



City of Seattle

Department of Planning & Development

D. M. Sugimura, Director



EARLY DESIGN GUIDANCE OF THE EAST DESIGN REVIEW BOARD

Project Number: 3013254

Address: 1728 Summit Avenue

Applicant: Brain Palidar

Date of Meeting: Wednesday, June 20, 2012

Board Members Present: Wolf Saar (Chair)
Boting Zhang
Ric Cochran
Chip Wall

Board Members Absent: Dawn Bushnaq
Lisa Picard

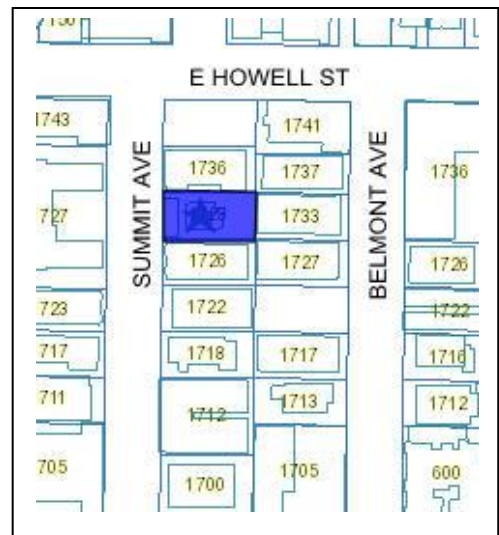
DPD Staff Present: Shelley Bolser and Lindsay King substitute for Bradley Wildburn

SITE & VICINITY

Site Zone: Midrise (MR)

Nearby Zones: (North) Midrise (MR)
(South) Midrise (MR)
(East) Midrise west of Summit Ave.
(West) Midrise (MR)

Lot Area: 5,014 sq. ft.



Current Development: Duplex structure

Access: Summit Avenue

Surrounding Development: Located on the southern edge of the Capitol Hill Urban Center Village, the predominately multifamily residential neighborhood consists of 3 to 4 story multi-family apartments. Several taller apartments, an 8 and 9 story apartment building, are placed within the same block as the subject parcel.

ECAs: None

Neighborhood Character: The neighborhood includes a variety of architectural styles: adjacent buildings range in style from turn-of-the-century brick apartments, Queen Anne single family residences, townhome development, to 1980's and 1990's multi-family development. A common thread in the apartment development is a rectilinear box design. Generally a single material is used on the building façade with accents around entries, windows and cornice. Massings are oriented to the street with street facing entries. Horizontal datum lines are produced by window patterns, trim, and flat roof lines.

The west slope of Capitol Hill provides views to both Downtown and the Olympic Mountains. The area offers high levels of pedestrian and vehicular traffic with excellent access to transit and amenities.

PROJECT DESCRIPTION

Design Review Early Design Guidance application for a size story residential building containing 45 units. Parking for 12 bicycles to be provided at grade.

EARLY DESIGN GUIDANCE MEETING: June 20, 2012

The packet includes materials presented at the meeting, and is available online by entering the project number (3013254) 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 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

The following comments, issues and concerns were raised during public comment:

- Objected to the courtyard due to lack of sun exposure.
- Locate building at the street property line to be consistent with existing structures on block front.
- Materials should be brick, terracotta or wood to complement existing neighborhood character.
- Increase the size of apartments.
- Stormwater runoff should be considered in the design, consistent with the anticipated Capitol Hill EcoDistrict goals.
- Maintain courtyard to provide light and air to units interior to site.
- Incorporate cross ventilation into unit design.
- Include the maximum number of bicycle parking spaces.
- Preferred massing option responds well to blank side wall of structure to the north.
- Add vegetation to setback spaces between building and property line.
- Design setback spaces to allow for maintenance of vegetation.

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:

Massing

- Preferred option C visually reduces the massing from a street perspective while also locating circulation interior to the development. The design responds well to the adjacent north structure's blank walls. The Board directed the architect to develop the preferred option for the recommendation meeting with the following guidance (B-1).
- Adjacent structures along Summit Avenue have a four story street facing façade. The Board directed the applicant to develop a street façade incorporating the existing datum line at the fourth level. Use material or wall plane change to echo the existing street massing context (A-2).

Materials

- Select durable materials that complement the existing neighborhood material context (C-1, C-4).
- Reference the adjacent structures' uniform use of material by utilizing a single material from street level to fourth floor (C-1, C-4).

Street Level Façade

- Provide clarification on location of pedestrian entry, solid waste storage and bike storage on street facing façade (A-3, D-1, and D-6).
- Celebrate pedestrian entry, all other points of access to be perceived as secondary (A-3).
- Detail treatment solid waste and recycling street access door. Minimize appearance on the street façade by creative use of art or material. (D-6).
- Utilize area provided by departure requested for SW corner side setback to maximize internal bike storage (A-2).
- If southwest corner side setback departure is not utilized, create safe, defensible space for residents between building and south property line (D-1, D-7).

Landscaping

- At the recommendation meeting present a landscape plan locating all proposed landscaping in setbacks and courtyard (D-1, E-2).
- Use landscaping in reduced front setback to create a semi-private buffer for street level residential units (A-6).
- Explore opportunities to provide landscaping amenity for residents in the vertical circulation areas and courtyard (A-7, E-2).

Courtyard

- Design courtyard space to address privacy issues for existing and proposed residential units while reinforcing opportunities for light, air and ventilation (A-5, A-7).

East Façade

- Provide more detail on location and design of adjacent residential structure to the east (A-5).
- Design east façade to maximize privacy for existing residents by providing sufficient setback and locating windows to minimize direct line of site between existing and proposed residential units (A-5).
- Design rear setback to address safety and security concerns at grade (D-7).
- Use materials and fenestration to minimize blank walls facing adjacent residential units (A-5).
- Document how requested departure for reduced rear setback better meets the intent of the design guidelines (A-5).

DESIGN REVIEW GUIDELINES

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

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.

A-7 Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive, 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.

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.

Capitol Hill-specific supplemental guidance:

- Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.
- Consider existing views to downtown Seattle, the Space Needle, Elliott Bay and the Olympic Mountains, and incorporate site and building design features that may help to preserve those views from public rights-of-way.
- Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year.

Broadway-specific supplemental guidance:

- Help maintain and enhance the character of Broadway by designing new buildings to reflect the scale of existing buildings.
- Masonry and terra cotta are preferred building materials, although other materials may be used in ways that are compatible with these more traditional materials. The Broadway Market is an example of a development that blends well with its surroundings and includes a mixture of materials, including masonry.
- The pedestrian orientation of Broadway should be strengthened by designing to accommodate the presence or appearance of small store fronts that meet the sidewalk and where possible provide for an ample sidewalk.

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-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-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.

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.

Broadway-specific supplemental guidance:

- For new development along Broadway that extends to streets with residential character—such as Nagle Place or 10th or Harvard Avenues East—any vehicle access, loading or service activities should be screened and designed with features appropriate for a residential context.

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-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 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, the following departures were requested:

- 1. Side Setback (SMC 23.45.518):** The Code requires a 7’ average, 5’ minimum setback between a structure and the side property line for a structure up to 42’.The applicant proposes a zero lot line setback along the north property line.

The Board responded favorably toward the departure request. The placement of two facade lengths at zero lot line will mitigate existing blank wall location to the north.

- 2. Side Setback (SMC 23.45.518):** The Code requires a 10’ average, 5’ minimum setback between a structure and the side property line above a height of 42 feet. The applicant proposes an 8’ average setback along the south property line.

The Board responded favorably towards the departure request.

- 3. Front Setback (SMC 23.45.518):** The Code requires a 7' average, 5' minimum setback between a structure and the front property line. The applicant proposes a 2'-10" setback along the west property line.

The Board responded favorably towards the reduced setback provided the front façade includes semi-private landscape buffer, consistent setback and material from ground level to the fourth floor and the pedestrian entry is clearly distinguished.

- 4. Rear Setback (SMC 23.45.518):** The Code requires a 15' minimum setback between a structure and the rear property line. The applicant proposes an 8' setback along the west property line.

The Board requested more information on how this departure request better meets the City Design Review Guidelines. The Board questions how the building will be designed to minimize disruption of the privacy for the adjacent residential building tenants. Design should meet intent of design guideline A-5 Respect for Adjacent Sites.

- 5. Side Setback (SMC 23.45.518):** The Code requires a 7' average, 5' minimum setback between a structure and the side property line up to a height of 42 feet. The applicant proposes a zero lot line setback at the first floor along the SW corner of the property.

The Board was favorable toward the departure provided the increased building area allows for additional bike storage spaces.

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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.