



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: 3009249

Address: 230 Broadway Avenue

Applicant: Brian Runberg, Runberg Architects for
SRM Development

Meeting Date: September 3, 2008
Report Date: December 11, 2008

Board members present: Evan Bourquard, Chair
Brian Cavanaugh
Jason Morrow

Board members absent: Sharon Sutton
Rumi Takahashi

DPD staff present: Lisa Rutzick, Land Use Planner

SITE & VICINITY

The 41,000 SF irregularly shaped site is comprised of several lots, containing a one story commercial structure to be demolished and surface parking lots. The western half of the 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 eastern half of the site is zoned NC3/R-40. 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 site meets the corner of Broadway to the west and East Thomas Street to the north and then notches inward and borders 10th Avenue East. East John Street defines the block to the south. Abutting the site to the south is a two story, commercial building and the site abuts a pedestrian easement immediately to the south between the subject site and the site to the south.

PROJECT DESCRIPTION

The proposal includes demolition of the existing building and the construction of a structure that would include approximately 113 residential units, 13,000 square feet of ground level retail uses and below grade parking for approximately 180 vehicles. The proposal involves phasing the construction of the development where Phase One would occur on the eastern half of the site, allowing the bank use to move there temporarily until Phase Two is completed on the western half of the site, when it would relocate back to the Broadway frontage. The commercial frontage along 10th Avenue is then anticipated to be converted into live/work units.

DESIGN PRESENTATION

Three schemes were presented at the Early Design Guidance meeting. All of the options include below grade parking, ground level commercial use along the Broadway side and a pedestrian easement connecting Broadway to the surface parking area to the east and the backside of the adjacent building to the south. The first scheme (Option A) proposes access from both 10th Avenue and East Thomas Street and a commercial space situated at the southern end of the side along 10th Avenue. The two lobbies are proposed next to both of the driveway locations. The second alternative (Option B) also proposes access from both 10th Avenue and East Thomas Street, but the 10th Avenue driveway is at the southernmost end of the site. In this scenario, one lobby is off of Broadway and one is next to the 10th Avenue driveway. The third and preferred scheme (Option C) shows a massing and access configuration similar to Option B, but with the East Thomas Street lobby separated to be further away from the driveway access location.

PUBLIC COMMENT

Approximately 12 members of the public attended the Early Design Guidance meeting. The following comments were offered:

- Clarification that the pedestrian access from Broadway connects to a destination and not become a dark passageway to nowhere.
- Clarification of whether proposed parking is available to the public.
- Preference for Option B as being more sensitive to the houses on the northeast corner of the block. Options A and C dwarf these houses.
- Pleased to see development occur on this site.
- Concerned with the entry to the garage, particularly at Thomas Street as it creates an awkward pedestrian circulation.
- The intersection of the two building masses looms over the houses in the northeast corner of the block and need to have greater separation and windows to diminish the relative scale of the existing and proposed context. Suggest a longitudinal courtyard through to 10th Avenue to create this separation.

- Farmers Market is pursuing street closures at different locations. Encourage designing streets that can accommodate this type of program.
- Prefer modern design over a more traditional design since that is not often successfully achieved. Does not want to see corrugated metal.
- A wider pedestrian easement from Broadway would be desirable.
- Excited with the redevelopment of the property, but is concerned with the ten foot easement to access the back of the building and parking area. Safety and security concerns in this area need to be dealt with, especially during evening hours.
- Service vehicles to the building through the garage may be problematic.
- Concerned with the two blank walls bordering the houses at the corner.
- Capitol Hill Design Guidelines express a desire for 10th Avenue to be residential and not commercial in character.
- Abutting property owner to the couth is concerned with adherence to the existing easement agreement.
- Clarification of number of units.
- Like the new US Bank Building across Broadway. Concerned with interruption to pedestrian traffic caused by construction activities. Many businesses along Broadway rely on this foot traffic.

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 discussed at length the pedestrian easement and the importance of activating the space with particular attention to safety. The Board urged that the design consider this easement area as an opportunity to create a passageway that is in keeping with the neighborhood tradition of views to courtyards or a passive residential entrance. The current use of this easement area functions as an urban space that makes sense for the presence of the Farmers Market and access to the surface parking lots. The Board is very interested in the treatment and programming of this easement and encouraged widening certain portions to make it more functional and not simply a fire egress.

A-3 Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.

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 would like to have a better understanding of the proposed corner commercial space and how much of the space is allotted for bank use. The configuration of the bank use in relation to the easement is important because it is critical that the commercial uses and/or lobby space help to activate the passageway and enhance visibility to/from the commercial area to the easement area.

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 noted that the unusual shape of the site in conjunction with the required pedestrian easement are two conditions that will require design solutions that are sensitive to the abutting neighbors.

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 and through the site.

The Board agreed that the project should strive to create continuity along the Broadway street frontage to reinforce and contribute to a vibrant street life.

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 including an open space courtyard would provide an excellent opportunity to draw views to and from the sidewalk via the easement.

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 uncomfortable with the pairing of the pedestrian and vehicular access. If the two types of access are situated proximate to each other, then the design of the pedestrian access should dominate over the vehicles access point. The Board also noted that they would like to see greater pedestrian access opportunities off of Broadway and paired with the required easement.

B. Height, Bulk, and Scale

None.

C. Architectural Elements

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 noted the particular challenge of creating a desirable transition between the two zone height designations and suggested that the configuration of the courtyard might help create a good relationship between the two zones, as well as to the existing abutting houses in the northeast corner.

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 strong detailing and materials that are consistent with Broadway's character (and no stucco). The Board noted that the design solutions for the transition points between the three types of street frontage will be critical in terms of materiality and deliberate use of materials in these locations is important.

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 all three alternatives lacked the opportunity to configure that open spaces in a manner which would help buffer the sensitive sides of the building at the northeast corner. Balancing this transitional area with a desire to create a residential courtyard that maximizes the benefit to the residents is a challenge for this irregular shaped site with unusual adjacency conditions. Views to this courtyard should be maximized. The Board wants the functionality of the interior courtyard to 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 wants the final build out of the live/work units along 10th Avenue to reflect the quieter, more residential nature of this street, while also maximizing the functionality of these ground level units.

The Board discussed the seven foot deep (Seattle City Light required) setback along Thomas Street to accommodate the utility poles and proposed that would be an excellent opportunity for vegetation and other pedestrian scale amenities that would soften the building's north perimeter.

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 expects that all visible blank walls, especially bordering the notch of the northeast corner will be treated and developed to provide visual interest and create a good scale for the blank wall condition.

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 did not support the grouping of all the access at the corner; instead, the Board preferred consolidating the access to one point along 10th Avenue that is situated to the southern end of the site along 10th Avenue. The Board preferred scheme A in terms of the Broadway treatment, but preferred schemes B and C in terms of access configuration.

D-7 Pedestrian Safety. 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 during evening hours.

D-11 Commercial Transparency. Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

The Board noted that both transparency and lighting along the pedestrian easement passageway will be critical in activating and providing security for the space.

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 the residential entries should be distinct and emphasized to be welcoming and recognizable.

E. Landscaping

E-2 Landscape to Enhance the Building and/or Site. Landscaping including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

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 streetscape details be well considered to include pedestrian scaled landscaping, lighting, and buffer areas for those future live/work units along 10th Avenue.

The Board looks forward to reviewing details of a well-programmed, detailed design for the open spaces integrated throughout the project, as well as sections and plans of the street level details.

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 will 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 courtyard.
5. The Board would like to review three-dimensional renderings showing the proposed streetscape character and 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 character of development from the pedestrian perspective.
9. Please also prepare a conceptual signage plan.
10. Please submit a conceptual lighting plan.
11. Please provide photos of buildings that provided architectural cues to the design development of this project.
12. Please provide details of the pedestrian easement passageway design.