



# City of Seattle

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



## FINAL RECOMMENDATION OF THE EAST DESIGN REVIEW BOARD

Project Number: 3013985

Address: 127 Broadway E

Applicant: Jennifer Cohee of Hewitt Architects

Date of Meeting: Wednesday, June 19, 2013

Board Members Present: Dawn Bushnaq (chair)  
Dan Foltz  
Natalie Gualy  
Tina Orr-Cahall

Board Members Absent: Ric Cochrane

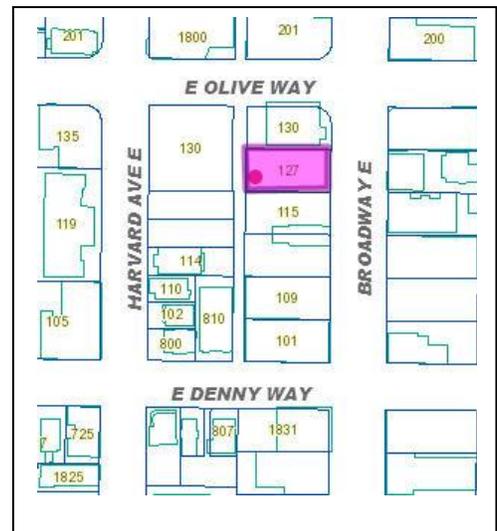
DPD Staff Present: Garry Papers, Senior Land Use Planner

### 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 3,500 sq. ft. of ground floor retail. The existing building is not a designated landmark, but the shell is to remain and be selectively restored. Parking for bikes and 11 vehicles is proposed below grade with access from the alley, and one accessible vehicle space is provided at grade.

<b>EARLY DESIGN GUIDANCE MEETING: December 12, 2012</b>
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## DESIGN PROPOSAL

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](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](mailto:PRC@seattle.gov)

## PUBLIC COMMENT

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

### FINAL RECOMMENDATION MEETING: June 19, 2013

## DESIGN PROPOSAL

The Recommendation Design Proposal booklet 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](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](mailto:PRC@seattle.gov)

## PUBLIC COMMENT

There were no public comments at the 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 East Design Review Board members (the Board) provided the following siting and design guidance. The Board identified the following **Citywide Design Guidelines** and *Capital Hill specific guidelines (in italics, as applicable)* of highest priority for this project.

The **priority** guidelines are summarized below, while all guidelines 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.

**At the Final Recommendation Meeting, the Board applauded the retention of a character building along Broadway, and the massing setbacks of the new forms above.**

**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.

**At the Final Recommendation Meeting, the Board supported the strong commercial emphasis of the ground floor along Broadway, the modest but identifiable residential entry there, and the clean, almost-commercial expression of the residential form above.**

**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.

**At the Final Recommendation Meeting, the Board discussed the storefront treatment at great length, including a new design not seen at EDG (Option B in the Recommendation booklet), which proposed brick columns (about 16' wide) rather than metal ones, supporting a horizontal metal channel, brick sills along the sidewalk, and a wood window and door system infilling between the columns. The Board agreed the brick columns reinforced the identity of the brick shell, but the Board did not support the metal channel across the entire façade, nor the wood infill and brick sills.**

The Board advised the design continue the slender brick columns flush up to the existing wall above, and treat all the infill as a contrasting metal and glass layer, preferably black or dark colored, recessed behind the thick brick "shell". They also emphasized the storefront should be highly transparent, highly permeable and have wide, operable portions that open to grade, without sills (guidelines A-4, B-1-Broadway specific, and C-4).

**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.

**At the Final Recommendation Meeting, the Board acknowledged there is no residential entry proposed at the alley. However, there is an exit stair and parking man-door that might be used by residents, and they have adequate safety sightlines and lighting as shown in the submitted lighting plans.**

**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).

**At the Final Recommendation Meeting, the Board restated support for the specifically dimensioned stepbacks that create patios and the projecting balconies for the residents, as well as providing shadow play and scale for the facades. They also supported the lush and amenity-rich roof deck design, as providing critical resident open space.**

<b>B. Height, Bulk and Scale</b>
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**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 setbacks of option D, because those setbacks clearly differentiate old from new, provide outdoor spaces for residents, and maximize daylight to the street sidewalks and alley.

**At the Final Recommendation Meeting, the Board reiterated the massing and setbacks create desired scale variation and allow daylight to the sidewalk.**

<b>C. Architectural Elements and Materials</b>
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**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.

**At the Final Recommendation Meeting,** the Board restated the strength of the concept is to clearly and consistently express the two predominant forms: the existing, earthy brick “shell”, and the smooth, metallic new interventions. The Board supported a consistent use of black metal for the bracing of the brick mass walls and other locations, and a clear expression of new metal and glass elements recessed behind the brick walls rather than flush to them, at the brick parapet and other brick locations.

The Board supported the metal and clear glass railings behind the east arches, and the new vertical slots in the brick as shown; the 36”-40” width of the brick wall returns should not be reduced, so the brick mass appears substantial at these highly visible corners. Brick should not be used on any other visible ‘new’ elements, such as patio screen walls or any element above the brick shell.

**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.

**At the Final Recommendation Meeting, the Board supported all the materials and color placement proposed and shown on the drawings and materials board, except for the 'daisy yellow' shown on the two vertical stair elements. The Board unanimously agreed the color of these forms should contrast from the predominant grey/black tones around them, but not be so distracting, and should change to a white or off white.**

## **D. Pedestrian Environment**

- D-1 Pedestrian Open Spaces & Entrances.** Convenient and attractive access to the buildings 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.

**At the Final Recommendation Meeting, the Board stated that permanent canopies or durable retractable awnings should be included, cohesive to the entire façade not individual tenants, and be integrated into the architectural permit (not after-market). They also advised them to not be overly heavy or obscure the tall storefront glass, so as to maximize daylight to the sidewalk on an east façade. (Also see guideline C-2, Capital Hill specific, bullet 2)**

- 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.

**At the Final Recommendation Meeting, the Board supported the proposed slots and cuts into the existing south brick wall, to achieve an effective interlock at the middle of the wall. They explicitly supported the expression of the newer forms as a layer recessed behind the existing brick at all locations.**

- 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.

**At the Final Recommendation Meeting**, the Board reviewed the lighting plan and fixtures submitted and supported the locations and design. The alley composition and screening doors proposed were supported including the materials, colors and vented door sections.

- 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.

**At the Final Recommendation Meeting, the Board reviewed all the requested exhibits, and supported the lighting plan and north, west and south elevations. See comments under guideline A-4 for the east elevation and storefront.**

- 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.

**At the Final Recommendation Meeting, the Board acknowledged that no alley facing commercial use is proposed, and yet the alley has a successful composition and pedestrian-friendly treatment.**

- 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.

**At the Final Recommendation Meeting, the Board endorsed the submitted plan to refurbish the existing ‘Hollywood Video/lofts’ blade sign. No detailed tenant signage was submitted or suggested, but the applicants stated objective was to use the blade sign as the dominant building identifier was not challenged, and will be taken as the intent going forward.**

- 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.

**At the Final Recommendation Meeting, the Board endorsed the submitted lighting plan, including the 6 downlight soffit fixtures indicated along Broadway.**

- 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.

**At the Final Recommendation Meeting, the Board restated the importance of a highly transparent ground floor, their preference for the higher transparency shown in the storefront Option A, and guided the design toward an equivalent glass percentage at the ground floor façade.**

- 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.

**At the Final Recommendation Meeting, the Board supported the residential lobby and street design proposed, as meeting the guideline and code requirement for a distinctly identifiable residential ‘address’. The elements shown that should remain include the metal-clad lobby wall/blade continuing through the storefront plane; the large illuminated address numbers; the glass door; a well lit door recess and lobby beyond.**

## 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.

**At the Final Recommendation Meeting, the Board restated support for greenery on the upper patios that is visible from the alley and sidewalks. Planters are indicated on submitted drawings but not explicitly described or species noted.**

### DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure is based upon the departure's potential to **better meet** these design guideline priorities and achieve a better overall design than could be achieved without the departure. At the time of the Final Recommendation meeting, the following departure was requested:

1. **Driveway Ramp Slope (SMC 23.54.030.D.3):** The code requires a maximum ramp slope of 15%. The applicants propose a 17.9% slope, with flared walls at the top of the ramp which result in an 18 ft wide opening at the alley.

**The Board voted unanimously in recommendation of this departure, as long as the ramp transitions are per code, and the flared walls shown at the top of ramp remain. The Board also emphasized typical DPD and SDOT consideration of safety measures at the alley, such as mirrors, warning lights, etc. (Guideline A-8)**

### BOARD DIRECTION

**At the conclusion of the Final Recommendation meeting, the Board recommended approval of the project with a vote of 4-0, along with the following recommendations:**

- 1) **To continue the slender brick columns shown in storefront Option B flush up to the existing Broadway brick wall above (reinforcing a uniform brick shell), and treat all the infill basically as shown in storefront Option A, as a contrasting metal and glass layer, but black or dark colored, recessed behind the thick brick 'shell'. The storefront should be highly transparent, highly permeable and have wide, operable portions that open to**

grade, without sills, as shown in option A. (guidelines A-4, B-1- Broadway specific, and C-4)

- 2) To incorporate permanent canopies or durable retractable awnings along the Broadway facade, cohesive to the entire façade not individual tenants, and to be integrated into the architectural permit (not after-market). (D-1)
- 3) To change the color of the 'distracting' yellow forms, to white or off white, to contrast from the predominant grey/black tones around them. (C-4)
- 4) To maintain the black metal and clear glass railings behind the east arches, and the black metal bracing, and the new vertical slots in the brick as shown; the 36-40" width of the brick wall returns should not be reduced, so the brick mass appears substantial at these highly visible corners. Brick should not be used on any other visible 'new' elements, such as patio screen walls or any element above the brick shell. (C-2, C-4)

END