



City of Seattle

Mike McGinn, Mayor

Department Planning and Development

D.M. Sugimura, Director

EARLY DESIGN GUIDELINE PRIORITIES

Southeast Board

Meeting date: February 23, 2010

BACKGROUND INFORMATION:

Project Number: 3005359

Address: 2421 14th Avenue South

Applicant: Al Terry for Findlay Street Christian Church

BACKGROUND INFORMATION and AREA DEVELOPMENT:

The site is located at 2421 14th Avenue South between S Bayview Street and Beacon Avenue south. The site is located at the corner of S. Bayview Street and 14th Avenue south. There is an alley in this block. The site is zoned Neighborhood Commercial (NC1-30). The zoning changes across the alley to Lowrise 3 (L3) a residential zone. There is approximately 10 feet of elevation change across the site. There is currently a single family house on the lot. The commercial area is beginning to be developed with commercial structures which intermingle with the multifamily residential buildings. The proposal is located in the North Beacon Hill Neighborhood Urban Village.

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ARCHITECT'S PROPOSAL:

The applicant proposes to build a church for the Findlay Street Christian Church congregation. The proposal includes a sanctuary and church services on the first floor and the basement and two floors of residential units above. The proposal includes a green roof feature and full landscaping at ground level. The applicant and owners are interested in pursuing many green building elements for this proposal. They are following the priority green checklist as part of the Priority Green program offered at DPD. Approximately 18 residential dwelling units would be accessed from an entry courtyard on the north side of the lot. No parking is required by land use code for this site. The massing concepts do not vary widely in part due to the nature of the first floor sanctuary use and the residential program. The architect explores some variation on the upper level massing, the over height penthouses and fenestration of the two uses.

Concept 1 is a code complying design alternative with a corner entry to the church, a stair tower on 14th Avenue, over height mechanical equipment is pushed to the north side of the building. There is a terrace and garden on the roof. A light court steps the building mass away from the north property line.

Concept 2 is a concept that shows similar massing to concept 1 except it explores a parking alternative. The parking would be accessed via the alley and be partially underground. The organization of the church and residential units is similar with a light court on the north side as is shown on concept 1

Concept 3 explores locating the church entry on Bayview Street with a portion of the mechanical equipment on the south side. The resulting form could be mechanical screening and church graphic. This concept has a separate church office entry and, as per the other concepts, a residential entry on the north. Open space is located on the roof with green roof features and a terrace.

Landscaping and priority green program elements were very briefly described. The building is following the Priority Green permitting with the City of Seattle.

BOARD CLARIFYING QUESTIONS

The Board asked clarifying comments to better understand the project. Questions included clarification on entries, building use and configuration of uses.

PUBLIC COMMENTS

Public input was in the form of free forms questions and comments. The input was varied and included the following:

Why did the Church choose this site for a church?

The composition looks good and simple.

Where will the parking be located?

What will the exterior materials be?

The North Beacon Hill design guidelines state that corner entries are good. Shouldn't this project have a corner entry?

The Building typology is good fore the area as it develops to a more dense urban area.

A commercial use seems to be the best use for this area and not institution/residential.

The setback from the north property line is important to retain through development.

The austere box look is interesting and should be more interesting in detailing.

This is a good site to receive development.

It is good to have some other symbol than a cross at this location.

Family units in the residential portion would be good.

The roof garden may need to be only shrubs and not trees due to tough conditions on the roof.

DISCUSSION

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board has provided the siting and design guidance described below and identified by letter and number those siting and design guidelines found in the City of Seattle's "*Design Review: Guidelines for Multifamily & Commercial Buildings*" of highest priority to this project.

DESIGN GUIDELINES

A. Site Planning

A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street. Entries to individual units should be welcoming and recognizable.

The Board asked for more detail on the entrances. The church entrance should be well detailed, visible and appropriate for the use, the site and its location on the site/building. The tower element at the entry on concept C, the preferred concept, should be designed with artistic and architectural language that helps define the entry on Bayview as well as being appropriate to the Church symbolic language and artistic expression. The residential entry should be welcoming, well landscaped, properly lit, and include appropriate signage.

A-4 Human Activity

New development should be sited and designed to encourage human activity on the street.

The Board directed the architect to consider the small, but important spaces between the building entries and the curbs as quality gathering and entry spaces.

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.

The Board agreed that option C presented a good start in easing the pressure on the north property line, the adjacent site. The Board directed the architect to take special care in developing the residential entry and upper level open space along this edge to minimize impacts to that site.

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating useable, attractive, well-integrated open space.

The Board affirmed the importance of creating quality gathering spaces in this development proposal. All landscaping should be full and striving and designed to have a long design life. That is, the landscaping should include many kinds of plants best suited to its location, the proposed water regime, sun exposure and foot traffic exposure. The planting plan should be fully designed and planted using planting quantity guidelines outlined by the City. The project is

proposing a substantive “green” presence thus proposing to expand the typical urban planting palette to include more edible plants, native plants, low water usage plants and attention to variety in plant habit or form.

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 the anticipated development potential of the adjacent zones.

The building should be compatible with the anticipated development of the nearby sites.

C. Architectural Elements and Materials

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 façade walls.

A strong and clearly articulated concept should inform the design on this site. Architectural design and materials cues from the new library should be studied for appropriateness to this site. The tower element should undergo a series of design trials to study appropriate bulk, height, connectedness to the building and architectural language. The Board asked the architect to bring the studies to show at the next meeting. The Board commented that the windows as shown are well proportioned for the building and the site.

C-3 Human Scale

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

A good human scale is important at this site as the urban fabric becomes more residential in nature away from Beacon Avenue. The Board suggested that the concrete wall have some reveal details or banding to create a sense of scale and detail.

C-4 Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive. Materials that have texture, pattern or lend themselves to a high quality of detail are encouraged.

The Board looks forward to more detail showing a high level of quality materials.

D. Pedestrian Environment

D-1 Pedestrian Open Spaces and Entrances

Convenient and attractive access to the building entry should be provided.

D-2 Blank Walls

Buildings should avoid large blank walls facing the street, especially near sidewalks.

D-7 Pedestrian Safety

The project design should consider opportunities for enhancing personal safety and security in the environment under review.

D-10 Commercial Lighting

Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts.

D12 Residential Entries and Transitions

There should be appropriate and well-designed entries and transitions to the street.

The Pedestrian environment in its many facets, constraints and opportunities should be especially well-designed with an eye for future maintenance ease, survivability and beauty. The priority guidelines listed above should drive the design development and create a positive presence at this corner.

E. Landscaping

E-2 Landscaping to Enhance the building and/or Site

The landscaping should enhance the building and the site.

Landscaping in its broadest definition should be considered for this site.

The board is willing to consider development standard departures for these design alternatives where the departure helps the project better meet the priority guidelines stated above. The Green features of the building proposal should be thoroughly covered at the next meeting.

Please provide colored building elevations in the MUP package submittal.