



EARLY DESIGN GUIDANCE OF THE WEST (QUEEN ANNE/ MAGNOLIA) DESIGN REVIEW BOARD

Project Number: 3014981 and 3014982

Address: 330 8th Ave N and 333 8th Ave N

Applicant: Peter Krech with Graphite Architects for Vulcan, Inc.

Date of Meeting: Wednesday, October 09, 2013

Board Members Present: Mindy Black (Chair)
Kate Idziorek
Jill Kurfirst
Boyd Pickrell
Janet Stephenson

DPD Staff Present: Shelley Bolser

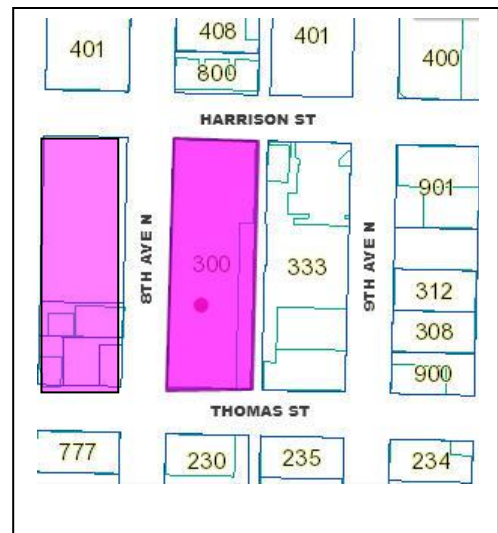
SITE & VICINITY

Site Zone: SM 85-240

Nearby Zones: North: SM 85-240
South: SM 85-240
East: SM 160/85-240
West: SM 160/85-240

The site was recently rezoned from SM-85 to SM 85-240. The application is intending to vest to the SM-85 zoning, which was in effect at the time of the EDG application.

Lot Area: Each lot is approximately 43,200 square feet in size.



Current Development: One-story warehouse structure on 300 8th Ave N and two 1-3 story structures and surface parking on 333 8th Ave N. The 8th Ave N and Republican Street frontages include several mature Sweet Gum street trees that are proposed for retention.

Access: Existing vehicular access is via the alley on 300 8th Ave N, and via the street frontages and the alley at 333 8th Ave N.

Newer 6 story office and institutional buildings are located to the north and east. New and proposed residential development is located to the north and south. Early 20th century residential and industrial structures are located in nearby blocks.

This site is located near the southwest edge of the larger South Lake Union neighborhood, and is referred to as the Denny Park area. The Denny Park area of South Lake Union provides a diverse mix of buildings and uses.

Surrounding Development and Neighborhood Character: Denny Park anchors the quiet non-arterial 8th Avenue a block south of this site, with a playground area and off leash dog area. Dexter Ave N. is a busy arterial located one block to the west with a high level of cyclist, vehicle and transit traffic connecting downtown with areas north of the Ship Canal. A few blocks further to the north, the busy arterials of Mercer and Broad Streets provide a clear break with the rest of the South Lake Union neighborhood.

The Denny Park area consists of mostly older 1-2 story commercial uses with some newer mixed-use and multi-family structures. The terminus of 8th Ave N is the heavily wooded Denny Park, Seattle's oldest public park and the site of the Seattle Parks Department offices.

Harrison St is a heart location in the South Lake Union Guidelines and also a Class 2 Pedestrian street. Thomas St is a Class 2 Pedestrian street and a View Corridor requiring upper level setbacks.

The recently developed South Lake Union Urban Design Framework for this area designates 8th Avenue as a quiet residential street, with street level residential uses, wider sidewalks, and landscaping requirements. Thomas Street is shown as a Green Street, and Harrison Street is shown as a mixed-use corridor.

PROJECT DESCRIPTION

The proposal is for two 6-story buildings each containing 193,000 square feet, 2,000 square feet of retail, and 290 below grade parking spaces accessed from the alley. The existing structures would be demolished.

EARLY DESIGN GUIDANCE MEETING: October 9, 2013

The packet includes materials presented at the 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 packet is also available to view in the 3014981 and 3014982 file, by contacting the Public Resource Center at DPD:

Mailing Address: Public Resource Center
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

The following comments, issues and concerns were raised:

- Ground level offices bring activity to the street level during the day. A mix of residential and office provides more activity during all times of the day and evening.

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.

EARLY DESIGN GUIDANCE:

- 1. 8th Avenue N. The buildings should include upper level setbacks to maximize solar exposure to the 8th Ave N “living room.” The street level façade and pedestrian areas should be designed to meet the intent of 8th Ave N as a residential enclave. (A-2, A-4, A-10, B-1, D-2, C-3)**
 - a. The Board noted appreciation for the proposed upper level setback from Thomas St on the west site, which provides light and air to the proposed 8th Ave N “living room.”
 - b. On the east site, the upper level should be setback in response to the plaza to the east, and to increase solar exposure for the 8th Ave N living room.
 - c. The Board noted that the upper level mass is proposed to be setback from the alley on the east site, which pushes the mass towards 8th Ave N and the publicly usable space. The upper level mass should instead be pushed to the east to maximize the setback at 8th Ave N.
 - d. The Board supported the proposed design of the lower levels to extend out at the intersections and frame the 8th Ave N living room.

- e. The north end of the buildings should be designed to flexibly function over time as live-work, retail, or residential spaces, in response to the 8th Ave N street concept in the Urban Design Framework.
 - f. The street frontage should include spaces and amenities that allow the outdoor space to function for nearby residents in non-office hours, as well as for office tenants during the day. The applicant should look to the Urban Design Framework for potential strategies to meet this guidance.
 - g. The Board noted that the street level façade should be designed to maximize porosity and transparency at the street level, in order to enhance human activity.
 - h. The applicant should consider a retail space at the south edge of the west site, as well as providing additional active uses at grade.
 - i. The applicant should demonstrate how the small commercial spaces will be designed to maximize human activity.
 - j. The proposed 8th Ave N woonerf should be maximized with creative and innovative pedestrian amenities, in order to enhance human activity.
 - i. The Board noted there is a potential for this street to be designed as a festival street or other active use for residents in the area.
 - k. The Board supported retention of the trees and using the trees to enhance the pedestrian experience on this street frontage. The applicant should demonstrate how the building massing will be designed to maximize health and retention of the trees, and demonstrate how canopies and other architectural features will be designed to accommodate the tree canopy.
- 2. Harrison St. Harrison St is identified as a Heart Location in the South Lake Union neighborhood guidelines. The proposed design should respond to the intent of Heart Locations, which is to enhance human activity at the street level. (A-1, A-2, A-4, B-1, D-1, E-1, E-3)**
- a. The two story ground floor, upper level setbacks, provision of commercial spaces, and proposed curb bulbs are a positive response to this designation.
 - b. The applicant should consider designing the street level to function as live-work spaces or future residential uses, instead of the small commercial or street level office uses.
 - c. The Board supported the retail use or small commercial spaces as shown, rather than office at grade at the north end of the site. The design of the entries will be important to enhancing human activity at the street level.
 - d. The proposed design should also include seating and other street level amenities to enhance human activity on Harrison St.
 - e. The Board supported retention of the existing street trees, as well as developing the street level landscape and hardscape plan to respond to the proposed development to the east.
- 3. Thomas St. Thomas St should be designed to respond to the adjacent site and the intent of the Urban Design Framework. (A-1, A-2, A-4, B-1, C-2, E-3)**
- a. The proposed setback from Thomas Street on the west site in response to the historic landmark at 777 Thomas St is a positive aspect of the proposal and should be maintained as the design progresses.

- b. The south façade on the west site should include careful design of landscaping, building entries, and other strategies to activate the street frontage. This façade should be designed to respond to the context of the residential building to the south.
- c. The building massing on the east site should be designed in response to the courtyard across the alley to the east.
- d. Thomas Street is shown with the intent of a Green Street in the Urban Design Framework. The Board recommended designing this street frontage with an additional setback and/or landscaping in response to this context.

4. Architectural Concept. The upper levels should be designed to respond to the scale of residential context. (B-1, C-1, C-2, C-3)

- a. The smaller scale expressed in the “lego” or “boxcar” articulation shown in the packet is preferred, compared to the curtain wall expression, since this articulation offers a more residential scale. The Board stated that the façade should be designed with a residential scale, as viewed from nearby residential buildings.
- b. The Board noted that the scalar and contextual response is a critical aspect of the design.
- c. The Board noted that the two buildings can be treated with different materials, or the same palette.

DESIGN REVIEW GUIDELINES

The Board identified the following Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

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.

SLU-specific supplemental guidance:

- Encourage provision of “outlooks and overlooks” for the public to view the lake and cityscapes. Examples include provision of public plazas and/or other public open spaces and changing the form or facade setbacks of the building to enhance opportunities for views.
- Minimize shadow impacts to Cascade Park.
- New development is encouraged to take advantage of site configuration to accomplish sustainability goals. The Board is generally willing to recommend departures from development standards if they are needed to achieve sustainable design. Refer to the Leadership in Energy and Environmental Design*(LEED) manual which provides additional information. Examples include:
 - Solar orientation
 - Storm water run-off, detention and filtration systems

- Sustainable landscaping
- Versatile building design for entire building life cycle

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

SLU-specific supplemental guidance:

The vision for street level uses in South Lake Union is a completed network of sidewalks that successfully accommodate pedestrians. Streetscape compatibility is a high priority of the neighborhood with redevelopment. Sidewalk-related spaces should appear safe, welcoming and open to the general public.

- Provide pedestrian-friendly streetscape amenities, such as: tree grates; benches; lighting.
- Encourage provision of spaces for street level uses that vary in size, width, and depth. Encourage the use of awnings and weather protection along street fronts to enhance the pedestrian environment.
- Where appropriate, consider a reduction in the required amount of commercial and retail space at the ground level, such as in transition zones between commercial and residential areas. Place retail in areas that are conducive to the use and will be successful.
- Where appropriate, configure retail space so that it can spill-out onto the sidewalk (retaining six feet for pedestrian movement, where the sidewalk is sufficiently wide).

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

SLU-specific supplemental guidance:

- Create graceful transitions at the streetscape level between the public and private uses.
- Keep neighborhood connections open, and discourage closed campuses.
- Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa.
- Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods. Transportation infrastructure should be designed with adjacent sidewalks, as development occurs to enhance pedestrian connectivity.
- Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.
- Create businesses and community activity clusters through co-location of retail and pedestrian uses as well as other high pedestrian traffic opportunities.
- Design for a network of safe and well-lit connections to encourage human activity and link existing high activity areas.

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-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.

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.

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.

SLU-specific supplemental guidance:

- Support the existing fine-grained character of the neighborhood with a mix of building styles.
- Re-use and preserve important buildings and landmarks when possible.
- Expose historic signs and vintage advertising on buildings where possible.
- Respond to the history and character in the adjacent vicinity in terms of patterns, style, and scale. Encourage historic character to be revealed and reclaimed, for example through use of community artifacts, and historic materials, forms and textures.
- Respond to the working class, maritime, commercial and industrial character of the Waterfront and Westlake areas. Examples of elements to consider include: window detail patterns; open bay doors; sloped roofs.
- Respond to the unique, grass roots, sustainable character of the Cascade neighborhood. Examples of elements to consider include: community artwork; edible gardens; water filtration systems that serve as pedestrian amenities; gutters that support greenery.

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.

SLU-specific supplemental guidance:

Design the “fifth elevation” — the roofscape — in addition to the streetscape. As this area topographically is a valley, the roofs may be viewed from locations outside the neighborhood such as the freeway and Space Needle. Therefore, views from outside the area as well as from within the neighborhood should be considered, and roof-top elements should be organized to minimize view impacts from the freeway and elevated areas.

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.

SLU-specific supplemental guidance:

- New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhance the public realm, i.e. the transition zone between private property and the public right of way. The Board is generally willing to consider a departure in open space requirements if the project proponent provides an acceptable plan for features such as: curb bulbs adjacent to active retail spaces where they are not interfering with primary corridors that are designated for high levels of traffic flow; pedestrian-oriented street lighting; street furniture.

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.

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.

SLU-specific supplemental guidance:

- Support the creation of a hierarchy of passive and active open space within South Lake Union. This may include pooling open space requirements on-site to create larger spaces.
- Encourage landscaping that meets LEED criteria. This is a priority in the Cascade neighborhood.
- Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.
- Retain existing, non-intrusive mature trees or replace with large caliper trees.

- Water features are encouraged including natural marsh-like installations.
- Reference the City of Seattle Right Tree Book and the City Light Streetscape Light Standards Manual for appropriate landscaping and lighting options for the area.

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.

SLU-specific supplemental guidance:

Landscaping should be designed to take advantage of views to waterfront and downtown Seattle.

DEVELOPMENT STANDARD DEPARTURES

At the time of the EDG meeting, no departures were 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.