City of Seattle

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

EARLY DESIGN GUIDANCE OF THE
EAST DESIGN REVIEW BOARD

Project Number:	3014468 / 3015480
Address:	1823 Eastlake Avenue East & 1903 Yale Place East
Applicant:	Jim Daly
Date of Meeting:	Wednesday, July 24, 2013
Board Members Present:	Ric Cochrane Dan Foltz Natalie Gualy Christina Orr-Cahall
Board Members Absent:	Dawn Bushnaq (recused)
DPD Staff Present:	Bruce Rips

SITE & VICINITY

Site Zone:	Commercial One with a 40' height limit (C1 40). The site is located at the south end of the Eastlake Residential Urban Village.
Zoning Pattern:	C1 zoning extends several blocks south toward E. Galer St. and north along Eastlake Ave E. until E. Newton St. where the zoning transitions to multi-family Lowrise (LR) and Neighborhood Commercial (NC) classifications. The LR zones lie on both sides of elevated I-5. To the west, the C1 zoning gives way to the General Industrial One (IG1 U/40) zone.

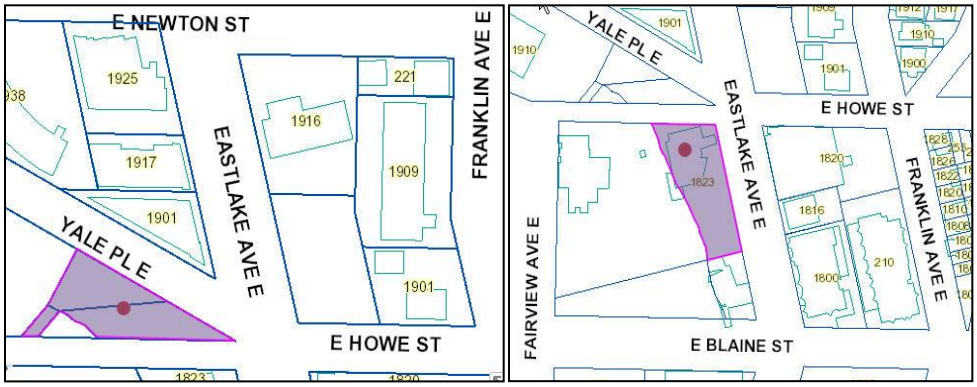
Lot Area:	Eastlake site: 17,400 square feet with approximately 200 linear feet of frontage on Eastlake. Yale site: 10,020 square feet with approximately 200 linear feet of frontage on Yale Pl.
Current Development:	A restaurant and surface parking occupy the two sites
Access:	Eastlake Ave E. and the unimproved E. Howe St. form the borders for the site at 1823 Eastlake Ave. Yale Place E. and the unimproved E. Howe form two sides of the triangular shaped site at 1903 Yale Place E. Eastlake Ave E is an arterial with frequent transit and heavy vehicular traffic. If improved, E. Howe St. would serve as a link in connecting Lake Union with the E. Howe Street hillclimb which runs from the base of Colonnade Park east of the site to 10th Ave on Capitol Hill. Fairview Ave E. which does not have direct access to the site is also known as the Cheshiahud Lake Union Loop---a car/bike/pedestrian loop around Lake Union that provides public access to the lake and connects the lakefront parks.
Surrounding Development & Neighborhood Character:	North and east on Eastlake Ave are three-story residential and commercial structures (KIRO TV, Lake Union Terrace apartments, Arts Conservation Service, Abbey Park apartments, and the Villa Capri apartments. South/southwest of the site, the remainder of the block is currently undeveloped. A master use permit application (MUP) under DPD review for the adjacent site to the west at 1818 Fairview Ave E. is for a four-story biotech building. South on Eastlake the buildings are larger scaled biotech and mixed use buildings. Hart Crowser, WCI Voice and Data Service have offices situated between Yale Place, Fairview Ave E and E. Newton St.
ECAs:	Portions of the Yale Place site have a mapped steeped slope area. Most of both sites lie within a liquefaction zone.

PROJECT DESCRIPTION

Eastlake Ave site: The applicant proposes to build a four-story mixed use building with eight live/work units and 50 residential units with a below grade parking garage.

Yale Place site: The applicant proposes a four-story structure with four live/work units, a small commercial space and 30 residential units with a below grade parking garage.

A subterranean vacation of East Howe St. is proposed to enable a continuous below-grade garage.



DESIGN DEVELOPMENT

The architect presented three concept alternatives or partis know as the "L" scheme, the "W" scheme and the "E" scheme due to the shape of their footprints. The three options arrange a series of live/work units at or near grade and a small commercial space near the intersection of Yale Place E. and E. Howe St. Each option responds to the existing (and future) larger scale buildings to the west and south, to the irregular-shaped sites on both sides of unimproved Howe St. and the heavily trafficked Eastlake corridor. The rhythmic pattern of small buildings form "L" shapes with a series of street facing courtyards facing Eastlake with open, single loaded corridors linking the structures and defining the courtyard elevations. As in all of the schemes, Howe St would be improved to create a park-like setting between the two development sites that would also serve as a corridor linking the Capitol Hill and Eastlake communities with Lake Union. Residential units in the "L" shaped scheme would look inward to the courtyards or to the rear toward the future research building.

The "W" scheme forms courtyards facing both Eastlake and the future research lab to the west. Open stacked walkways thread through the southern site connecting the upper level residential units along a north/south axis. In plan, the courtyards form truncated triangles that open wider to the street and the west property line. On the northern site, which does not form a "W", the circulation runs east/west to connect the units. The inverse "E" scheme forms two walls fronting Eastlake Ave and Yale Pl. with portals at grade connecting to a series of courtyards facing the west. This scheme's four wings in the east/west direction form three courtyards on the southern site. The majority of units would face either Eastlake Ave or the courtyards. The same theme carries through to the northern development site although due to the parcel's shape the eastern edge of the structure responds to the triangular plan condition.

All three strategies attempt to mediate between the larger structures to the west and the south and the finer grain development that occurs to the north along the Eastlake corridor. This includes recognition of the future large research lab building in which the subject proposal appears to be nestled within.

The applicant outlined several approaches to providing access to a below-grade garage. The preferred scheme requires a subterranean vacation of E. Howe St. to enable a continuous garage underneath the separate development sites. Maximizing the number of parking stalls, providing more efficient construction and allowing for a single point of access on Yale Place East rather than Eastlake Ave represent the key benefits to the applicant. A request for a below-grade vacation of E. Howe would likely require a public benefit in the improvement at grade of the E. Howe right of way. The other access alternatives would have separate garages accessed from Eastlake and Yale Pl.

PUBLIC COMMENT

Ten members of the public attended this Early Design Review meeting. Two speakers supported the project and praised the Howe St. right of way improvement for a pedestrian connection. Another participant observed that each of the three schemes would entirely block the view from the apartments across the street.

DPD received two letters addressing the proposals. In one letter, the author supported the "E" scheme and the below-grade street vacation. The other letter discussed microwave lengths and the potential impacts of a taller structure on radio stations in the area.

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.

The Neighborhood specific guidelines are summarized below. For the full text 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.

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

The information provided did not elucidate the location of entrances. By the Recommendation meeting, the locations of the multiple entrances will need to be clearly delineated on the plans and elevations.

A-4 Human Activity. New development should be sited and designed to encourage human activity on the street.

The Board urged DPD and the applicant to work with SDOT to augment the crosswalk to ensure improved pedestrian safety.

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.

Give careful design attention to the relationship of the buildings and the streetscapes. On Eastlake this has historically been a challenge.

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

Provide quality designs for the courtyards as this will be an important consideration at the Recommendation meeting. Their designs should exceed mere formal characteristics and strive to create outdoor living rooms for the residents.

A-8 Parking and Vehicle Access. Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.

Affirming this guideline, the Board endorsed the one point of vehicular access on Yale Pl. To achieve this entails the approval of the subterranean vacation of E. Howe St.

A-10 Corner Lots. Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

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.

A notable achievement of the three schemes is how intelligently they mediate between the current and future large buildings south (and west) of the site and the smaller structures north on the Eastlake corridor.

C. Architectural Elements and Materials

C-1 <u>Architectural Context</u>. 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.

By exposing the stairs and walkways to the upper units, the architect suggests that the design will relate to the mid-century modern structures of the Cortina, Villa Capri and Willis apartment buildings.

C-2 <u>Architectural Concept and Consistency</u>. 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.

The Board found the three schemes compelling and site appropriate. Discussion primarily focused on the "E" and "L" options. Only the communication of privacy by the portals in the "E" scheme raised questions. The gates at the portals to the courtyards should not read as barriers between the rights of and the courtyards. If the applicant pursues the "E" schemes with its portals, provide drawings that depict views of the portals from both the street and from within the courtyards.

C-3 <u>Human Scale</u>. The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

C-4 <u>Exterior Finish Materials</u>. 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.

By MUP application, the architect will have introduced colors and materials. Bring a materials board to the Recommendation meeting.

C-5 <u>Structured Parking Entrances</u>. The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

The Board preferred the one entry on Yale Place in order to avoid placing a curb cut on Eastlake Ave.

D. Pedestrian Environment

D-1 <u>Pedestrian Open Spaces and Entrances</u>. 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.

At the EDG meeting, the relationship of open spaces and entries was not entirely clear. The courtyards provide an opportunity to create small, social spaces for the residents.

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.**

The Board expects the delineation of back of house areas and an explanation of where solid waste will be stored on pick-up days.

D-7 **Personal Safety and Security. Project design should consider opportunities for enhancing personal safety and security in the environment under review.**

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.**

By the Recommendation meeting, develop a concept signage plan for the live/work units and the commercial space.

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.**

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.**

The Board endorsed the intention to produce a Howe St. public amenity. Attributes of this public amenity should include openness to the community and robust landscaping. Due to its location sandwiched between the two development sites, the Howe St. park should not read as another courtyard for the project or in any way as a private garden between the two mostly residential structures. The design ought to have large trees and a stormwater detention system.

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.**

In each of the three options, the courtyards have a presence on Eastlake Ave. The extent of porosity or openness of the courtyards is an important consideration. Design the network of courtyards to create special settings for the residents.

E-3 **<u>Landscape Design to Address Special Site Conditions</u>. The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.**

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 applicant had not outlined any departure requests.

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.

Ripsb/doc/design review/3014468 / 3015480.docx