercial spaces at street level than the Code requirement. The rear portion of the unit steps down to create more height. (A-2) 	Recommended Approval upon condition for consolidating bathrooms for commercial use into one in the hallway/service area.

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