



City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN
REVIEW

EARLY DESIGN GUIDANCE OF THE WEST DESIGN REVIEW BOARD

Project Number: 3024089

Address: 320 Queen Anne Ave N

Applicant: Peggy Heim for NK Architects

Date of Meeting: Wednesday, June 29, 2016

Board Members Present: Katherine Idziorek (Chair)
Homero Nishiwaki
Janet Stephenson

Board Members Absent: Christine Harrington
Boyd Pickrell

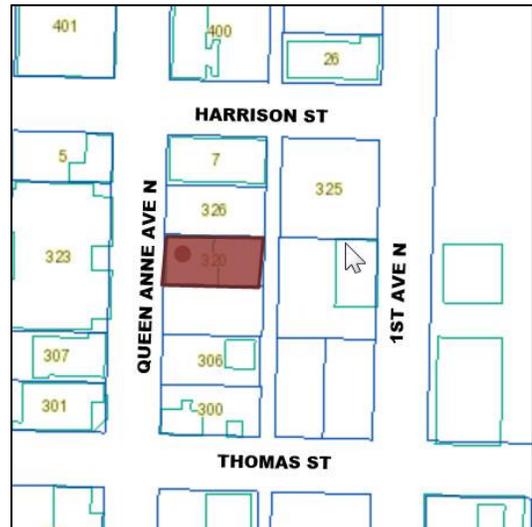
SDCI Staff Present: Crystal Torres, Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 3-65

Nearby Zones: (North) NC3-65
(South) NC3-65
(East) NC3-85
(West) NC3-65

Lot Area: 7200 sq. ft.



Current Development:

There is currently an existing 2- story masonry building was built in 1957 located on the project site.

Surrounding Development and Neighborhood Character:

The mid-block site is located within the Uptown Urban Center in the Queen Anne Neighborhood. The project site and adjacent sites are zone Neighborhood Commercial (NC3-65). The area is primarily composed of a variety of commercial and multi-family apartment buildings. The buildings range in style consistent with the era in which they were built. There are numerous pre-depression era brick apartment buildings, post-war commercial buildings, and apartment and mixed-use buildings of various styles built in the last 25 years. The influence of the development boom corresponding with the 1962 World's Fair can be seen in the mix of mid-century modern designs scattered throughout the neighborhood. Some of the newer apartment and mixed-use buildings in the neighborhood also take cues from the mid-century design inspired by the 1960's buildings in the neighborhood and the nearby Seattle Center.

Access:

There is currently vehicular access to the site from the alley. The proposed vehicular access is proposed from the alley for the proposed 4 parking spaces.

Environmentally Critical Areas:

No mapped environmentally critical areas.

PROJECT DESCRIPTION

The proposal is for a 7-story building containing 66 residential units and 2 live-work units. Surface parking for 4 vehicles to be provided. Existing structure to be demolished.

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

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

The packet is also available to view in the file, by contacting the Public Resource Center at SDCl:

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

Email: PRC@seattle.gov

PUBLIC COMMENT

Several members of the public attended this meeting and provided the following comments:

- Concerns related to location of windows.
- Concerns related to the texture and treatment of the north façade.
- Desire for neutral color on the north wall.
- Suggested providing a greater setback on the north side, especially above the second floor.
- Concerns related with the impacts to light and air access for the north adjacent building.
- Suggested reducing the height of roof top landscaping.
- Concerns related to safety and the close proximity of the proposed building to the north adjacent building.
- Encouraged create viable live/work units and commercial uses along the ground floor.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: <http://web6.seattle.gov/dpd/edms/>

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 June 29, 2016

1. Massing:

- a. The Board expressed support for scheme “H” as the strongest massing option, granted the next iteration of design should further respond to the adjacency of the existing residential building to the north with the goal of minimizing impacts to light and air.
- b. The Board discussed potential design solutions to increase access to light and air between the proposed building and the existing building to the north by potentially **CS1-B-2; CS2-D-5**:
 - i. Increasing the size of the courtyard to the east and west **CS2-D-5**.
 - ii. Increasing the setback along the north property line by 1' **CS2-D-5**.
 - iii. Adjusting the location of bay windows **CS2-D-5**.
- c. The Board supported the massing of scheme H as it anticipates future development to the south by providing a setback and access to light and air **CS1-B-2; CS2-D-5**.
- d. The Board requested additional analysis of the proposed building as it relates to the building to north (sections, plans of adjacent building, window/privacy study) **CS2-B**.

2. Queen Anne Ave/Public Realm:

- a. The Board expressed support for the overall massing/design concept along Queen Anne Ave and specifically supported the following elements **CS2-C; DC2-B**.
 - i. The prominent main entry **Uptown PL2-I**.
 - ii. The visual connection to a lush courtyard space **CS2-B-2; Uptown DC3-I-i**.
 - iii. Unifying the live/work units a setback/recessed entries, front porch expression **CS2-B-2**.
 - iv. Flexibility of the live/work units to be combined in the future.
 - v. The intent to utilize warm materials to highlight the open air two-story entry gesture **CS3-A-2**.
- b. The Board expressed support for the visual connect from the street to the north courtyard as a strong design component which has the potential to create interest at the street and potential view to bike storage **CS2-B-2**.
- c. The Board discussed the potential to extend the mezzanine over the sidewalk **CS2-B-2**.
- d. The Board requested detailed information of the lounge/lobby/mezzanine space including furniture, materials, art etc. at the next meeting. Emphasis of this space through thoughtful selection of secondary architectural elements (rails, gates etc.) and materials **CS3-A-2; CS3-A-4; DC4-A; DC2-D**.

3. South Façade

- a. The Board discussed the potential for additional modulation and the need to thoughtfully design the blank walls with texture/ patterns **DC2-B; DC4-A**.

4. Alley

- a. At the next meeting, provide window/privacy study between the proposed building and building across the alley **DC2-B**.

5. Parking/Trash/ Bicycle

- a. The Board would like to be better understand the resolution of of the service uses on site taking into consideration placement, lighting, and security **DC1-C-4**.

6. Landscaping/Roof

- a. The Board supported sustainability goals related to solar array indicated at EDG **CS1-A-1**.
- b. The Board requested more information on height (visual) impacts of solar array and roof top landscaping. Arrangement of both solar array and landscaping should take into consideration adjacency conditions **CS1-B-2**.

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood 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-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on 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-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-C Relationship to the Block

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-D Height, Bulk, and Scale

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.

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

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

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.

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.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-C Parking and Service Uses

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

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-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.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

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-A Exterior Elements and Finishes

DC4-A-1. 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.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

DEVELOPMENT STANDARD DEPARTURES

The Board’s recommendation on the requested departure(s) will be based on the departure’s potential to help the project better meet these design guidelines priorities and achieve a better overall project 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 Early Design Guidance no departures were requested.

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the Early Design Guidance meeting, the Board recommended moving forward to MUP application.