



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

Project Number: 3013191

Address: 2900 Third Ave W

Applicant: Pamela L. Kurz, Perkins Eastman for Michael Derr, Aegis Living

Date of Meeting: Wednesday, January 22, 2014

Board Members: Mindy Black (Chair)
Katherine Idziorek
Jill Kurfirst
Boyd Pickrell

Board Members Absent: Janet Stephenson

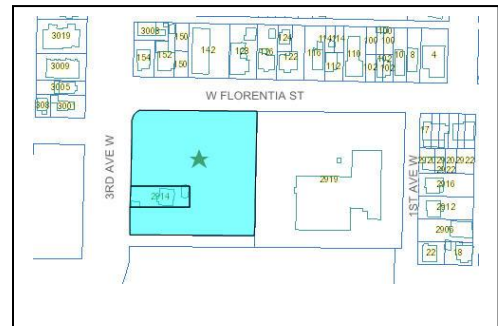
DPD Staff: Colin R. Vasquez, Senior Land Use Planner

SITE & VICINITY

Site Zone: Residential, Multifamily, Lowrise 2 (LR2)

Nearby Zones: (North) LR2
(South) SF5000
(East) LR2 & SF5000
(West) LR2

Lot Area: 75,155 square feet



Current Development: SPU Tennis Courts

Access: Primary pedestrian access from Third Ave W. Primary vehicle access from W Florentia St, with emergency/service access from Third Ave W.

Surrounding Development: Residential structures of various bulk, scale and uses.

ECAs: None

Neighborhood Character: The development site includes an existing single family house and tennis courts. The site also has a significant amount of mature trees. The adjacent property includes a park (Queen Anne Bowl) to the south and a school (Northwest Child Development Center) to the east. North and west of the site generally consists of duplexes and larger apartment buildings.

PROJECT DESCRIPTION

The proposed development is for a three story building for an assisted living facility with approximately 124 apartment units. Also included is one floor programmed to serve residents with specialized memory care needs. Outdoor gardens and roof terrace will be provided for both the assisted living and memory care residents. An arborist engaged by the applicant has determined that seven of the trees on site are “Exceptional” per the City of Seattle tree preservation program. Two of the three concept alternatives explored will require some of these trees be removed. The preferred alternative preserves all these Exceptional trees. A vehicle drop off typical of assisted living facilities, including a safe and weather projected drop off zone is incorporated on all proposed schemes. Code required parking for 47 vehicles are provided for residents, staff and visitors.

INITIAL RECOMMENDATION MEETING: January 22, 2014

DESIGN PRESENTATION

Three alternative design schemes were presented at the Early Design Guidance meeting on May 16th, 2014; the building is set back 35’ from W Florentia St allowing a vegetated buffer from the adjacent multifamily across the street. The building massing along 3rd Ave W is set back from the street and steps up the slope creating a residential scale. A covered porch wraps the SW corner to provide residents with views toward the Queen Anne Bowl and to 3rd Ave W. A vehicle drive lane — to an internal courtyard passenger vehicle drop off area — leads through a landscaped area to reference the entry experience at Seattle Pacific University, to the northeast. Some significant and Exceptional trees would be removed. This option requires less earthwork and site disturbance than options 1 and 2.

PUBLIC COMMENT

Several members of the public attended this Initial Recommendation meeting. The following comments, issues and concerns were raised:

- The Queen Anne Community Council would like the opportunity to review the refined project before the Board makes its recommendation, and to avoid undue delay is willing to schedule special meeting for review.
- Concerned about the driveway location on both streets. Streets are busier than what the applicant may think. Sidewalks should be wider to improve pedestrian access.
- Concerned about the view from the Bowl.
- Concerned about disturbance to the night sky.
- For the Intended residents, the building is great. Needs better visual from the field looking up to understand the building. Would like to understand the treatment of the loading dock.
- Questioned the structural width departure.
- Requested to replace Queen Anne Bowl fencing with black wrought iron fence to help blend with Aegis property and improve park appearance.
- Requested to disguise the appearance of, and to control noise from, rooftop HVAC equipment
- Would like to see service area covered so kids don't fall in. [The applicant explained there was a high fence for safety.]
- Fire Department needs access. There is a 6 foot fence along the edge.
- Would like to see more trees. Requested that removal of significant trees be replaced with trees that in 50 years will be magnificent.
- Requested to avoid asphalt on driveway — there is some pervious pavement at driveway.
- Concerned about keeping dark sky on west side. [The applicant mentioned the lights were to be aimed downward.]
- Clarified is the height of dome? [15ft higher than 30 ft limit as allowed by zoning for extended stairs for a total of 45ft.] Concerned that it might block views from up above.
- Requested a re-designed garbage area that could reduce potential noise from garbage pick-up. [Staff clarified that this is a service provider issue that should be addressed to City Council and cannot be resolved with this project.]
- Concerned about the traffic on the street
- Concerned about construction noise.
- Felt it was a nice-looking building.
- Seattle Parks Department expressed satisfaction that the applicant was working well with Parks to ensure Aegis's plantings will not interfere with track in the Park, will not burden Parks with undue leaf cleanup, and to ensure back of house and loading dock functions are hidden from views from Queen Anne Bowl. Worked together to select species to minimize deciduous leaves on the running track and plants that might have roots raised through the track.
- Pleased with the beautiful parts of project and was pleased with the building's appearance.
- Clarified that the removal of trees will be with same size tree canopy. DPD staff confirmed replacement of same canopy area is required, so there is no net loss of canopy. [DPD staff said that DPD's arborist has reviewed the vegetation plans and what is shown meets the city requirements.]
- Concerned about noise from HVAC system. Would like loading dock to use sound absorbent material and a gate added to loading dock to block noise that is closed when truck moves in.

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-5 Respect for Adjacent Sites. Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

At the Initial Recommendation meeting, the Board recommended that the architectural lighting on the library bridge turn lights off using a motion detector or window treatment. The building will read as smaller elements with the center dark. Any common areas expressed on the exterior of the building should have motion sensors.

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

B. Height, Bulk and Scale

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 anticipated development potential of the adjacent zones.

At the Initial Recommendation meeting, the Board commented that the style, scale and details break down the apparent building size successfully. The Board agreed that the overall architecture is well designed and they supported the whimsical dome concept. The Board also noted support for the arched entry below the bridge. The appreciated the attractive renderings are gorgeous, but would like to see more architectural details, as well as how the building is responding to the challenging topography.

The Board considered the idea of the 'Roof Porch' extending over the loading dock, however they agreed that this would result in a longer building façade and would not resolve the truck issue.

C. Architectural Elements and Materials

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.*

At the Initial Recommendation meeting, the Board noted that the color scheme should be further broken up on the east façade. The preferred contrasting color scheme was also preferred by the Board as helpful in breaking down the building scale, but they would like to see additional “playful” application of color. The Board agreed that the architectural language is responding much better to the neighborhood than previous scheme.

The Board is concerned about materials and requested to see a materials board including a sample of the metal roofing.

C-5 Structured Parking Entrances. *The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.*

D. Pedestrian Environment

D-2 Blank Walls. *Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.*

D-3 Retaining Walls. *Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible. Where higher retaining walls are unavoidable, they should be designed to reduce their impact on pedestrian comfort and to increase the visual interest along the streetscapes.*

At the Initial Recommendation meeting, the Board agreed that the retaining walls should add scoring to reduce the scale of the walls. The board also suggested that the north walls be terraced to break down the scale of the blank wall. The Board also requested that the applicant study methods to minimize the perceived height of the retaining walls. For example, planting in front of concrete wall with some detail viewed from the sidewalk might work.

D-4 Design of Parking Lots Near Sidewalks. *Parking [access] near sidewalks should provide adequate security and lighting, avoid encroachment of vehicles onto the sidewalk, and minimize the visual clutter of parking lot signs and equipment.*

At the Initial Recommendation meeting, the Board noted they were comfortable with the current configuration presented showing a screened loading area creating a visual connection between upper building terrace and the bowl.

- D-5 Visual Impacts of Parking Structures.** *The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.*
- 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-7 Personal Safety and Security.** *Project design should consider opportunities for enhancing personal safety and security in the environment under review.*
- D-10 Commercial [Exterior/Interior] Lighting.** *Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.*
- D-12 Residential Entries and Transitions.** *For residential projects ..., the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front 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.*

At the Initial Recommendation meeting, the Board commented that there should be a very legible entry sequence and clarify that the walkway be separate from the driveway. The Board would also like to see details of the lighting and way-finding signage at the entry.

E. Landscaping

- E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites.** *Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.*

At the Initial Recommendation meeting, the Board noted that the rendering does not show the details of the bioswale and noted that it is unreasonable to expect to this feature to hide headlights coming down the hill. The applicant should minimize the wall. The Board would like to see these details at the next meeting. The road curves so the headlights are not constant in one direction; this is sufficient and there does not need to be additional screening. The Board appreciated the graciousness of ramp and separation of the pedestrian circulation from drive aisle.

- 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.*

At the Initial Recommendation meeting, the commented — about landscaping and how it is modulating — a conditioned responses that what parks agreed to with Aegis at that codified — there is a memorandum.

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 Initial Recommendation meeting, the Board requested to see a perspective sketch from middle of the Bowl and specifically requested a graphic showing the building with and without landscaping. The Board would like to better understand the relationship between building and the field.

In the bowl, the Board supported the sense of enclosure and would like to reinforce this with taller trees on either side of the terrace offering permeability in center. The Board suggested shielding lights from the units by adding some conifers.

The Board expressed their concern about the survivability of the vegetation along the green screen and the pedestrian view of the green walls.

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be 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). The Board's recommendation will be reserved until the final Board meeting.

At the time of the meeting, the following departures were requested:

1. Structure Width (SMC 23.45.527): The Code requires that structure width and façade length limits in LR 2 zones for apartments may not exceed 90'. The applicant proposes approximately 245' structure width parallel to 3rd Ave West in lieu of three code-compliant 90' wide structures, which would be in compliance with code but would be much closer to the abutting streets. The departure better meets the Design Guidelines as it allows the preservation of all exceptional trees that are not hazardous, and provides a much greater than required 35 foot setback along West Florentia and approximately 30 foot setback along 3rd Ave West.

The Board indicated they were favorable towards the departure. The siting and design provides a sensitive transition to the less intensive development in the vicinity and the proposal creates a height, bulk, and scale (B-1) anticipated.

2. Loading Berth Requirements (SMC 23.54.035 C.2.): The Code requires loading areas for a "medium demand" use are required to be 14' tall and 35' long. The applicant proposes to reduce those dimensions to 12' vertical clearance and 25' depth, in recognition of the smaller size of

trucks servicing this use, as well as to better achieve the intent of the Design Guidelines by reducing the amount of required excavation and reducing the visual impacts of the loading area on the Queen Anne Bowl.

The Board indicated they were favorable towards the departure. The applicant's operational needs do not warrant a loading berth beyond what is proposed. (A-8, E-3)

- 3. Access to Parking (SMC 23.45.536):** The Code requires that a corner lot may choose which street is used. The applicant proposes access from two streets — resulting in less site disturbance and less excavation, thus allowing the preservation of all non-hazardous Exceptional trees.

The Board indicated they were favorable towards the departure. They agreed that the proposal results in a logical separation in vehicle traffic that minimizes the intrusion of the site's natural features and topography. (E-1, E-3)

RECOMMENDATIONS

Although not required by the code and Design Review process, the Board would appreciate if the developer will meet again with the Queen Anne Community Council's LURC prior to returning to the Board.

The project should return for a Second Recommendation meeting, limited to the topics listed below. The Board confirmed that subject to submittal of the additional limited information described below and to be reviewed at the next meeting, the project met all EDG guidance.

- Provide pedestrian views from 3rd Avenue W, W. Florentia Street, and from the Queen Anne Bowl, WITH AND WITHOUT TREES, to demonstrate the pedestrian experience related to transition of grades and retaining walls.
- Using the applicant's preferred color palette, which the Board also prefers, show greater application and use of colors and materials on the East façade.
- Provide an exterior lighting plan and cut-sheets for planned fixtures, and evaluate measures such as motion sensors or window treatments all with the goal to minimize light trespass from common areas onto surrounding streets and the Queen Anne Bowl.
- Study ways to minimize the perceived height of retaining walls next to the Florentia access drive, along the drop-off drive from 3rd Avenue W, and at the memory wall area above Florentia. In addition, design more walls to carry around the scoring and reveal patterns.
- Improve/encourage access to the pedestrian access path on 3rd Avenue W, such as by enhanced signage or other way-finding solution, or adding another stair closer to the drop-off driveway.
- Provide a materials board.

BOARD DIRECTION

At the conclusion of the meeting, the Board recommended the project should return to the Board for an additional meeting.