



## FINAL RECOMMENDATION OF THE EAST DESIGN REVIEW BOARD

Project Number: 3012929

Address: 504 Terry Avenue

Applicant: Jim Westcott

Date of Meeting: Wednesday, December 12, 2012

Board Members Present: Dawn Bushnaq  
Ric Cochrane  
Lisa Picard  
Wolf Saar  
Chip Wall

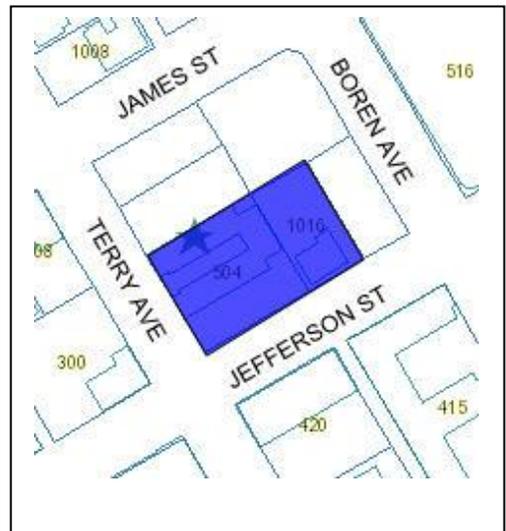
DPD Staff Present: Bruce Rips

### SITE & VICINITY

Site Zone: Highrise (HR)

Nearby Zones: North: HR and Midrise (MR) with Major Institution Overlay (MIO) with various height limits.  
South: MR and MIO with a 105' height limit (MIO 105).  
East: Neighborhood Commercial Three (NC3 65 & 85) with 65' and 85' height limits between Boren Ave. and Broadway.  
West: HR and HR with a MIO with a 105' height limit.

Lot Area: 23,584 square feet



Current Development: A three story multifamily residential building and a small two story office building constructed in 1959 and 1960 respectively.

Access: Jefferson Street

Surrounding Development & Neighborhood Character: Located at the northeast corner of the intersection at Terry Avenue and Jefferson Street and within the southwestern portion of the First Hill neighborhood, the development site sits directly east of the Harborview Medical Center campus, one block southwest of the Swedish Medical Center campus and one a half blocks to the west of the Seattle University campus. The interstitial areas between the major institutions house low and mid-rise apartment buildings, service stations and small commercial structures dating from the early 20<sup>th</sup> century to the 1960s. The recent growth of the Harborview Medical complex has introduced sizeable medical office and care buildings with beige masonry matching Harborview Hall and, in some cases, generous amounts of glazing.

ECAs: No mapped environmental critical areas.

## **PROJECT DESCRIPTION**

The applicant proposes a 270 foot structure containing 328 residential units and four levels of below grade parking with 230 spaces.

## **DESIGN DEVELOPMENT**

The three massing options share several programmatic ideas: a pronounced podium carrying a residential tower, vehicular entry on Terry Ave. across from the NBJ Medical Building, and retail commercial space fronting onto Jefferson St. At its base, massing Option # 1 reserves its largest setback at the north property line, adjacent to the parking lot. Above the podium, the tower steps back an estimated 66 feet from the west property line. In this option, the tower resembles an uninflected rectangular mass with a smaller box containing the mechanical equipment at its top. The architect has congregated the commercial uses at the corner of Terry Ave and Jefferson St. and placed the lobby and leasing area along Jefferson St. A mix of live/work units wraps around the central core on the north and east sides.

Options # 2 and # 3 introduce to the program a small open space at the corner of Jefferson and Terry. A commercial space defines the open space's east side with lobby space behind it on Jefferson St. Apartment units face the north property line. In this scheme, the podium has less prominence with the exception of a four-story, cubic volume approaching Terry Ave and defining the northern edge of the corner open space. Beginning at approximately 35 feet from the west property line, the architect bifurcates the tower by creating a slight vertical reveal that visually divides the mass into north and south sections. The tower on its southern half rises from grade

without the use of the podium to form an intermediate mass. This section continues skyward several floors beyond the north half. The third option employs the same massing strategy with some modification. A horizontal reveal visually separates the podium from the tower allowing the shaft to float above the four story platform and extend over the sidewalk. Programmatically the scheme shifts the lobby to the west allowing the open space to become a forecourt for the tower. Commercial uses form storefronts along Jefferson St.

By the Recommendation meeting, the development team refined the third option. Commercial use, once proposed for Jefferson St., had been eliminated from the program.

## **PUBLIC COMMENT**

Three members of the public affixed their names to the Early Design Review meeting sign-in sheet. The speaker raised the following issues:

- Limits on the size of commercial use in the Highrise zone inhibit the installation of a grocery.
- The Board should not recommend approval of the two departures creating a thicker structure. (Mentioned by others)
- Supports the setback departure on one side of the building and the not the other.
- Odor from diesel fumes emanating from the Harborview building across the street will have an impact on the tenants of the residential tower.
- Install appropriate levels of exterior lighting to ensure a safe environment.
- It is questionable that the proposal has adequate capacity for dogs.
- Use the First Hill endorsed pedestrian lighting fixtures.

## **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.**

EDG Meeting: The Board agreed with the relationship of the building program (Option # 3) to the adjacent streets.

Recommendation Meeting: The Board approved a departure to allow the upper level of the tower to project into the setback on Jefferson St. (See departure #1.)

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

EDG Meeting: See D-12.

Recommendation Meeting: Board deliberation did not focus on this guideline.

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

EDG Meeting: The design of the streetscape should consider the needs of the various constituents who live and work in the neighborhood.

Recommendation Meeting: See Board deliberation for D-1.

**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.**

EDG Meeting: A departure request for upper level setbacks along the adjacent parcels is problematic. The Board requested further investigation of whether the granting of the departure imposes constraints on potential surrounding development. Adjustment to the proposal's floor and unit sizes may make the request unnecessary.

Recommendation Meeting: The Board approved the upper level setback departure on the north side, convinced by the applicant's proposal to create a larger setback (15') than the Code average (seven feet) in the area below 45'.

**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.**

See discussion focused on D-7.

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

EDG Meeting: Residents will have multiple open spaces for their use. Design of the park at the corner of Terry Ave and Jefferson St. should accommodate tower residents, clients of the tenant spaces, nearby employees and neighbors. The residents and commercial tenants facing this open space should be able to observe the park from their units and shops, providing an informal means of security.

Recommendation Meeting: The open space along Terry Ave met with enthusiasm. See D-7 and E-2 for further guidance on the landscaping along Jefferson St.

**A-8 Parking and Vehicle Access. Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.**

EDG Meeting: Locating parking access across Terry Ave from Harborview's garages makes the most sense as it provides the opportunity for a degree of continuity of landscaping along the rights of way and on both sides of the park.

Recommendation Meeting: The Board recommended approval of a larger than code complying garage door (see departure # 3). The opening accommodates solid waste pick up vehicles entering into the garage for loading.

## **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.**

EDG Meeting: The Board preferred massing option # 3 and emphasized that a structure with clean lines and a modernist vocabulary is an appropriate design response for this location. The clarity of forms should be reinforced with significant attention paid to the development of the surfaces which express at a fine grain the building's residential raison d'être.

The base ought to anchor the building. A more contextual examination of the neighborhood should provide the architect with enough clues to design a structure that relates to its context.

Recommendation Meeting: Although the development site sits on a zone edge (Midrise) to the south, the Board accepted the rationale for a departure to allow the structure to project into the upper level setbacks.

## **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.**

EDG Meeting: The Board noted the prevalence of masonry in neighboring buildings and encouraged its use.

Recommendation Meeting: The architect did not elect to use masonry desiring the use of glazing to contrast with much of the Harborview complex and neighborhood.

**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.**

EDG Meeting: The Board noted its appreciation for the architect's ability to express the parti's with such clarity.

Recommendation Meeting: The design conveys the same clarity and vision conceived in the parti introduced at the EDG meeting. The Board acknowledged approvingly the architect's ability to stay true to the original idea. The design falters along the lower and upper podium fronting Jefferson St., occurring possibly to an excessive rigidity to the overriding concept. The Board recommended that the lower white spandrel be continuous similar to the alternative podium option on p. 32 of the Recommendation booklet. Beneath this horizontal datum, the elevation should possess warmer infill materials, endowing this street level façade with richness of texture and detail. This strategy reduces the base's austerness and, along with changes to the landscaping, engages the streetscape in a more convincing manner.

The upper three levels of the Jefferson St. podium lack the refinement and the residential qualities of the portion of the podium above the garage entrance. Subtle variations to the frame's dimensions and spacing should resolve the problem. In particular, the Board prefers the corner condition above the garage and open space as the pier's location allows the glazed corner to express itself and lighten the façade.

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

**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.**

EDG Meeting: The notion that the two vertical masses that comprise the tower may have contrasting surfaces appealed to the Board members. The concept may express itself in a dialogue between heavy and light materials. This idea or theme should be applied to the structure's base. The design should also recognize the presence of masonry buildings in the vicinity. This represents one approach to reinforcing the need for a sense of scale.

Recommendation Meeting: See C-2 guidance for the Board's recommended condition for the lower portion of the Jefferson St. podium façade.

Noting the corporate character of the Jefferson St. podium, the Board recommended changes to the upper podium. See C-2.

As to the materiality of the shaft, the design, split between lighter and heavier glazed masses with a glass gasket between, met with approval.

**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.**

Recommendation Meeting: The Board requested more creative design attention to the garage door. The design did not match the elegance of the open space or the rest of the structure. Endow the garage door with texture, such as perforations.

## **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.**

EDG Meeting: The structure's base needs to engage both the street and the small park, considered central to the organization of the building.

Recommendation Meeting: The Board observed the problematic Jefferson St. streetscape including the landscaping along the edge of the building and the architectonics of the building base. Although the planters form, in places, a seating wall, the wide planters and at-grade landscaping along the lobby and fitness room create a vast barrier between the sidewalk and these active areas. This serves to disengage the building from an active pedestrian corridor. The Board directed the applicant to redesign the areas in front of the lobby/mailroom and fitness center to engage the pedestrian by creating a much stronger physical connection between pedestrians on the sidewalk and the activities occurring on the interior. The landscape design along Jefferson St. should be as compelling as the design of the corner open space.

The Board recommended that the landscape architect widen the path connecting to the east or rear of the building from Jefferson St. Because of the Board's desire to accommodate bicycles at this entrance, the incline or steps should have a channel or ramp to enable the rider to maneuver his or her bike on and off the building grounds.

- 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-3 Retaining Walls. Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible. Where higher retaining walls are unavoidable, they should be designed to reduce their impact on pedestrian comfort and to increase the visual interest along the streetscapes.**
- 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.**

EDG Meeting: Due to the absence of an alley, the Board expects to review a workable plan for the service areas.

Recommendation Meeting: Solid waste storage lies within the garage which accommodates the emptying of dumpsters into trucks.

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

EDG Meeting: Recognizing the neighbors' safety concerns, the Board requested that the proposed design address this important element.

Recommendation Meeting: Discussion focused on the security of the corner open space. In general, the Board agreed with the applicant's desire to minimize the visual presence of security gates.

**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.**

EDG Meeting: The Board expects to review a signage concept plan at the Recommendation meeting.

Recommendation Meeting: Removal of the commercial use from the program eliminated the need for this guidance.

**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.**

EDG Meeting: A commercial lighting plan that addresses pedestrian safety along the sidewalks and in the open space should be presented at the Recommendation meeting.

Recommendation Meeting: The applicant presented a lighting plan. The Board did not recommend changes to it.

**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.**

EDG Meeting: The commercial uses placed along Jefferson St. and facing the proposed park should have considerable amounts of transparency to connect the interior spaces to the activities in the park and rights of way.

Recommendation Meeting: With the elimination of commercial space from the building program, the subject lost its pertinence.

**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.**

EDG Meeting: Discussion focused on whether a secondary residential entry should occur on Jefferson St. The Board did not encourage a specific direction.

Recommendation Meeting: The suggestion of adding a secondary residential entrance on Jefferson St. did not enter into the deliberation.

## **E. Landscaping**

### **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.**

EDG Meeting: Two streets and the two building walls will define the edges of the park. Emphasizing the connection of the commercial uses and the park will help ensure the open space's success. The south wall of the garage entrance would potentially form a blank wall on the park. Paley Park in Manhattan and Waterfall Park in Seattle exemplify intimate open spaces with building walls defining much of the perimeter.

Recommendation Meeting: The landscaping between the Jefferson St. sidewalk and the building should induce a better connection between the activity within the building, particularly at the lobby and the fitness center, and pedestrian activity. The landscaping should allow people to walk up to these most active portions of the building program.

**Recommendations:** The recommendations summarized below were based on the plans and models submitted at the December 12, 2012 meeting. Design, siting or architectural details not specifically identified or altered in these recommendations are expected to remain as presented in the plans and other drawings available at the December 12, 2012 public meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities, and reviewing the plans and renderings, the Design Review Board members recommended APPROVAL of the subject design and the requested development standard departures from the requirements of the Land Use Code (listed below). The Board recommends the following CONDITIONS for the project. (Authority referred in the letter and number in parenthesis):

- 1) The lower white spandrel should be continuous similar to the alternative podium option on p. 32 of the Recommendation booklet. Beneath this horizontal datum, the design should possess warmer infill materials, endowing this street level façade with richness of texture and detail. This strategy reduces the base's austerity and, along with changes to the landscaping, engages the streetscape in a more convincing manner. (C-2)
- 2) Revise the upper three levels of the Jefferson St. podium to emphasize the program's residential qualities similar to the portion of the podium above the garage entrance. (C-2, C-4)
- 3) Design a more creative solution to the garage door. Consider emphasizing texture as one potential technique. (C-5)

- 4) Redesign the exterior areas in front of the lobby/mailroom and fitness center to engage the pedestrian by creating a much stronger physical connection between pedestrians on the sidewalk and the activities occurring on the interior. (D-1, D-2)
- 5) Widen the path connecting the east side or rear of the building to Jefferson St. Because of the Board's desire to accommodate bicycles at this entrance, the incline or steps should have a channel or ramp to enable the rider to maneuver his or her bike on and off the building grounds. (D-1)

## DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) are 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).

STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	RECOMMENDATION
1. Highrise Setbacks SMC 23.45.518	At lot lines abutting the street: Portions above 45' shall have a 10' minimum setback.	On Jefferson St., portions of the building above 55' would have no setback from the property line.	<ul style="list-style-type: none"> <li>▪ Allows for a larger at-grade open space.</li> </ul>	Recommended Approval.
2. Highrise Setbacks SMC 23.45.518	At lot lines abutting neither a street nor an alley, portions of the structure above 45' shall be set back a minimum of 20'.	On the north side, the setback would be 15' above 45'.	<ul style="list-style-type: none"> <li>▪ Provides a 15' setback below 45' which is greater than the Code required 5' minimum and 7' average.</li> </ul>	Recommended Approval
3. Screening of Parking SMC 23.45.536D.3.a	Garage doors may be no greater than 75' sq. ft. in area.	Proposed 300 sq. ft. area for garage door.	<ul style="list-style-type: none"> <li>▪ Allows for interior solid waste recycling pick-up.</li> </ul>	Recommended Approval.
4. Screening of Parking SMC 23.45.536D.3.b	Garage doors facing the street shall be set back at least 15' from the street lot line, and shall be no closer to the street lot line than the street-facing façade of the structure.	Garage door facing the street will be 15' from the street lot line, the remaining façade of the structure will be 10'6" from the property line (overhang of the upper portion of the structure).	<ul style="list-style-type: none"> <li>▪ Garage door nearer to Terry Ave visually separates vehicles from the quality open space.</li> </ul>	Recommended Approval