



# City of Seattle

Department of Planning & Development

Diane M. Sugimura, Director



## EARLY DESIGN GUIDANCE OF THE EAST DESIGN REVIEW BOARD

Project Number: 3012723

Address: 109 12th Ave E

Applicant: SOLA 24 (Rod McClaskey)

Date of Meeting: Wednesday, February 15, 2012

Board Members Present: Evan Bourquard (Chair)  
Clint Keithley  
Lisa Picard  
Chip Wall

Board Members Absent: Dawn Bushnaq  
Wolf Saar

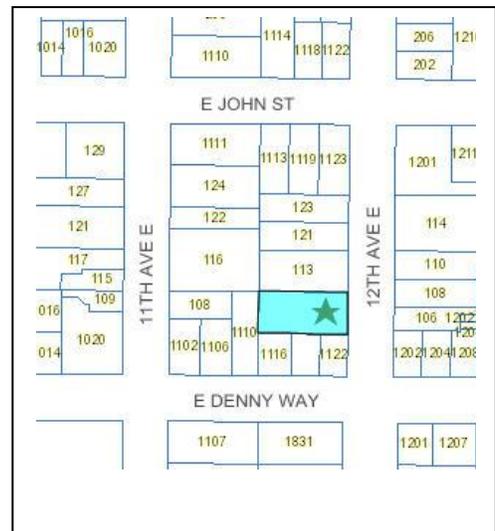
DPD Staff Present: Colin R. Vasquez, Senior Land Use Planner

### SITE & VICINITY

Site Zone: LR3

Nearby Zones: (North) LR3  
(South) LR3, with LR3 RC southeast of the site.  
(East) LR3  
(West) LR3

Lot Area: +/- 7,723 sq.ft.



Current Development: Multi-family building (single-family conversion).

Access: The site shares an 11-foot wide vehicle access easement with the parcel to the north. This easement will allow for loading access to the building. There is no on-site parking provided in this proposal.

Surrounding Development: South of the site are single-family residences that front onto E Denny Way. North and east of the site are existing single-family residences, converted to multi-family apartments and a mix of multi-family residences.

ECAs: None.

#### IEWS

The neighborhood is a fairly dense mix of predominantly residential uses in buildings ranging from single-family to apartments and condominiums. The scale and grain of development means that views are limited. As the site slopes about 6 feet, east to west, and continues to slope to 11th Avenue East, there will be some territorial views of the neighborhood. There will also be typical street views to the east. The upper floor will have neighborhood views until the adjacent sites are redeveloped.

#### NEIGHBORING DEVELOPMENT

Neighborhood Character: 12th Avenue East is a mix of predominantly residential uses with some ground floor retail uses. Ground floor retail, and some commercial uses on upper floors, is more predominant south of Denny, with more retail uses each block closer to Pine and Pike. The most commercial streets in the neighborhood are Broadway, 3 blocks to the west of the site, and Pike, Pine and 12th, 4 blocks south of the site.

Cal Anderson Park, the major City of Seattle Park on Capitol Hill, is 1 block to the west of the site.

Seattle Central Community College is about 4 blocks to the west and 6 blocks south of the site.

### PROJECT DESCRIPTION

The proposed project is for the design and construction of a 4-story multi-family building with approximately 21 residential units. No vehicle parking is required or proposed by the development.

## **DESIGN DEVELOPMENT**

Three alternative design schemes were presented. All of the options include a contemporary model of Capitol Hill living with open plan units, plenty of glass and a recognizable address. Unit will bring loft style living into the context of the LR3 apartment building.

The first Code Compliant scheme is a 19 unit residential structure that holds to the street edge at 12th Ave E, with a maximum allowable (2.0) FAR. This alternative allows for ground floor residential units with stoops facing 12th Ave E and roof decks for west facing units. DISADVANTAGES for the scheme — is the area devoted to building core is too large and results in a loss of one ground floor unit for the residential lobby. There are too many different apartment unit sizes. West facing units on lower floor are too deep. Building construction is too complicated for a Type-V building (too many roof decks over living spaces). No parking.

The second Code Compliant scheme is a 15 unit residential structure that holds to the street edge at 12th Ave E, with a maximum allowable (2.0) FAR. The apartment units are all typical and are a simplified construction form. This alternative allows for ground floor residential units with stoops facing 12th Ave E and roof decks for west facing units. May be able to use one stair exception in SBC (4 units per floor). DISADVANTAGES for the scheme — is the area devoted to building core is too large and results in a loss of one ground floor unit for the residential lobby. The apartments may be too large for 1BR units on Capitol Hill. No parking

The third Preferred scheme (constrained by height and FAR) is a 21 unit residential structure that holds to the street edge as 12th Ave E, with a maximum allowable (2.0) FAR, and allows for shallow front yards at ground floor units. There are variations of unit layout, yet in a typical kit of parts. The apartment units are similar, so construction is a simplified construction form. This plan has the smallest area devoted to building core. Cover ground floor open space for resident use can be provided on the western portion of the site. DISADVANTAGES for the scheme — No lobby. No parking.

## **PUBLIC COMMENTS**

Approximately seven members of the public attended this Early Design Review meeting. The following comments, issues and concerns were raised:

- The property owner north of the site noted that there are existing trees on the southern portion of their property; that they are concerned about. They would like to see the proposed protect or minimize disturbance to the root system of these trees.
- The tenant/building manager north of the site noted they were concerned about the existing/future condition of the sewer connection on the shared vehicle access.
- Both the property owner and tenant/building manager stated they would object to a design that did not give consideration to residential privacy and pedestrian/vehicle safety.
- A southern single-family resident spoke on behalf of the single-family residents along E Denny Way and share their concern with the proposed contemporary models. Those

residents prefer a ‘pitched roof’ design that uses materials/colors found in those structures. A scaling down of the height. Additionally, they would prefer more of a setback for the structure and increased landscaping along the southern portion of the site.

## **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. The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

The Neighborhood specific guidelines are summarized below. For the full text please visit the [Design Review website](#).

### **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.*

**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.*

**A-6 Transition Between Residence and Street.** *For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.*

At the Early Design Guidance meeting, the Board discussed their need to see a more defined design on the ground floor yards/stoops facing 12<sup>th</sup> Ave E. Additionally, the south residential entry design/materials must set a ‘high bar’ or ‘magic’ for site and how it relates to the southern adjacent single-family users.

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

At the Early Design Guidance meeting, the Board discussed the ‘passive/active’ open space concept for the preferred scheme. At the next meeting a more detailed design and narrative should be presented for the Board’s consideration.

### **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 anticipated development potential of the adjacent zones.*

At the Early Design Guidance meeting, the Board discussed the proposal in relationship to the southern adjacent development. Their deliberation/guidance did note the need for ‘scaling down’ or providing a sensitive design to the near-by less intensive uses.

At the next Board meeting, the applicant should illustrate how the ‘scaling elements’ or architectural components create a step in the perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

## **C. Architectural Elements and Materials**

**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.*

At the Early Design Guidance meeting, the Board discussed the architectural context of the proposal. They were not in agreement with the public comments that the ‘pitched roof’ architectural style should be factored into the style for the proposal. The proposed ‘flat roof’ design exists along the 12<sup>th</sup> Ave E street pattern. However, the Board did note that the existing context does have architectural elements that could/should be incorporated into the refined design.

**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 facade walls.*

### **Capitol Hill-specific supplemental guidance:**

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

At the Early Design Guidance meeting, the Board discussed that the structure should relate to the building forms and architectural concepts found on the 12<sup>th</sup> Ave E block front. ‘Extract the positive elements’ — massing, material patterns, human scale treatments, existing flat roof elements.

**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:**

- *Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terracotta details, and concrete that incorporates texture and color.*
- *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.*

## **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:**

- *Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles.*

**D-7 Personal Safety and Security.** *Project design should consider opportunities for enhancing personal safety and security in the environment under review.*

### **Capitol Hill-specific supplemental guidance:**

- *Consider: pedestrian-scale lighting, but prevent light spillover onto adjacent properties; architectural lighting to complement the architecture of the structure; transparent windows allowing views into and out of the structure—thus incorporating the “eyes on the street” design approach’*
- *Provide a clear distinction between pedestrian traffic areas and commercial traffic areas through the use of different paving materials or colors, landscaping, etc.*

## **E. Landscaping**

**E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites.** *Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.*

**E-2 Landscaping 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 ....*

***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 ... residential environments in addition to trees onsite.*
- *... landscape treatments that include street trees.*

**DEVELOPMENT STANDARD DEPARTURES**

The Board's recommendation on the requested departure(s) will be based upon the departure's potential to help the project better meet these design guideline priorities and achieve a better overall 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 meeting, no departures were requested.**

**BOARD DIRECTION**

At the conclusion of the EDG meeting, the Board recommended the project should **move forwards to MUP Application in response to the guidance provided at this meeting.**