



SECOND EARLY DESIGN GUIDANCE OF THE WEST DESIGN REVIEW BOARD

Project Number: 3018206

Address: 400 Roy St.

Applicant: Ralph Allen, Grace Architects

Date of Meeting: Wednesday, March 18, 2015

Board Members Present: Mindy Black (Chair)
Christine Harrington
Katie Idziorek
Janet Stephenson

Board Members Absent: Boyd Pickrell

DPD Staff Present: Beth Hartwick

SITE & VICINITY

Site Zone: NC3-40 (Neighborhood Commercial 40)
& LR3 (Lowrise 3)

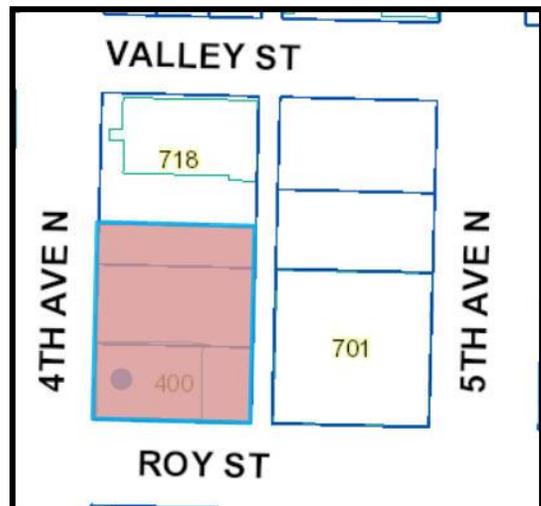
Nearby Zones: (North) LR3
(South) NC3-40, NC3-85
(East) NC3-40
(West) NC3-40 & LR3

Lot Area: 18,000 sq. ft.

Environmentally Critical Areas: Steep Slope

Access: The site has access from Roy St., 4th Ave N and an unimproved alley.

Current Development: Single-story office building constructed in 1958 and a surface parking lot.



Surrounding Development and Neighborhood Character: Directly to the north is a three-story apartment building constructed in 1958. To the east across the alley is a single-story commercial structure built in 1951. That site is currently going through Early Design Guidance for a five-story structure with residential units, live/work units and below grade parking, under project #3015918. At the corner across 4th Ave N to the west is a small two-story structure with a restaurant at the ground level. North of the structure is a single family house converted into a duplex and a three-story apartment building constructed in 1909. Directly across Roy St is a three-story apartment building constructed in 1910 and a two-story commercial structure converted from a 1908 residential structure. Kitty corner to the site across both Roy St and 4th Ave N is a three-story Seattle Center parking structure built as part of the 1962 World Fair.

Roy St, along with Mercer St one block to the south, are zoned commercial streets that buffer the residential zones to the north that climb up Queen Anne Hill, and the grounds of Seattle Center and the Gates Foundation campus to the south. To the west along Roy St are smaller scale restaurants, a hotel, and apartment structures. The newer residential developments have small ground floor commercial uses. Further west is a full block development with a large grocery store, drug store and smaller commercial spaces. To the east, Roy St is developed with apartment buildings, hospitality structures, older office structures and a full block mixed use structure with residential units, a large grocery store and commercial spaces.

Bus routes run on Roy St, 5th Ave N and Mercer St. The pedestrian and vehicle volumes on the streets are heavily influenced by Seattle Center's schedule. Nearby Seattle Center offers open space and cultural opportunities.

PROJECT DESCRIPTION

The proposed development is for a five story structure mixed use structure with approx. 64-68 residential units, approx. 3,200 sq. ft. of retail space along Roy St and parking for 32 vehicles behind the retail space.

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| INITIAL EARLY DESIGN GUIDANCE January 21, 2015 |
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The packet includes materials presented at the meeting, and is available online by entering the project number 3018206 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 file, by contacting the Public Resource Center at DPD:

Mailing: Public Resource Center

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

Email: PRC@seattle.gov

PUBLIC COMMENT

At the Initial EDG Meeting the following public comments were offered:

- Concerned that the proposed development will be much larger than the existing surrounding buildings and will have a disproportionate influence on the residential neighborhood character.
- Encouraged the building to look residential and value the current residential character.

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.

INITIAL EARLY DESIGN GUIDANCE: January 21, 2015

The Board noted that development of this site is exciting as more change is happening in the neighborhood and this building will be a precedent for other large residential projects.

- 1. Massing and Design: The Board noted that the massing options presented lacked a cohesive or compelling design and directed the applicant to return for a Second EDG meeting. Design a scheme that has a clear architectural concept and expression that will inspire as a catalyst for residential development in the neighborhood. The Board encouraged use of the Uptown Park Design Guidelines as a design guide. The Board supported two different expressions, one of a commercial nature along Roy St. and a more residential expression uphill. (CS2.A.1, CS2.D.3, CS3.A.4, DC2.A.1&2)**
 - a. Use the commercial street-frontage along Roy St and the residential use 'uphill', to define the massing. (CS1.C.1, CS2.I.i)
 - b. Design the residential massing of the building to have a residential scale and character. Consider the design language of townhouses. (DC2.A.1&2, PL3.A.3)
 - c. Configure the upper level setback, due to power lines along Roy St, to support the design concept. (DC2.B.1)
 - d. Consider a massing design with a courtyard. (DC3.A.1)
 - e. Consider the relationship to the alley and potential future development to the east. (DC2.B.1)
 - f. Design the open space as outside spaces or rooms. (CS2.B.3, DC3.B.1)
- 2. Entries: The Board supported the separation of entries for the residential and commercial uses and provided the following guidance: (PL2.II.i, PL3.A.1&2)**
 - a. Keep the residential entry on 4th Ave N. (PL3.A.1, PL2.I.i)
 - b. Design the relationship of the retail entries to grade, to provide a strong visual and physical connection. (PL2.II.i, PL3.C.1)
 - c. Design the building entrances to contribute to activation of the streets. (PL2.I.ii)
 - d. On 4th Ave N, provide a landscaped setback from the sidewalk to provide a transition to the private residential space. (PL1.I.ii, PL3.II.i, DC3.I.i)

3. **Pedestrian and Open Space: The Board gave the following guidance:**
 - a. Design the corners of the building to promote activity. (CS2.II.ii, DC2.B.2)
 - b. Design the open space as outside spaces or rooms. (CS2.B.3)
 - c. Consider a scheme with a courtyard. (DC3.A.1, DC3.B.1)

4. **Streetscape: The Board stated that the design of the retail space needs to have a strong connection to Roy St., and gave the following guidance: (PL2.II.i, PL3.C.1, PL3.II.i)**
 - a. Design the relationship of the retail entries to grade to provide a strong visual and physical connection. (PL2.II.i, PL3.C.1)
 - b. Provide overhead weather protection along Roy St. (DC2.III.iii)
 - c. Provide bike racks for retail users. (PL4.B.2)
 - d. Design 4th Ave N and Roy St. to be easily walkable. (CS2.B.2, CS2.I.i, PL2.A.1)
 - e. On 4th Ave N provide a landscaped setback from the sidewalk to provide a transition to the private residential space. (PL3.II.i, DC3.I.i)
 - f. Design the corners of the building to promote activity. (CS2.II.ii, DC2.B.2)

At the Second EDG meeting provide the following:

- Provide sketches/renderings that highlight the overall massing and the retail and residential entries.
- Provide eye level sketches of the site from Roy St, 4th Ave N and the alley.
- Provide an east/west section to scale showing the relationship of the development to future development on the east side of the block.
- Ensure the concept is designed to meet the FAR and greenfactor requirements.

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| SECOND EARLY DESIGN GUIDANCE March 18, 2015 |
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http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

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PUBLIC COMMENT

At the Initial Second Meeting no public comments were offered.

PRIORITIES & BOARD RECOMMENDATIONS

SECOND EARLY DESIGN GUIDANCE: March 18, 2015

- 1. Massing and Architectural Concept: The Board appreciated the massing transition from the commercial expression along Roy St. to the residential expression along 4th Ave N. They expressed that the 'heavier' massing of the proposed brick facade along Roy St. should be designed to allow for open transparency at the retail spaces. (PL3.C.1, DC2.A.1)**
 - a. Consider a design with more transparency at the top floors along Roy St. Continue that transparency into the residential portion of the structure creating a "link" between the two massings at the upper stories. (DC2.B.1)
 - b. Consider a glass gasket between the Roy St massing and the 'back' residential massing. The gasket should be transparent and easily readable at both the 4th Ave N and the alley facades. (DC2.C.1)
 - c. As the Roy St and 4th Ave N corner is highly visible, design the corner with a bolder design statement. Redesign the windows at the corner so the proportions are visibly pleasing. (CS2.C.1, DC2.III.i)
 - d. Provide datum and material consistency. (DC2.B.1)
 - e. Design the parapet/top of the structure to connect the structure. (DC2.B.1)
 - f. Solid parapets above the commercial space are appropriate, however to reduce the appearance of mass, provide open parapets and railing at the residential portion. (DC2.A.2, DC2.III.ii)
 - g. Provide more transparency at the alley corner along Roy St. (PL3.C.1)
 - h. Study the application and transition of the different building materials. (DC4.A.1)

- 2. Streetscape: The Board supported the three retail entries and floor elevation changes along Roy St. They gave guidance to design a stronger connection to the sidewalk with less planting, and more openings. They were concerned about the limited possibility for spill out of the retail spaces, as the sidewalk is narrow. (CS2.B.2, CS2.I.i. PL3.C.1)**
 - a. Consider either a greater setback along Roy St, or windows and doors that can open the space into the street, to provide flexibility for a variety of tenant uses. (CS2.I.i, DC2.B.1)
 - b. Wrap the building corners including the alley, at the retail spaces, with glazing to provide more transparency. (CS2.C.1, ,PL3.C.1)
 - c. Design a continuous canopy along the retail frontage, with a spandrel or clerestory above. (PL2.C.1, DC2.III.iii)
 - d. The corner of Roy St. and 4th Ave N corner needs a bigger statement, to take advantage of its high visibility. (CS2.C.1)

- 3. Entries: The Board supported the location of the commercial and residential entries and the bike storage entry, but voiced they should read differently. (PL2.I)**
 - a. The Board supported the three retail entries and floor elevation changes along Roy St. (PL3.C.1)

- b. Supported the bike entry, but agreed it needs to be designed to celebrate the entry. (CS2.III.i)
 - c. Consider a gate designed as a piece of art work at the bike entry. (PL3.A.4)
 - d. Project signage should reference the character of Queen Anne. (PL2.I.i)
- 4. Open and Amenity Space: The Board was not in favor of the departure request to provide the ground level amenity space required in the LR3 portion of the site on the roof instead. They gave the following guidance for common open space and the proposed private below grade open space along the north side of the structure.**
- a. Provide common amenity areas at both corners of the site along the north property line. (PL1.C.1, DC3.C.2)
 - b. Pull back the structure to provide common open space off the alley. (DC3.B.4)
 - c. Locate the ‘back’ door to activate pedestrian circulation in the common amenity space and alley, and relates to the proposed project across the alley. (CS2.B.3, PL1.B.3, DC3.B.4)
 - d. The below grade private open space should not appear as a horizontal shaft, instead create usable private open areas that have a sense of openness and sunlight. (DC3.A.1, DC3.C.2)
 - e. Design for “eyes” into the lowered open space to provide security. (PL2.B.1)
 - f. Finish the retaining wall along the private open space in an interesting way and provide a change of paving materials and a variety of planters (consider moveable planters) between the units. (DC4.A.1, DC4.D.2)

At the Recommendation Meeting provide the following:

- Show where solid waste will be located and how it will function.
- Provide a street level perspective of the residential entry.
- Provide a detail with materials of the canopy at the residential entry.
- Provide a plan detail of the entry into and the interior, of the residential lobby.
- Show what the townhouse stoops will look like, including materials and landscaping.
- Study the relationship between this project and the proposed development to the east. Study the proposed project plans to make sure windows don’t align.

DESIGN REVIEW GUIDELINES

The priority Citywide and Uptown guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-D Height, Bulk, and Scale

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

Uptown Supplemental Guidance:

CS2-I Responding to Site Characteristics

CS2-I-i. Pedestrian Character: Throughout Uptown new developments should, to the extent possible, be sited to further contribute to the neighborhood's pedestrian character.

CS2-II Streetscape Compatibility

CS2-II-ii. Uptown Park: 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. New developments may elect to take inspiration from the Uptown Park District Landscaped Streets Element as endorsed by the Uptown Alliance, for the format of the streetscape. However, adherence to the landscaped streets element is voluntary.

CS2-III Corner Lots

CS2-III-i. Addressing the Corner: Generally, buildings within Uptown should meet the corner and not be set back. Building designs and treatments as well as any open space areas should address the corner and promote activity. Corner entrances are strongly encouraged, where feasible.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

Uptown Supplemental Guidance:

PL1-II Landscaping to Reinforce Design Continuity with Adjacent Sites

PL1-II-i. Uptown Park Area: Within the Uptown Park character area, streetscape improvements should include a consistent landscaped planting strip between the sidewalk and the street as consistent with the historic pattern in the area. New developments may take guidance from the Uptown Park District Landscaped Streets Element as endorsed by the Uptown Alliance, for the format of streetscape improvements.

PL1-II-ii. Streetscape Landscaping: Throughout Uptown, streetscape landscaping as per the guidelines CS2.II, PL1, PL2 and PL4 is encouraged.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

Uptown Supplemental Guidance:

PL2-I Entrances Visible from the Street

PL2-I-i. Prominent Entrances: 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.

PL2-I-ii. Street Life: Streets throughout Uptown should be sociable places that offer a sense of security, and residential building projects should make a positive contribution to life on the street.

PL2-II Pedestrian Open Spaces and Entrances

PL2-II-i. Pedestrian-Friendly Entrances: 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.

PL2-II-ii. Defensible Space: Individual or unit entrances in buildings that are accessed from the sidewalk or other public spaces should consider appropriate designs for

defensible space as well as safety features (e.g., decorative fencing and gating). Landscaping should be consistent with these features.

PL2-II-iv. Lighting: Throughout Uptown the use of a pedestrian-scaled street lamp 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.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

Uptown Supplemental Guidance:

PL3-II Transition Between Residence and Street

PL3-II-i. 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. The use of raised planters within the setback should be encouraged in some locations where this would reduce impacts to landscaping from foot traffic and sidewalk litter.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-B Planning Ahead for Bicyclists

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

DESIGN CONCEPT

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

Uptown Supplemental Guidance:

DC2-III Human Scale

DC2-III-i. Proportioned Design: 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.

DC2-III-ii. Reduce Visual Bulk: 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.

DC2-III-iii. Weather Protection: The use of exterior canopies or other weather protection features is favored throughout the district for residential and commercial uses. Canopies should blend well with the building and surroundings, and present an inviting, less massive appearance.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

Uptown Supplemental Guidance:

DC3-I Landscaping to Enhance the Building and/or site

DC3-I-i. Varied, Integrated Landscaping: 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.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs. lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

Uptown Supplemental Guidance:

DC4-I Architectural Context

DC4-I-i. Brick/Inlaid Tile in Uptown Park: In the Uptown Park character area, extensive landscaping, the use of brick and inlaid tile as building materials and designs with an appearance of substance and quality are recommended to promote Uptown Park's desired character.

DC4-IV Commercial Lighting

DC4-IV-i .Lighting for All-Day Activity: Uptown accommodates shopping and eating experiences during the dark hours of the Northwest's late fall, winter, and early spring. Pedestrian area lighting is an important feature of each block in the Uptown Urban character area, and the Heart of Uptown character area.

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 Second Early Design Guidance the following departure was requested:

1. **Amenity Area Requirements (SMC23.45.522.A.):** In Lowrise multifamily zones the Code requires amenity area equal to 25% of the lot area and that 50% of the required amenity area be located at grade. The amenity area must be located within the area of the zone where it is required. The applicant proposed to locate the required LR3 area amenity area on the roof of the structure within the NC zoned portion of the site.

The Board indicated they would not be inclined to fully grant this departure and directed the applicant to provide the required ground amenity area (450 sq. ft.) in the LR3 portion of the site at grade.

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the SECOND EARLY DESIGN GUIDANCE meeting, the Board recommended the project proceed with MUP application.