

Current Development: The project site is a consolidation of two mid-block parcels currently addressed as 1113 and 1119 East John Street. The project site contains two existing single family residential structures.

Access: Vehicular access to the project site is available from the existing right-of-way-East John Street.

Surrounding Development: Surrounding development includes a mix of single family homes, low and mid-rise apartments, and small businesses. The site abuts a three-story apartment building to the west, a two-story single family residence to the east, and a two-story single family residence to the south. There are also several commercial uses (retail, restaurants, etc.) in the immediate vicinity of the project along Broadway East. The new Sound Transit light rail station is currently under construction two blocks west of the site.

ECAs: The site's existing topography is characterized with having grades descending approximately 8' from east to west. There are no Environmentally Critical Areas (ECAs) mapped on or adjacent to the site.

Neighborhood Character: The project site is located within both the Capitol Hill Urban Center Village and Capitol Hill Station Area Overlay District. The general character of this block of East John Street is generally residential in nature. Two City Landmark properties (an Anhalt Apartment Building and the Cooper House) are within two blocks of the project. Vehicular traffic along East John Street is moderate to heavy, and includes frequent traffic from King County Metro Transit. The neighborhood is very pedestrian-oriented due to its close proximity to City Parks (Cal Anderson Park), Community College (Seattle Central Community College) and multiple businesses (including retail, restaurants and grocery stores) in the area concentrated along or near Broadway East: all within walking distance of the site.

PROJECT DESCRIPTION

The proposed project is for the design and construction of a residential building with approximately 47 residential units. No parking is proposed to be provided onsite.

EARLY DESIGN GUIDANCE MEETING: January 23, 2012

DESIGN DEVELOPMENT

Three alternative design schemes were presented to the Board. All three options included a four-story structure with 47 residential units. The options also include residential lobby area primarily accessed from East John Street and residential amenity areas at the roof level and at

grade. The basement is proposed to accommodate the building functions (mechanical room, resident storage, bicycle storage, etc.). No onsite parking was proposed with any of the presented schemes.

The first scheme (Optional A) showed a “U-shaped” building mass with a deep courtyard accessed from grade along East John Street and a generous rear yard. The architect explained that this was a code compliant option and the structure depth departure noted in the design packet was incorrect.

The second scheme (Option B) illustrated an “I-shaped” building mass with the majority of the structure’s front façade situated near the site’s street front property line. This design would require a structure depth departure request.

The third and applicant preferred scheme (Option C) demonstrated a building mass divided into four rectangular elements connected by open air corridors for wall plates to allow for cross-ventilation and light into the interior building volume. This design would also necessitate a design departure request for structure depth.

The EDG packet includes materials presented at the EDG meeting, and is available online by entering the project number (3014162) at this website:

http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The EDG packet is also available to view in the project file (project number 3014162), 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

Approximately eight members of the public attended this Early Design Review meeting. The following comments, issues and concerns were raised (with Board/applicant response in *italics*):

- Questioned the definition of the term “massing” which was utilized throughout the architect’s presentation.
- Would like to see a development that was more consistent with the existing neighborhood character of smaller scale, less dense residential developments.
- Residents from the neighboring condominium development (1111 East John Street) west of the project site:

- Commented that interior living spaces observable through large windows/sunroofs and skylights (bathroom), decks, balconies and patio areas of the easternmost condo units will be highly visible to future tenants residing in the upper level units and at the proposed rooftop deck areas. Concerned that those residents' existing private areas will be negatively impacted.
- Explained that the existing fence that surrounds the condo property and is situated along the subject site's western boundary line will remain and may negatively impact the proposed development's ground-level units.
- Concerned about negative light and glare impacts associated with the proposal site.
- Mentioned that the condo property has experienced a long-standing water intrusion issue in its basement parking garage area and had been advised by several contractors that this water issue was associated with an existing underground spring. Advised that this may also become a potential issue at the subject site.
- Inquired who would be the appropriate person to discuss parking issues, noise and construction impacts.

[Staff Note: Such questions should be directed to the DPD discretionary planner, Tami Garrett.]

- Commented that the building should use the surrounding neighboring properties for context as its measure of how consistent it is with neighborhood context-not the modern buildings provided.
- Predicted that, due to sun angles and prevailing wind directions, the proposed interior spaces between the four buildings would not receive much light and air ventilation.
- Questioned the architect's statement that glazing would encourage pedestrian activity on the street.
- Stated that, in terms of massing, the proposal does not provide a sensitive transition to nearby less-intensively developed homes and because of its bulkiness it looks out of scale.
- Concerned the proposal creates a jarring transition with its neighborhood that would not enhance the existing fabric but it would disrupt it.
- Asked that information about proposed street furniture be provided in future design materials.
- Suggested any exterior lighting be sound activated rather than continually activated (always on).
- Concerned that the submitted shadow studies are deceptive and commented that the shadow studies were incorrect.
- Suspected the exterior stairs are required to make up for the loss caused by the separation and the setback of the building which ultimately allows rental square footage to be regained.
- Observed that the fenestration pattern does not resemble the characteristic fenestration pattern of the neighborhood.
- Commented positively on the preferred design's solar orientation.
- Believed access to the basement trash and recycling area would be problematic.
- Encouraged a design that would include varied roof forms-flat and pitched roofs.
- Commented that the pull-apart design adds more interest to the massing but it is still resembles a dark box pushed to the maximum height. Encouraged a design that is more inviting and less impactful to the surrounding historic smaller scale residential buildings.
- Concerned that no onsite parking or loading/unloading areas were included with the design options.

- Concerned with the lack of information shared pertaining to the designs' "green" features (sustainability).

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance. The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

EARLY DESIGN GUIDANCE: January 23, 2013

- 1. Design Concept and Massing:** The design of the new residential building should be compatible with the scale of development, respectful of adjacent properties and complement the architectural character and siting pattern of the neighboring buildings. (A-5, B-1, C-1)
 - a. The Board expressed support of a new bold modern design and noted precedence in this neighborhood. However, the Board agreed that the presented design schemes and supporting materials didn't inform how the design schemes related to the existing architectural character and siting pattern of the neighboring historical and modern structures. The Board stated that thorough analysis of the neighborhood patterns-specifically focused on massing, proportion, fenestration and entries should be examined. The Board expects to review an enhanced design that incorporates these key elements and directs the applicant to demonstrate how these elements and cues from the surrounding architectural character informed their design at the Recommendation meeting. (B-1, C-1, C-2, C-4)
 - b. The Board suggested the preferred design scheme Option 3 should move forward to Master Use Permit (MUP) submittal with the following guidance:
 - i. It is imperative that the design be respectful to adjacent properties, particularly the neighboring residential development to the west. The Board commented that detailed analysis of the adjacent properties and their functionality needs to be explored further. The Board expects the applicant to explain and demonstrate how the new building will respond to those adjacency pressures (i.e. privacy, light, outdoor activities, etc.). Providing a cross elevation to the overall overlay of condo's elevation with the proposed design to illustrate how they juxtapose was noted by the Board as one method to illustrate how the design meets this guidance. (A-5, A-7)
 - ii. The Board agreed that Option 3 is a strong concept and supported the basic direction of the design development. However, the Board emphasized that more design refinement is necessary to address outstanding concerns noted in this report. The Board expects the addition of new architectural elements that may manipulate the manner in which the building is shaped (elevator installation, incorporation of exterior

stairwell, ramp access, etc.). The Board cautioned a second Recommendation meeting may be necessary. (B-1, C-1, C-2)

2. Access:

- a. The Board questioned the lack of internal elevator access throughout the proposed four-story residential structure, particularly the proposed rooftop deck and basement area, and believes that elevator access may be required to meet ADA requirements per the accessibility code. The Board directed the applicant to clarify all accessibility requirements pertaining to this development and the Board expects the applicant to demonstrate that this concern has been addressed at the Recommendation meeting. (A-7, B-1)
- b. The Board supported a design that screened the trash/recycling, utilities and service within the structure and away from the pedestrian right-of-way. However, the Board voiced several concerns pertaining to the absence of information explaining how direct access to the aforementioned areas, as well as, to the dedicated bicycle parking/storage areas would occur. The Board commented that sole access via stairs would potentially be problematic and the external ramp access proposed by the applicant at the meeting may not be the optimal solution. The Board stated further analysis of the basement access by residents and non-residents (trash collection, utility personnel) and review of best practices in terms of trash/recycling removal and bicycle access is necessary. The Board expects a diagrammatic demonstration on the circulation concept for trash, service, move-in/move-out, and bicycle storage/parking access at the Recommendation meeting. (C-2, D-6)
- c. The Board recognized that, due to the residential properties at the street, there is both the linear access along East John Street and the layered access from the street to the building entrance that requires further refinement. Also, the Board acknowledged that the site planning needs to be further developed. At the Recommendation meeting, the Board expects to review details related to proposed main residential entrances (signage) and maneuverability around the site (pathways, building stairwell entrances and exits). (A-2, A-3, A-6, C-2, D-1)

3. Streetscape Continuity and Landscaping:

- a. The Board stated it is very supportive of a design that incorporates landscaping that reinforces the character of the neighboring properties and abutting streetscape; and illustrates the manner in which pedestrian access circulates on the site. The Board noted additional information describing existing streetscape conditions hadn't been provided with the EDG materials. Therefore, the Board directs the applicant to explain in detail at the Recommendation meeting surrounding streetscape environment in terms of protection of the residential units at grade; in terms of continuing a sense of street circulation at grade; identifying cues taken from existing environment conditions. (A-2, E-1)
- b. At the Recommendation meeting, the Board expects to review a landscape plan that includes the following key elements:
 - Reiterates street continuity;
 - Screens residential units within the site;
 - Reinforces adjacent site characteristics; and
 - Enhances onsite residential open spaces. (A-2, A-5, A-7, E-1, E-2)

DESIGN REVIEW GUIDELINES

The Neighborhood specific guidelines are summarized below. For the full text please visit the [Design Review website](#).

A. Site Planning

A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

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. 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.

C. Architectural Elements and Materials

C-1 Architectural Context. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

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. Pedestrian Environment

D-1 Pedestrian Open Spaces and Entrances. Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

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.

E. Landscaping

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites. Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

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 departure was requested:

- 1. Structure Depth (SMC 23.45.528.B):** The Code requires the depth of a principal structure not exceed 75% of the depth of the lot. The applicant proposes 78% to mainly accommodate the inclusion of an exterior rear stairwell.

The Board indicated that they were not inclined to support the departure as currently proposed at the meeting and shown in the EDG packet. The Board noted if, upon further review elevator access is required for the upper stories, then the exterior rear stairwell may

not be necessary. At the Recommendation meeting, applicant must demonstrate and provide stronger justification that the proposed departure better meets the intent of specific Design Review guidelines. (B-1, C-1, C-2)

RECOMMENDATIONS

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.