



FINAL RECOMMENDATION OF THE EAST DESIGN REVIEW BOARD

Project Number: 3012848

Address: 1711 12th Avenue

Applicant: David Pruin of Gramor Development Washington

Date of Meeting: Wednesday, July 11, 2012

Board Members Present: Chip Wall (Acting Chair)
Dawn Bushnaq
Ric Cochran
Lisa Picard

Board Members Absent: Wolf Saar
Bo Zheng

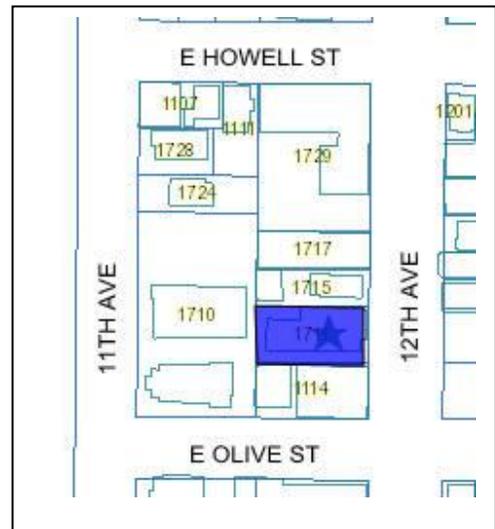
DPD Staff Present: Shelley Bolser

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. Older residential and commercial structures are located across the street to the east. A new mixed-use residential and commercial development is also proposed across the street to the east (#3013374).

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. Newer mixed-use development is located near Pike and Pine Street, with recent proposed developments located north of Pine Street.

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

PROJECT DESCRIPTION

The proposal is for a mixed-use building with a residential lobby, two live-work units at grade, and 37 residential units in the upper three stories. The proposal includes bicycle storage areas and no vehicular parking. A residential entry is proposed at the northeast corner, with a breezeway entry for access to services and units at the southeast corner. A shared residential roof deck is proposed on the western portion of the roof.

EARLY DESIGN GUIDANCE MEETING: February 8, 2012
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The packet includes materials presented at the 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 packet is also available to view in the 3012848 file, by contacting the Public Resource Center at DPD:

Mailing Address: Public Resource Center
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 lack of parking proposed

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The applicant clarified that the gas meter is shown at the street frontage but the preference is to place the gas meter in the breezeway or courtyard. If the applicant is successful in working with PSE to locate the gas meter elsewhere, the metal decorative panel or other decorative treatment could still be used at this location on the façade.

PUBLIC COMMENT

No public comments were offered at the Recommendation meeting.

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 (FEBRUARY 8, 2012):

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.

RECOMMENDATIONS (JUNE 13, 2012):

Integration of Service Elements:

1. The Board recommended that the gas meter should be located away from the front façade, unless required to be on the front façade by Puget Sound Energy. (A-2, D-6)
 - a. One possible alternate location is the breeze way, or the south-facing wall as the front façade turns the corner to the breezeway.

2. If PSE does not permit the gas meter to be located away from the front façade, then the gas meter and screening should be designed to be flush with the front façade, rather than protruding from the front façade. (A-2, D-6)
 - a. The Board suggested setting the front façade further back at the gas meter location, if this is the only possible location.
 - b. The resulting design should place the gas meter screening in plane with the rest of the concrete wall in order to maximize visibility of the retail spaces.

Color and Material Palette Quality:

3. The applicant should demonstrate to DPD how the street level front façade includes high quality natural materials that produce a pedestrian scale and a fine grain, reflective of other Capitol Hill commercial street frontage. (C-1, C-2, C-3, C-4)
 - a. A textured treatment should be used for the concrete portions of the street level facade, in a simple and well-composed pattern or texture.
 - b. The Board noted that it is possible to achieve this recommended condition with the proposed materials, but the necessary detailing was not apparent in the drawings shown at the Recommendation meeting.
 - c. The Board noted that the concrete should be textured, not board form.
 - d. Paint or mosaic tiles are not a preferred treatment, since these applications don't offer a permanent durable appearance.
4. The applicant should demonstrate to DPD the longevity of the materials and durability of the color. Integral color materials hold true color longer than painted materials. (C-4)

Architectural Composition:

5. The vertical elements on the east façade should be carried down to the street level, in order to ground the building and better relate the upper and lower portions of the facade. (C-2)
6. The commercial awning(s) should be larger and more substantial in appearance, in order to emphasize the commercial live-work spaces and visually ground the building. (C-2)
 - a. The Board noted that one large continuous steel and glass canopy over the live-work spaces could achieve this recommended condition.
 - b. The Board noted that the proposed height and fenestration of the live-work units are positive aspects of the design.
 - c. The residential awning should have a lower height than the live-work units.
7. The Board appreciated the successful application of color on the south and north façades and noted that those should remain as proposed.
8. The Board observed that the proposal should maximize the size of the rooftop courtyard given the small size of the residential units, and the planting should reflect the design cues shown in the packet. However, the Board declined to recommend conditions related to these observations.

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 is 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.

- 1. Maximum residential street level uses (23.47A.005.C.3):** The Code requires a maximum of 20% residential use at ground level for sites in commercial zones facing an arterial. 12th Avenue is an arterial. The applicant proposes 25% of the street frontage as residential use for lobby area.

This departure would provide an overall design that would better meet the intent of Design Review Guideline A-2 by emphasizing the street level design, subject to the recommended conditions.

The Board unanimously recommended that DPD grant the departure, subject to the conditions listed below to enhance the street front design.

BOARD RECOMMENDATION

The recommendation summarized below was based on the design review packet dated July 11, 2012 and the materials shown and verbally described by the applicant at the July 11, 2012 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities, and reviewing the plans and renderings, the four Design Review Board members recommended APPROVAL of the subject design and the requested development standard departure from the requirements of the Land Use Code (listed above). The Board recommended the following CONDITIONS (Authority referred in the letter and number in parenthesis):

1. The gas meter should be located away from the front façade, unless required to be on the front façade by Puget Sound Energy. (A-2, D-6)
2. If Puget Sound Energy does not permit the gas meter to be located away from the front façade, then the gas meter and screening should be designed to be flush with the front façade, rather than protruding from the front façade. (A-2, D-6)
3. The applicant should demonstrate how the street level front façade includes high quality natural materials that produce a pedestrian scale and a fine grain, reflective of other Capitol Hill commercial street frontage. (C-1, C-2, C-3, C-4)
4. The applicant should demonstrate to DPD the longevity of the materials and durability of the color. (C-4)
5. The vertical elements on the east façade should be carried down to the street level, in order to ground the building and better relate the upper and lower portions of the facade. (C-2)
6. The commercial awning(s) should be larger and more substantial in appearance, in order to emphasize the commercial live-work spaces and visually ground the building. (C-2)