



City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director



FIRST EARLY DESIGN GUIDANCE OF THE WEST DESIGN REVIEW BOARD

Project Number: 3027575

Address: 413 3rd Ave W

Applicant: Matt Driscoll, d/Arch LLC

Date of Meeting: Wednesday, October 18, 2017

Board Members Present: Christine Harrington, Chair
Homero Nishiwaki
Brian Walters

Board Members Absent: Patreese Martin
Stephen Porter

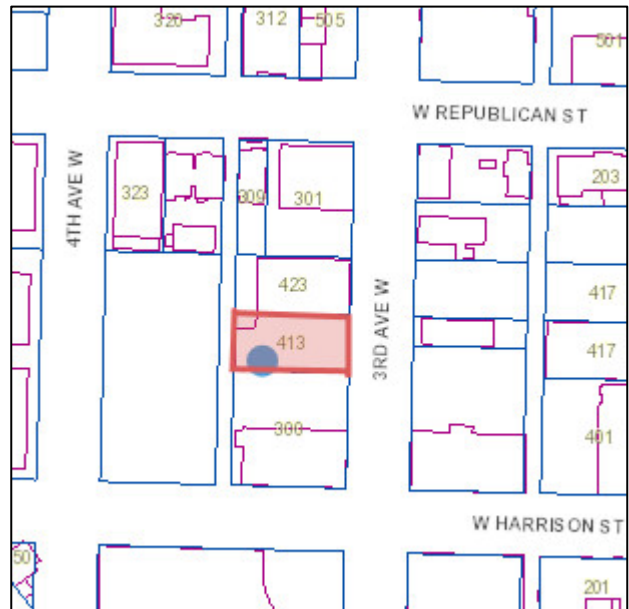
SDCI Staff Present: Abby Weber

SITE & VICINITY

Site Zone: Neighborhood Commercial 3-65 (NC3-65)

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

Lot Area: 7,196 SF



Current Development:

The mid-block site is located within the Uptown Neighborhood. The site is currently developed with a 2-story brick office structure. The site slopes approximately 9-feet from the northeast corner down to the southwest corner.

Surrounding Development and Neighborhood Character:

Surrounding development is composed of a variety of mid-rise commercial, multi-family residential, mixed-use, and office structures in range of architectural styles. Due to recent and historical redevelopment, there is not a singular architectural style that characterizes the neighborhood. Older structures tend to be masonry, while newer structures are typically wood frame structures clad in fiber cement or metal panel. The east-facing, mid-block site is located opposite the primary entry of a recent full block office development. Numerous surface parking lots are located within the vicinity.

The site is approx. a quarter-mile away from Myrtle Edwards Park with access over the W Thomas Street Pedestrian and Bicycle Overpass at the south end of 3rd Ave W. Seattle Center is located 4-blocks to the east.

Access:

Existing and proposed vehicular access is from the alley. Existing and proposed primary pedestrian access is from 3rd Ave W. Proposed access to the trash and bike storage room is from the alley.

Environmentally Critical Areas:

There are no known ECAs onsite.

PROJECT DESCRIPTION

Design Review Early Design Guidance application proposing a six-story, 52-unit apartment building with ground floor office. Parking for ten vehicles to be located below grade. Existing structure is proposed to be demolished.

The design packet includes information 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

No public comments were offered at this meeting, however, 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/> Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of Design Review.

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.

1. Massing Options & Architectural Concept

- a. The Board supported the architectural concept of foreground versus field, however, did not see this concept clearly expressed in the three massing options. The Board encouraged further exploration of this concept, and noted all future massing alternatives should be developed through this lens. (CS3-A-4)
- b. The Board was concerned that the massing options were only reactionary to the existing site constraints – such as the zoning envelope, powerline setback, and FAR – and failed to express a strong architectural concept. Furthermore, the Board noted there was not much difference between the three massing options in the design of the front third volume and there appeared to be only two distinct massing options presented; massing Option A and Option C appeared to be the same form. (CS3-A-4, DC1-I-iii)
- c. The Board understood the limitations and constraints associated with developing a small mid-block site, however, the Board felt all available massing options were not fully studied and directed further exploration of alternatives that are responsive to the architectural concept, adjacent buildings and datum lines, and the Uptown neighborhood context. The Board requested documentation of these studies at the time of the second EDG meeting. (CS2-C-2, CS3-A-4, DC2-C-3, DC1-I-iii)
- d. The Board requested further study of two specific massing options, a strong base/podium option and a flipped Option B. However, further massing studies should not be limited to these two options. (CS2-C-2, CS3-A-4, DC2-C-3, DC1-I-iii)

2. Façade Composition & Blank Walls

- a. The Board noted that massing Option B was compelling as it provided an interesting treatment of the south and west façades. The modulated form at the rear of the site appeared to be well integrated into the overall design, whereas the street-facing modulation appears to be tacked on. The Board encouraged further exploration of a flipped massing option so that the integrated modulation is presented to the public realm, particularly from a southeastern vantage point. (DC2-B, DC2-C-1)

- b. The Board and applicant agreed that the adjacent surface parking lot to the south will likely remain undeveloped for an extended period of time, therefore the site of the proposed development should be treated as a corner lot and designed for views of the southeast corner. The Board prioritized the development of the treatment of the southeast corner and south façade. (CS2-C-1, DC1-II, DC2-B)
- c. The Board was concerned about the blank wall conditions on the south façade as it is highly visible from the public realm, particularly in massing Options A and C. Blank walls on the south façade should be minimized or mitigated as the design develops. (DC1-II, DC2-B)
- d. The Board encouraged widening the lightwells to provide greater modulation of the north façade. The Board requested perspective graphics depicting views of the north façade and more information on the design and height of any rooftop structures, including the elevator, mechanical and stair penthouses, at the time of the second EDG meeting. (DC1-II, DC2-B, DC3-A-1)
- e. The Board encouraged further development of the material palette and façade treatments, and requested more information at the time of the second EDG meeting. The depth of facades, fenestration and material transitions should be maximized, and flush window treatments with little or no detailing were discouraged. (DC2-I-iii DC2-C-1, DC2-I-ii-g, DC4-A)

3. Entry

- a. The Board directed further development of a visually distinctive entry and lobby that is reinforced by the architectural concept and composed of a collection of coordinated elements. (PL3-A-4)
- b. The Board noted that the shared commercial and residential entry/lobby provides an interesting design opportunity since it concentrates pedestrian activity in a singular location onsite. The lobby should be well-designed as a lively interior space since it is highly visible from the public realm. (PL3-A-4, DC1-A-1, DC1-A-4)
- c. The Board was concerned about access to the basement bike storage room via the primary entry and elevator. The Board encouraged development of two separate bike storage rooms, one in the basement for long term storage and one at the ground-level for more frequent and convenient access. Bike racks could be considered as part of the ensemble of entry elements. (PL3-A-4, PL4-B)

4. Open Space Concept & Street-Level Uses

- a. The Board encouraged further development of a mutually reinforcing open space and architectural concept. The landscaping should be integrated with the massing modulation and wrap the southeast corner to establish a strong public face. The landscape plan should achieve an expression of stacked, vegetated layers at each building level, be coordinated with required building setbacks, and be considerate of views through the structure. (DC3-A-1, DC3-I-I, DC4-D-1)
- b. The Board encouraged further study of how entry design and open space concept respond to the entry of the large office development located directly across the street. (DC2-C-3, DC3-A-1, DC4-D-1)
- c. The Board noted that the sidewalk/patio canopy provided an interesting opportunity for an artistic statement or sculptural element since it is a detached, independent

- structure. The Board would like to see further resolution of the design of the canopy and support columns at the second EDG meeting. (PL2-B-2, PL2-C-2, DC4-C-1)
- d. The Board noted there should be an engaging relationship between the ground-level uses and pedestrian realm. The ground-level uses should activate the streetscape. (CS2-B-2, CS2-II-iii, DC1-A-4)
 - e. The Board was concerned that the ground-level patio along the street edge did not respond to topography, and encouraged further study of stepping the patio with the grade. (CS2-B-1)
 - f. The Board supported the fully vegetated roof and design as shown in concept as it is attractive when viewed from above, and noted this condition should be maintained. (DC3-I-I, DC4-D-1)
 - g. The Board encouraged careful consideration of how the various landscaped open spaces are accessed and maintained. (DC3-I-I, DC4-D-1)

DEVELOPMENT STANDARD DEPARTURES

At the time of the FIRST Early Design Guidance meeting no departures were requested.

DESIGN REVIEW GUIDELINES

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

CONTEXT & 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-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

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-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-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.

Uptown Supplemental Guidance:

CS2-II Streetscape Compatibility

CS2-II-iii. Uptown Urban Area: In the Uptown Urban and Heart of Uptown character areas, encourage streetscapes that respond to unique conditions created by Seattle Center. Encourage wide sidewalks to accommodate high pedestrian volumes during event times, and create safe, well-marked crossings at entrances to the Center. Streetscape furniture and landscaping should be sited and designed to accommodate the flow of event crowds. Buildings on and adjacent to the Seattle Center campus should be sited to create relationships and connections between the Center and surrounding Uptown neighborhoods.

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

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

PL2-B Safety and Security

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-C Weather Protection

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

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-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

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-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

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.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

Uptown Supplemental Guidance:

DC1-II Blank Walls

DC1-II-i. Landscaped Walls: Within the Uptown Park character area landscaping (e.g., trellised climbing plants and other urban greenery) is the preferred treatment for walls. Larger wall areas should include landscaped treatments at the wall or between the wall and public rights-of-way, but not in a manner that would create unsafe conditions (e.g., create hiding spaces or provide exterior access to higher floors).

DC1-II-ii. Artistic/Decorative Surfacing: In the Uptown Urban and Heart of Uptown character areas artwork and decorative surfacing may provide an alternative wall treatment to landscaping in some locations. However, painted murals are the least preferred solution to larger wall areas in Uptown.

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 Façade Composition

DC2-B-1. Façade Composition: Design all building façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades 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 façades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to façades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

Uptown Supplemental Guidance:

DC2-I Architectural Context

DC2-I-ii. Discouraged Features: Features and materials that are discouraged include:

g. Flush window treatments (with little or no detailing).

DC2-I-iii. Uptown Urban Character Area: Embrace high quality urban infill, and responds to special relationships with nearby civic institutions. The following features are encouraged:

a. Consistent street wall;

b. Engaging the sidewalk / storefront transparency;

c. Building siting that responds to Seattle Center entry points;

d. Defined cornices;

e. High quality, durable materials;

f. Distinct residential and commercial components; and

g. Throughout Uptown, upper level balconies are discouraged on the street side of residential buildings. Bay windows are a preferred architectural element on the street side. This guideline is intended to avoid open displays of storage, which are sometimes an unintended consequence of street side balconies.

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.

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.

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.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

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.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

Uptown Supplemental Guidance:

DC4-III Commercial Signage

DC4-III-i. Preferred Signage: Throughout Uptown tasteful signs designed for pedestrians (as opposed to passing vehicles) are preferred. Backlit signs, animated reader boards and similar signs are discouraged. Blade signs, wall-mounted signs, signs below awnings, and similar signs are preferred.

BOARD DIRECTION

At the conclusion of the First Early Design Guidance meeting, the Board recommended the project return for another meeting in response to the guidance provided.