



EARLY DESIGN GUIDANCE OF THE EAST DESIGN REVIEW BOARD

Project Number: 3012848

Address: 1711 12th Avenue

Applicant: David Pruin

Date of Meeting: Wednesday, February 08, 2012

Board Members Present: Evan Bourquard (Chair)
Dawn Bushnaq
Wolf Saar
Chip Wall

Board Members Absent: Lisa Picard

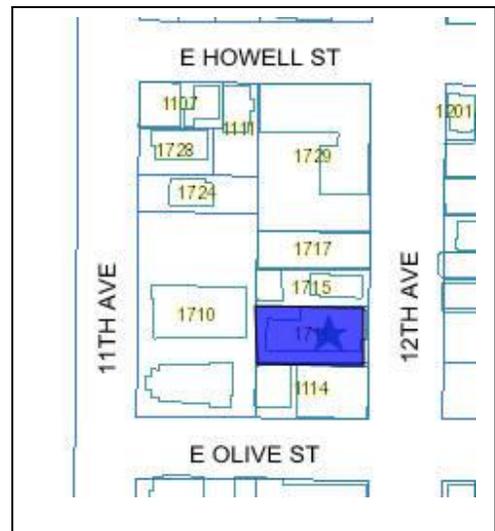
DPD Staff Present: Shelley Bolser

SITE & VICINITY

Site Zone: NC3-40

Nearby Zones: North: NC3-40
South: NC3-40
East: NC3-40
West: LR3

Lot Area: 7,260 square feet



Current Development: One-story commercial structure

Access: No vehicular access

Surrounding Development: Multi-family structures are located to the north. An older religious institution and offices are located to the west. Cal Anderson Park is located one block to the west.

ECAs: None

Neighborhood Character: The site is located near the Pike-Pine Corridor and near the future Capitol Hill light rail station. The neighborhood includes a wide mix of uses. Most development includes older single story commercial structures, older multi-story mixed-use structures, newer lowrise residential and mixed-use, and mid-rise residential and mixed-use buildings.

The architectural character of older buildings includes masonry, punched windows, and regularly spaced bays and windows. Newer development includes a wider variety of styles with more modern expression.

EARLY DESIGN GUIDANCE MEETING: February 8, 2012

The EDG packet includes materials presented at the EDG meeting, and is available online by entering the project number at this website:

http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The EDG packet is also available to view in the 3012848 EDG file, by contacting the Public Resource Center at DPD:

Mailing Public Resource Center

Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

Approximately 11 members of the public attended this Early Design Review meeting. The following comments, issues and concerns were raised:

- Proposed live-work should be retail/restaurant, to replace the true commercial use there now and strengthen the pedestrian corridor in this proximity to light rail
- Provide a mix of unit sizes for families
- Design should reflect context of neighborhood styles

- Appreciation for more residences at the site, rooftop deck, and street trees
- Nearby properties are likely to develop in the future; design should respond
- Concerned about no parking proposed

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.

EARLY DESIGN GUIDANCE:

1. The Board approved of the preferred massing scheme, but directed the applicant to design for maximum cross-ventilation opportunities in the units.
2. Live-work spaces:
 - a. Design the live-work spaces so they can be used as viable commercial space in the future, as the market demand shifts.
 - b. The street level spaces should include viable commercial ceiling heights, commercially designed storefront transparency, facades to accommodate future signage, overhead weather protection, and commercial storefront lighting.
 - c. The proposed street-level setback and landscaping should be designed to enhance the live-work units' potential for future retail spaces.
3. The applicant should demonstrate how the proposed design relates to examples of neighborhood architectural context.
4. Breezeway and recycling/trash storage:
 - a. The visual connection from the sidewalk through the breezeway to the landscaped courtyard is a positive aspect of the design and should be emphasized.
 - b. The recycling and trash storage area will be screened from pedestrian and residents' views, and will keep staging areas off the sidewalk, which is positive.
 - c. The breezeway will also function as trash and recycling staging on collection days, which will keep staging areas off the sidewalk.
 - d. The recycling/trash storage area may result in a blank wall at the street front. The applicant should design the street front façade for maximum activity and visual interest. Consider extending the live-work area and fenestration to separate the recycling/trash wall from the street facing façade, and/or minimize the width of blank wall at the street facing façade.
5. Departure: The subject site is higher than the site to the west, and the site to the west is zoned for residential use. The proposed departure would allow building structure closer to the west property line. The applicant should demonstrate that the proposed design responds to adjacent development and zoning, and that the proposed departure would better meet the intent of the Design Review Guidelines.

At the Recommendation meeting, the applicant should provide graphics and text to demonstrate the response to the Early Design Guidance. The Board specifically requested the following additional information at the Recommendation meeting:

1. Demonstrate with elevations, plans, sections, and detailed graphics how the live-work design will maximize future viability as retail spaces.
2. Provide graphics showing how the proposed development fenestration and site plan responds to adjacent conditions. Provide graphics showing the existing adjacent building fenestration in relation to the proposed building fenestration, sections showing the proposed dimensions from all parts of the structure to the property lines, and graphics demonstrating any techniques to enhance the design of the building near adjacent properties.

DESIGN REVIEW GUIDELINES

The Board identified the following 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-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. Examples include lots on Broadway that extend to streets with residential character, such as Nagle Place or 10th or Harvard Avenues East. While a design with a commercial character is appropriate along Broadway, compatibility with residential character should be emphasized along the other streets.

A-4 Human Activity. New development should be sited and designed to encourage human activity on 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 and displaying goods to the pedestrian.
- Provide for outdoor eating and drinking opportunities on the sidewalk 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.

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.

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.

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:

- 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.

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.

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 wood shingles or board and batten siding on residential structures.
- Avoid wood or metal siding materials on commercial structures.

- Provide operable windows, especially on storefronts.
- 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-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.

D-6 Screening of Dumpsters, Utilities, and Service Areas. Building sites 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.

Capitol Hill-specific supplemental guidance:

- Consolidate and screen dumpsters to preserve and enhance the pedestrian environment.

D-9 Commercial Signage. Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.

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. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

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.

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.

DEVELOPMENT STANDARD DEPARTURE

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, the following departure was requested:

- 1. Additional height and extra residential floor area (23.47A.014.A.3):** The Code requires that building area between 13' and 40' tall shall be set back 15' from a lot line shared with a residential zoned property. The applicant proposes to reduce this 15' setback to 10' at the west property line.

The Board was concerned about the proposed departure's effect on the potential of future residential development to the west, including possible intrusion of additional building elements into the reduced setback (such as balconies). The applicant will need to demonstrate that the proposed departure better meets the intent of the Design Review Guidelines. The Board noted that the current proposal doesn't appear to meet this criterion, or Guideline A-5.

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.