



City of Seattle

Department of Planning & Development
D. M. Sugimura, Director



EARLY DESIGN GUIDANCE OF THE EAST DESIGN REVIEW BOARD

Project Number: 3013985

Address: 127 Broadway E

Applicant: Maria Barrientos

Date of Meeting: Wednesday, December 12, 2012

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

Board Members Absent: None

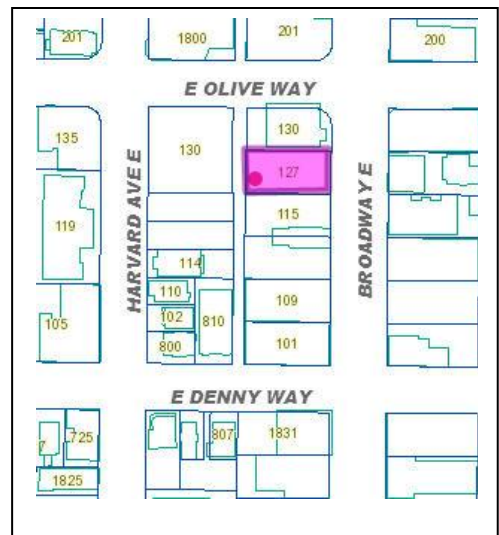
DPD Staff Present: Garry Papers, Senior Land Use Planner

SITE & VICINITY

Site Zone: NC3P-40
Capital Hill Urban Village Overlay
Capital Hill Station Area Overlay
Pedestrian District 1

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

Lot Area: 7,080 sf, rectangle, flat



Current Development: A three story masonry building with commercial uses occupies the entire lot.

Access: Vehicle access from the improved alley to west. Pedestrian access from the Broadway East sidewalk.

Surrounding Development: A four story apartment with ground level commercial is immediately adjacent to the north; a surface parking lot for the well-known Dick's restaurant is adjacent to the south; a six story apartment is to the west across the alley; the future light rail station is under construction across Broadway to the east.

ECAs: None

Neighborhood Character: Broadway East is the vital transit and pedestrian spine through the mixed use heart of the Capital Hill neighborhood. Adjacent structures range from 2-6 stories and contain apartments and commercial on all sides of the lot, with a consistent commercial ground floor along Broadway.

PROJECT DESCRIPTION

The proposal is to add three stories to an existing three-story masonry building and convert the existing commercial use to 24 residential units of approximately 23,000 sf, with approximately 3,400 sq. ft. of ground floor retail. The existing building is not a designated landmark, but the shell is to remain and be selectively restored. No parking is required or proposed.

EARLY DESIGN GUIDANCE MEETING: December 12, 2012

APPLICANT PRESENTATION

The EDG packet includes materials presented at the December 12, 2012 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.
or contacting the Public Resource Center at DPD:

Address: Public Resource Center
700 Fifth Ave., Suite 2000
Seattle, WA 98124

Email: PRC@seattle.gov

PUBLIC COMMENT

No members of the public attended this Early Design Review meeting, and no comments, issues or concerns were raised.

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 following **Citywide Design Guidelines** and **Capital Hill specific guidelines** (*in italics*) of highest priority for this project.

The priority guideline headers are listed below **in bold-underline**, while all guidelines listed are still applicable. For the full text of all guidelines please visit the [Design Review website](#).

A. Site Planning

A-1 Responding to Site Characteristics. The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

At the Early Design Guidance Meeting, the Board supported how Option D retains the character building shell, reinforces the street at this emerging transit node, and has generous step backs in the new construction above, which will maximize daylight to Broadway and strongly differentiate the new from existing massing.

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:

- *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.*

At the Early Design Guidance Meeting, the Board discussed how the retained street wall and proposed ground floor commercial – improved from the existing condition - is an appropriate response along Broadway at this transit node.

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.*

At the Early Design Guidance Meeting, the Board strongly supported the highly transparent and tall (12 ft + clear) commercial storefront along the entire Broadway frontage. The Board emphasized this storefront should be highly permeable at this strategic location opposite a light rail transit station, and possibly integrate roll-up or folding glass doors. It should be carefully detailed to provide human scale, yet not be overly fussy or simulate historical storefronts; it should contrast from the existing brick shell, and thus be a more pure and simple expression.

The Board supported the slight recess (2-3 ft shown) to express this layer as distinct from the existing brick wall, and the new ground floor level should flush out with the sidewalk. The Board also supported the simple, thin metal columns and beam shown in option D, but cautioned the multiple mullions shown in the storefront and new residential windows above appeared overly busy.

- 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.

At the Early Design Guidance Meeting, the Board discussed the possibility of a residential entry to the alley, which could activate the alley and provide alternate access routes for building residents. However the Board agrees any entry along the alley must be well designed and lit for safety and security, and to prevent vagrancy.

- 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 pourous paving materials to minimize stormwater run-off.*

At the Early Design Guidance Meeting, the Board supported the stepbacks of Option D, which afford more daylight to the streets, and provide upper level courts for planting opportunities. Although there are no ground level open spaces possible with the retained building, the Board encouraged some trees with tall canopies at these courts, which would be visible to the streets and alley below (see guideline bullet # 2 above).

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.

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.*

At the Early Design Guidance Meeting, the Board supported the massing and stepbacks of option D, because those stepbacks clearly differentiate old from new, provide outdoor spaces for residents, and maximize daylight to the street sidewalks and alley.

C. Architectural Elements and Materials

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.*

At the Early Design Guidance Meeting, the Board discussed how to accentuate the concept of contrasting old from new with materials (C-4) and keeping the expression of new facades very clean and pure, to honor the existing textured, brick shell. The Board suggested the weather protection along Broadway be retractable awnings that blend into the storefront layer, and reinforce a clean layer behind the existing brick, or a very light and transparent permanent canopy.

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.*

At the Early Design Guidance Meeting, the Board supported the layered offsets in Option D, and the clear material distinction between existing brick walls, and the new cement panel, metal and glass floors above. They did not mention wood cladding for the new upper floors, and discouraged putting glass in the existing east façade brick openings, since that layer is effectively a screen.

D. Pedestrian Environment

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.

At the Early Design Guidance Meeting, the Board discussed the large and mostly blank south party wall, which may stay visible for many years. They suggested exploration of more interlock between the old and new layers on the south elevation; and possibly the articulation of the slots flanking the south stair on floors 4-7, or other design characteristics, can carry down into the upper portion of the brick wall. The Board wishes to see these explorations at the next meeting. Regarding the existing windows in the south brick wall, the Board supports their retention as scale providers if code issues can be resolved, but if they must be filled, a contrasting material is advised.

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.*

At the Early Design Guidance Meeting, the Board encouraged all services to be off the alley and behind doors, as shown in Option D, to prevent impacts on the adjacent residential use. Any recessed doors there should be carefully lit for security and designed to prevent vagrancy. A large scale ground floor plan is needed in future.

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.*

At the Early Design Guidance Meeting, the Board agreed the transparent storefronts proposed will provide this along Broadway, but they wish to see full details of the storefront design, the alley elevations, and the residential elevation above, with a lighting plan to ensure lighting does not spill over onto the residential property across the alley.

D-8 Treatment of Alleys. The design of alley entrances should enhance the pedestrian street front.

At the Early Design Guidance Meeting, the Board discussed how a residential entry could activate the alley, and for the same benefit they encouraged integration of an alley-facing commercial space, such as bike repair, or a similar use that is suited to an alley “address”. Also see A-6, D-6 and D-7 for alley comments.

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.

At the Early Design Guidance Meeting, the Board emphasized that signage should be integrated with the clean storefront described in A-4, and not detract from the character shell.

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.

At the Early Design Guidance Meeting, the Board discussed how lighting must be vibrant but integrated along Broadway, add interest along the south wall, provide ground level security along the alley, and respect residential neighbors to the west. A lighting plan is required at the next meeting.

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.

At the Early Design Guidance Meeting, the Board supported the fully transparent ground level presented in Option D.

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.

At the Early Design Guidance Meeting, the Board agreed the residential entry width on Broadway should be modest at this valuable commercial node, and it should not be further recessed from the storefront plane, but the elevation and door design should articulate the residential purpose, with a distinct canopy, a vertical blade, and/or other distinguishing design features. This should be fully detailed at the next meeting.

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.

At the Early Design Guidance Meeting, the Board supported lush courtyards and roof deck to provide resident amenity, and encouraged trees or greenery be included in the stepback layers which would be visible from the ground below.

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on any 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 this Early Design Guidance meeting, no departures were requested. Any future need for departures should be discovered and clearly shown at subsequent meetings, as the Board must deliberate on the merits of all departures.

BOARD DIRECTION

At the conclusion of the EDG meeting, the Board recommended the project – option D as presented - should move forwards to MUP Application in response to the guidance provided at this meeting.