



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning & Development

D.M. Sugimura, Director

**EARLY DESIGN GUIDANCE PRIORITIES
OF THE
CAPITOL/FIRST HILL/CENTRAL AREA DESIGN REVIEW BOARD**

BACKGROUND INFORMATION:

Project Number: 3006143

Address: 1620 Broadway Avenue

Applicant: Greg Wharton, Meng Strazzara Architects for
Essex Property Trust

Meeting Date: April 18, 2007
Report Date: April 24, 2007

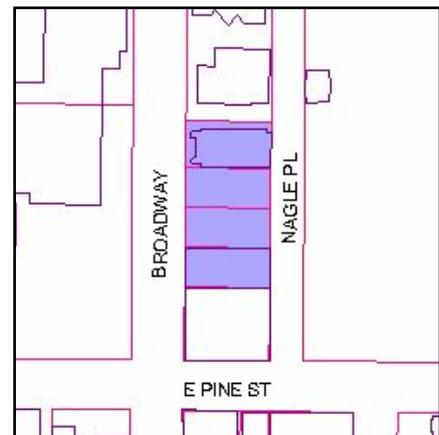
Board members present: Philip Beck
Jason Morrow
Sharon Sutton
Rumi Takahashi
James Walker, Chair

Board members present: None

DPD staff present: Lisa Rutzick, Land Use Planner

SITE & VICINITY

The 32,000 sf site is comprised of four lots, three of which are surface parking lots and the fourth contains a one story commercial structure to be demolished. The entire site is zoned NC3-40 and can be increased to 65 feet provided that portions of the structure above 40 feet contain only residential uses. The site lies within a Pedestrian (P1) zone as well as the Capitol Hill Urban Village Commercial Zone Overlay and a Light Rail Station Overlay.



The mid-block site is defined by Broadway to the west and Nagle Place to the east. East Pine Street defines the block to the south. Abutting the site to the south is a two story, commercial building (AEI Music) and the site immediately to the north contains the Community College Bookstore and a pedestrian passage way to Nagle Place to the east. Across Broadway to the west are Seattle Central Community College and the Broadway Performance Hall. Across the Nagle Place alley is Cal Anderson Park play fields and tennis courts.

PROJECT DESCRIPTION

The proposal includes demolition of the existing building and the construction of a new mixed-use building. The new structure would include approximately 110 residential units, 24 student housing units, 13,440 square feet of ground level retail uses, 12,470 square feet of office uses located at the second story and below grade parking for approximately 166 vehicles. Vehicle access to the site is proposed from Nagle Place.

DESIGN PRESENTATION

Three schemes were presented at the Early Design Guidance meeting. All of the options include below grade parking, ground level retail along the Broadway side, office uses at the second level and access from Nagle Place. The primary residential entrance is shown off of Nagle Place and a secondary residential entrance off of Broadway. The first scheme (Option A) proposes a U-shaped building with a continuous plinth along Broadway and a courtyard area facing east. The second alternative (Option B) proposes an H-shaped building over a continuous one-story retail plinth facing Broadway. The third and preferred scheme (Option C) shows a massing configuration of a modified U-shape that breaks up the façade along Broadway, emphasizing three-story massing at the north and south western corners. The bookend massing shown at the northwestern corner would house the student housing units on the upper floors with a restaurant retail use at the ground level. Option C provided greater detail for the proposed porte-cochere element along Nagle Place, as well as showed two commercial spaces at sidewalk level on Nagle Place.

PUBLIC COMMENT

Approximately three members of the public attended the Early Design Guidance meeting. The following comments were offered:

- Site is an excellent location and shape for a really exciting development.
- Project design needs to address both Broadway and Nagle Place as streets, even though Nagle Place is technically considered an alley. Both facades are highly visible.
- The Broadway sidewalk width should 18 foot minimum, especially as it is the sunny side of the street.
- Creating a strong commercial edge along Broadway is important.
- The residential entrance along Nagle should have a strong presence. Integrating ground related units along Nagle should also be considered.
- The proposed modulation shown along Broadway in scheme 3 creates awkward proportions in terms of the horizontal treatment. The older industrial buildings of Ballard would provide a good example of a better scale.

- The planting areas should be at least three feet deep to accommodate significant vegetation. Perhaps the strip of grass between the tennis courts and Nagle Place could be improved by the project proponents.
- Would like to see buildings materials that are warm, such as brick with stone and pre-cast details.
- Concerns with the blank wall shown on the southern end of the east façade.
- Feels the Broadway modulation is too busy and doesn't relate well to the surrounding buildings.
- Materials must relate to the neighborhood.
- Concerns that the pollution created by autos using the porte cochere is unhealthy for those using the tennis courts.
- Would like to see lots of greenery along the eastern side of the site.
- Wonders whether the second floor office use will work on Broadway.
- This is a big massive building that needs to be more creative in terms of the design.
- The walkway between the site and the bookstore to the north is too narrow and needs to have more light given the high volumes of foot traffic that use this passageway. The building should be less imposing on this space.
- Sound Transit will be designing a tunnel under a portion of the site and will be working with the applicant to ensure that the two projects are compatible.

DESIGN GUIDELINE PRIORITIES

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 and identified by letter and number those siting and design guidelines found in the City of Seattle's *Design Review: Guidelines for Multifamily and Commercial Buildings* of highest priority to this project. The Board also consulted with the recently adopted neighborhood specific guidelines *Capitol Hill Neighborhood Design Guidelines*.

A. Site Planning

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

Capitol Hill-specific supplemental guidance:

- Retain or increase the width of sidewalks.**
- Provide street trees with tree grates or in planter strips, using appropriate species to provide summer shade, winter light, and year-round visual interest.**
- Vehicle entrances to buildings should not dominate the streetscape.**
- Orient townhouse structures to provide pedestrian entrances to the sidewalk.**
- For buildings that span a block and "front" on two streets, each street frontage should receive individual and detailed site planning and architectural design treatments to complement the established streetscape character.**

□ New development in commercial zones should be sensitive to neighboring residential zones. While a design with a commercial character is appropriate along Broadway, compatibility with residential character should be emphasized along the other streets.

The Board thinks the sidewalks should be widened along Broadway. The relationship between the retail façade and the retail entries should be well-considered and detailed. See also, A-4. The Board strongly agreed that the Nagle Place side of the site should be developed as a pedestrian-friendly street. They discussed at length that this right-of-way is highly visible from the park and well-used by pedestrians cutting through to the park, Pine Street and Broadway.

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

Capitol Hill-specific supplemental guidance:

- Provide for sidewalk retail opportunities and connections by allowing for the opening of the storefront to the street.**
- Provide for outdoor eating and drinking opportunities on the sidewalks by allowing for the opening the restaurant or café windows to the sidewalk and installing outdoor seating while maintaining pedestrian flow.**
- Install clear glass windows along the sidewalk to provide visual access into the retail or dining activities that occur inside. Do not block views into the interior spaces with the backs of shelving units or with posters.**

The Board agreed that the design of commercial spaces should encourage flexibility and expression of the future individual businesses. However, the Board noted that the design of these retail spaces should lend continuity to this very long façade. The Board will be very interested in seeing detailed larger scaled street level elevation studies presented at the next meeting.

The Board expressed concern with the elevated courtyard on Nagle Place and felt that it would more successfully is located at grade. They agreed that the courtyard should be configured to encourage interaction with pedestrians, as well as maximize accessibility to ensure the space is well-utilized.

A-6 Transition Between Residence & Street. The space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

The Board agreed that the design and building program should encourage pedestrian activity. The commercial spaces should utilize transparent windows and overhead weather protection and other details that encourage pedestrian traffic to, from and around the site.

The Board agreed that the project should provide a continuous street level façade along Broadway in order to reinforce and contribute to a vibrant street life that currently breaks down in this block along Broadway.

A-7 Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive and well-integrated open space.

Capitol Hill-specific supplemental guidance:

- Incorporate quasi-public open space with new residential development or redevelopment, with special focus on corner landscape treatments and courtyard entries.
- Create substantial courtyard-style open space that is visually accessible to the public view.
- Set back development where appropriate to preserve a view corridor.
- Set back upper floors to provide solar access to the sidewalk and/or neighboring properties.
- Mature street trees have a high value to the neighborhood and departures from development standards that an arborist determines would impair the health of a mature tree are discouraged.
- Use landscape materials that are sustainable, requiring minimal irrigation or fertilizer.
- Use porous paving materials to minimize stormwater run-off.

The Board agreed that the open space courtyard is an excellent opportunity to draw views to and from the park and extend the sense of greenery and open space. The Board noted that the courtyard should be better integrated into the building architecture. The Board would like to see significant vegetation integrated into the courtyard open space. The Board was very concerned how the proposed porte cochere use would work with the courtyard and not deteriorate from the pedestrian experience of the open space. The Board would prefer the courtyard be at grade and accessed directly from Nagle Place.

A-8 Parking and Vehicle Access. Automobile impacts on adjacent properties and the pedestrian environment should be minimized.

Capitol Hill-specific supplemental guidance:

- Preserve and enhance the pedestrian environment in residential and commercial areas by providing for continuous sidewalks that are unencumbered by parked vehicles and are minimally broken within a block by vehicular access.

The Board was adamant that the proposed porte cochere off Nagle Place would be an inappropriate and unnecessary piece of the building program, which already proposes two other driveways along this same elevation. The Board strongly urged the applicant to abandon the porte cochere concept and instead focus on developing Nagle Place as more of a residential front to the project, with open space, vegetation and possibly ground level units.

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 nearby, 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 on the adjacent zones.

Broadway-specific supplemental guidance:

- Help maintain and enhance the character of Broadway by designing new buildings to reflect the scale of existing buildings.**
- Masonry and terra cotta are preferred building materials, although other materials may be used in ways that are compatible with these more traditional materials.**
- The pedestrian orientation of Broadway should be strengthened by designing to accommodate the presence or appearance of small store fronts that meet the sidewalk and where possible provide for an ample sidewalk**

The Board expressed concern that the west façade was overly modulated, creating a somewhat incoherent massing. The Board supported the concept of pushing the mass towards the two ends, thereby book-ending the building and responding to the building and uses on either end. See also C-1 and C-2.

The Board also noted that shadow impacts from the site to Cal Anderson Park should be minimized to the greatest extent possible.

C. Architectural Elements

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.

The Board noted that this building will help reinforce the critical intersection of Broadway and Pine. The Board suggested that references to the building typologies and materials found in the nearby Pike Pine Neighborhood and enumerated in the Pike Pine Design Guidelines would be both appropriate and desirable.

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.

Capitol Hill-specific supplemental guidance:

- Incorporate signage that is consistent with the existing or intended character of the building and the neighborhood.**
- Solid canopies or fabric awnings over the sidewalk are preferred.**
- Avoid using vinyl awnings that also serve as big, illuminated signs.**

- Use materials and design that is compatible with the structures in the vicinity if those represent the desired neighborhood character.**

The Board looks forward to seeing a cohesive architectural design that strives for a bold design that is reflective of the varied and creative community. The Board would like the west façade to be simplified in terms of the modulation, essentially to make fewer moves that are bolder. The Board supports recessed balconies that are not distracting from the architecture. Referencing the historic auto row warehouse building types found in the Pike Pine neighborhood would be desirable. The Board liked the concept sketches of the ground level commercial use along Broadway.

C-3 Human Scale. The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

Capitol Hill-specific supplemental guidance:

- Incorporate building entry treatments that are arched or framed in a manner that welcomes people and protects them from the elements and emphasizes the building's architecture.**
- Improve and support pedestrian-orientation by using components such as: non-reflective storefront windows and transoms; pedestrian-scaled awnings; architectural detailing on the first floor; and detailing at the roof line.**

See A-2 and A-4.

C-4 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.

Capitol Hill-specific supplemental guidance:

- Provide operable windows, especially on storefronts.**
- Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood.**
- The use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) is discouraged, especially on ground level locations.**

The Board looks forward to reviewing a more detailed materials and color board that is reflective of and responsive to the character of Broadway and the neighborhood. Specifically, the Board would like to see warm materials, brick and other masonry used.

C-5 Structured Parking Entrances. The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

The Board strongly agreed that the vehicular access to the site should be visually minimized and cause as little disruption to pedestrian circulation around the site as possible. As stated earlier, the Board recommends that the porte cochere feature be eliminated from the design concept. The Board also suggested that the two access points shown along Nagle Place be consolidated into a single driveway.

D. Pedestrian Environment

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.

Capitol Hill-specific supplemental guidance:

- Provide entryways that link the building to the surrounding landscape.**
- Create open spaces at street level that link to the open space of the sidewalk.**
- Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles.**
- Minimize the number of residential entrances on commercial streets where non-residential uses are required. Where residential entries and lobbies on commercial streets are unavoidable, minimize their impact to the retail vitality commercial streetscape.**

The Board agreed that Option C is preferred, but emphasized that the residential courtyard should be maximized and programmed to benefit of the residents. Views to this courtyard should be maximized. The Board is concerned that the functionality of the interior courtyard be maximized. The Board looks forward to reviewing a high-quality, well programmed and well landscaped courtyard level open space design. The Board also stressed that solar access should be maximized to the site's open spaces.

The Board was also very interested in the design of the north elevation and how it interacts with and enhances the pedestrian passage way that connects Broadway and Nagle Place. This space should be safe and inviting. The Board supported the proposed width of 27 feet between buildings, but stressed that this space should be well lit and well-designed to create a special sense of Place, both for the public as well as for the student housing entrance proposed at this end of the building.

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.

The Board noted that the ground level facade along Nagle Place and the north elevation abutting the pedestrian pass-through should not have blank façade segments and should integrate transparent glazing or features with visual interest.

D-5 Visual Impacts of Parking Structures. The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.

The Board opposed the porte cochere element on Nagle Place and found it both functionally and visually contrary to the strong pedestrian neighborhood, the future light

rail station one block away and the park open space across the right-of-way. The Board warned that the building should not turn its back to the park.

- D-6 Screening of Dumpsters, Utilities and Service Areas.** New developments should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

Broadway-specific supplemental guidance:

For new development along Broadway that extends to streets with residential character— such as Nagle Place or 10th or Harvard Avenues East—any vehicle access, loading or service activities should be screened and designed with features appropriate for a residential context.

The Board noted that live-work units at ground level along Nagle Place would likely be a realistic use for that location.

- D-12 Residential Entries and Transitions.** For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.

The Board noted that all of the residential entries should be distinct and emphasized to be welcoming and recognizable. The Board discussed that having a more prominent residential entry off Broadway might offer a nice break from the length of commercial uses along this long façade.

E. Landscaping

- 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.

Capitol Hill-specific supplemental guidance:

- Maintain or enhance the character and aesthetic qualities of neighborhood development to provide for consistent streetscape character along a corridor.
- Supplement and complement existing mature street trees where feasible.
- Incorporate street trees in both commercial and residential environments in addition to trees onsite.
- Commercial landscape treatments that include street trees.

The Board stressed that the project should include green buffers, such as street trees and well-landscaped open spaces, to soften the scale of this large sized building. The Board also urged that the courtyard design should respond to the great neighborhood amenity of the park and create sensitive views of the site from the park that serve to enhance the character of both the public park and private courtyard.

The Board was very supportive of the courtyard concept and stressed that the programming and usability of the courtyard space will be critical. The Board looks forward to reviewing details of a well-programmed, detailed design for the open spaces integrated throughout the project.

DEVELOPMENT STANDARD DEPARTURES

No departures from the development standards were proposed at this phase.

NEXT STEPS

MUP Application:

1. Submit application for Master Use Permit (MUP) application. Please call Lisa Rutzick (at 206-386-9049) when you have scheduled your MUP intake appointment.
2. Please include a written response to the guidance provided in this EDG. Per Attachment B of Client Assistance Memo 238, plan on embedding four 11x17 colored and shadowed elevations, landscape and right-of-way improvement plans and three-dimensional street level vignettes into the front of the MUP plan set (4 per sheet) as Design Review sheets.
3. A traffic study may be required as part of the MUP process.

Recommendation Meeting:

4. The Board would like to review details of the open spaces, specifically those associated with the ground level residential and live/work units and the central courtyard.
5. The Board would like to review three-dimensional renderings showing how the ground level uses, details and design relate to the sidewalk.
6. Please provide a shadow study showing solar access opportunities to the proposed open spaces at the extreme seasons.
7. Please submit a color and materials board.
8. Please provide a series of colored renderings and/or graphics showing the proposed development from the pedestrian perspective.
9. Please also prepare a conceptual signage plan.
10. Please submit a conceptual lighting plan.
11. Please provide shadow studies that show shadow impacts from the proposed structure to the residential courtyard, as well as the park and tennis courts across Nagle Place.
12. Please provide photos of buildings that provided architectural cues to the design development of this project.