



FINAL RECOMMENDATION OF THE EAST DESIGN REVIEW BOARD

Project Number: 3013471

Address: 120 Harvard Avenue East

Applicant: Paul Shema of Hewitt Architects for Barrientos LLC

Date of Meeting: Wednesday, February 06, 2013

Board Members Present: Wolf Saar (Acting Chair)
Dawn Bushnaq
Lisa Picard
Chip Wall

Board Members Absent: Ric Cochran

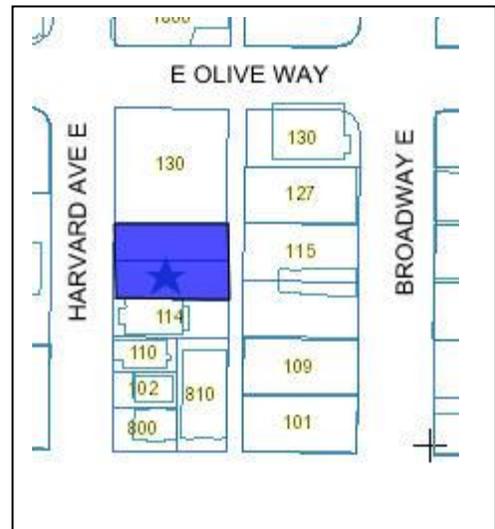
DPD Staff Present: Shelley Bolser

SITE & VICINITY

Site Zone: Midrise Residential Commercial (MR-RC)

Nearby Zones: (North) NC3P-65
(South) MR-RC
(East) NC3P-40
(West) MR

Lot Area: 9,600 square feet



Current Development: Existing surface parking lot accessed from the alley. The west property line includes a high bank condition with landscaping separating the sidewalk from the parking lot.

Access: Existing and proposed vehicular access is from the alley. Proposed pedestrian access is from the sidewalk at the west façade.

Surrounding Development: A newer mixed-use building (The Heights on Capitol Hill West) is located adjacent to the north. An early 20th century residence has been converted to apartments adjacent to the south. Dick's Drive In with surface parking and heavy pedestrian traffic is located to the west across the alley. A range of ages and styles of multi-family buildings are located across Harvard Ave E to the west.

Neighborhood Character: This site is located near the future Capitol Hill light rail station, ½ block west of Cal Anderson Park. The street character to the east is dominated by the major commercial corridor of Broadway East. East Olive Way is another busy commercial corridor and is located ½ block to the north. Harvard Ave E fronts the west side of this site and is characterized by quieter multi-family development in a range of ages and styles, between 2-6 stories tall. Seattle Central Community College is located a couple of blocks to the south, with the Pike-Pine corridor further to the south. Mobility in the immediate neighborhood is characterized by very heavy pedestrian traffic, frequent transit service, cyclists, and vehicles.

PROJECT DESCRIPTION

The proposal is for a seven story (70' tall) residential building containing 38 residential units with parking for 48 vehicles at and below grade, accessed from the alley. The primary entry is located at the center of the west façade, with landscaped open space and recessed courtyards near the center of the side north and south of the building core. The primary residential open space would be located at a roof deck. The existing parking lot would be demolished.

EARLY DESIGN GUIDANCE MEETING: August 15, 2012

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 DPD 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:

- A public walkway should be provided at the north property line, similar to the existing condition of the informal walkway in that area.
- The front and rear facades should be more traditional and classic in design, consistent with nearby style of Capitol Hill buildings.
- The neighbors to the north are concerned about a potential loss of views from their roof deck.
- Would like to see a building of the same or lower height than the building to the north.
- The location of the elevator overrun may block additional views from the building to the north.
- Brick should be incorporated into the design.
- The proposal should include commercial spaces at grade, given the nearby zoning, the adjacent existing commercial spaces at grade, and the nearby transit station under construction.
- The proposal should not include commercial uses, since Harvard Ave E is a residential street.
- The idea of the existing “guerilla garden” at this site should be incorporated into the design or name of the proposed development.
- Would like to see visual interest in the east façade, like an ‘art project’ hanging down over Broadway.
- The façade treatment should include details such as masonry patterning over the windows.

Staff note: DPD does not have the authority to protect or mitigate views from private property.

FINAL RECOMMENDATION MEETING: February 6, 2013

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 DPD 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

The applicant noted they may request a taller wall or enclosure at the open parking area, to prevent security issues.

PUBLIC COMMENT

The following comments, issues and concerns were raised:

- The east cornice cap is a pleasing addition to the design.
- The balcony colors should be timeless. The orange and yellow are good choices.
- The brick on the west façade should be proportional to the façade.
- The stormwater collection should be designed to infiltrate the runoff on 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.

EARLY DESIGN GUIDANCE (AUGUST 15, 2012):

1. **EDG Options: (A-2, B-1)**
 - a. The Board noted that Option 3 (the applicant preferred option) is the best massing approach for the site.
2. **Massing and Architectural Concept: (A-2, A-6, B-1, C-2, C-3, C-4, D-1, D-8)**
 - a. The overhanging upper mass at the west façade should be designed to relate to the pedestrian scale. This can be achieved with careful use of materials, incorporation of an awning, and design the entry to maximize light and air below the overhang.
 - b. The rhythm of the narrow massing modules at the west façade should be treated with materials to relate to the rhythm of nearby development.
 - c. The east façade massing appears to be much wider in scale than the west façade. The east façade should be treated in a creative way that relates to the pedestrian experience ½ block to the east, and the context of Broadway East.
 - d. The Board supported the architectural concept of two different treatments for the east and west modules.
 - e. The treatment of both east and west modules should include high quality materials such as brick or other materials in context with the nearby neighborhood.
3. **Setback/Courtyard/Stair: (A-5, C-2, C-4)**

- a. The proposed design should enhance the visually interesting opportunity created by the stair/courtyard.
 - b. The stair should be designed to allow light to pass through.
4. **Relationship to the adjacent properties to the north and south:** (A-5, D-3, E-2)
- a. The site to the north includes an existing wall at the building base, and the proposed development should respond to this condition.
 - b. The site to the south may be redeveloped in the future, but the proposed development should include careful design of any retaining walls and fences near the south property line.
 - c. The proposed treatment of the north and south edges seem appropriate to enhance safety and respond to adjacent conditions. The Board noted that the proposed design is preferred over a public pedestrian connection across the site.

FINAL RECOMMENDATIONS (FEBRUARY 6, 2013):

1. Architectural Concept and Materials:

- a. The Board expressed concern with the application of brick around the building entry. The Board noted that the thin brick wall intersects with the metal panel directly above, with no apparent architectural transition between these materials.
 - i. The Board recommended that the applicant modify the use of brick to enhance the concept of the “box” expression of the patios at street level. (A-2, A-6, C-2, C-3, C-4, D-1, D-3)
 - ii. The “box” expression should clearly relate to the overall design concept. (C-2, C-4)
 - iii. The transition between materials needs to be intentional, finely detailed, and relate clearly to the overall design concept. (C-2, C-3, C-4)
 - b. The Board noted that the white material on the north and south facades appears to be unrelated to the rest of the well-crafted materials in the palette. The white color will also draw attention to an area of the building that isn’t a focus of the design concept.
 - i. The Board recommended use of another color or scale of material on the north and south facades, in place of the white lap siding. The material or color should be used to break down the visual impact of these walls and relate to the architectural concept. (A-5, B-1, C-2, C-4)
 - c. The Board was concerned with the stepped shape of the elevator penthouse, which appears unrelated to the architectural concept of clearly rectilinear forms. The Board recommended that the elevator penthouse should be a simple box shape to relate to the overall design concept. (C-2)
2. **Stair Tower:** Any of the three possible colors shown in the Recommendation packet and at the Recommendation meeting are acceptable for the stair towers. Each color relates to the overall palette of materials and colors, and serves to visually enhance the stair tower. (C-2, C-4)

The City-wide and 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-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.

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-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-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-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-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) was based upon the departure's potential to help the project better meet the design guideline priorities and achieve a better overall design than could be achieved without the departure(s).

- 1. Structure Depth (SMC 23.45.526):** The Code requires a maximum structure depth of 75% of the lot depth, for lots greater than 9,000 square feet in size. The applicant proposes a structure depth of 96% of the lot depth, to allow for the north and south facing courtyards in the center of the site in response to adjacent residential units.

This departure would provide an overall design that would better meet the intent of Design Review Guidelines A-5 and B-1 by providing a better design response to the adjacent neighbors to the north and south.

The Board unanimously recommended that DPD grant the departure, subject to the conditions listed at the end of this report.

- 2. Front Setback (SMC 23.45.518):** The Code requires an average 7' and minimum 5' front setback. The applicant proposes a 0' front setback, to allow for the below grade garage to extend a maximum of 8" above sidewalk grade at the front property line. The applicant noted that they are trying to design the garage to be completely below grade, but there may be some area of the structure that needs to extend a few inches above grade near the sidewalk.

This departure would provide an overall design that would better meet the intent of Design Review Guidelines A-2 and A-6 by providing an interesting architectural feature with the patios adjacent to the sidewalk.

The Board extensively discussed the ramifications to the design concept if the garage structure were located above grade. If located above grade, the result will be raised west-facing patios, which could reduce the architectural concept of the 'box' or result in taller patio walls facing the sidewalk. The materials shown at Recommendation showed the patio "boxes" with a floor that is close to the same grade as the sidewalk. In order to balance the potential need for this departure with the architectural concept, the Board unanimously recommended that a departure for garage structure to raise a maximum 8" above sidewalk grade could be permitted, as long as the west patio walls remain the same height as shown in the Recommendation materials. The Board noted that any additional height for the garage structure, or taller walls for the patio, will result in the need for an additional Recommendation meeting review.

- 3. Rear Setback (SMC 23.45.518):** The Code requires a 10' rear setback for lots abutting an alley. The applicant proposes a 0' rear setback, in response to the adjacent NC-zoned properties with no rear setback at the alley. This departure would allow the building mass to be narrower in the center to provide courtyards for additional light and air to adjacent residential buildings.

This departure would provide an overall design that would better meet the intent of Design Review Guidelines A-5, B-1, C-2, C-4, and D-1 by providing a design concept that responds to nearby context and residential units to the north and south.

The Board unanimously recommended that DPD grant the departure, subject to the condition listed at the end of this report.

- 4. Side Setbacks (SMC 23.45.518):** The Code requires a side setback of 10' average, 7' minimum, for structures above 42' tall at the side lot lines. The applicant proposes a 0' side setback, to allow for the parking garage structure to be located 9' above grade at the north property line. The departure is also needed to allow a fence and trellis with additional security structure on the south property line, to screen the at-grade parking near the southwest corner of the site.

This departure would provide an overall design that would better meet the intent of Design Review Guidelines A-5, B-1, D-3, D-7, and E-2 by providing a design concept that responds to the existing garage to the north, and providing adequate security and screening for parking at the southwest corner.

The Board unanimously recommended that DPD grant the departure, subject to the condition listed at the end of this report.

BOARD RECOMMENDATION

The recommendation summarized below was based on the design review packet dated February 6, 2013, and the materials shown and verbally described by the applicant at the February 6, 2013 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departures, with the following conditions:

1. The use of brick should be modified to enhance the concept of the "box" expression of the patios at street level. (A-2, A-6, C-2, C-3, C-4, D-1, D-3)
2. The front patios "box" expression should clearly relate to the overall design concept. (C-2, C-4)
3. The transition between materials needs to be intentional, finely detailed, and relate clearly to the overall design concept. (C-2, C-3, C-4)

4. Another color or a different scale of material should be used on the north and south facades, in place of the white lap siding. The material or color should be used to break down the visual impact of these walls and relate to the architectural concept. (A-5, B-1, C-2, C-4)
5. The elevator penthouse should be a simple box shape to relate to the overall design concept. (C-2)
6. The garage may extend a maximum of 8" above grade at the front property line, providing the west patio wall stays at the same height as shown at the Recommendation meeting. (A-2, A-5, C-2)