



City of Seattle

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

DESIGN
REVIEW

EARLY DESIGN GUIDANCE OF THE EAST DESIGN REVIEW BOARD

Project Number: 3014830

Address: 1315 E Jefferson Street

Applicant: John Schack, Schack a+d

Date of Meeting: Wednesday, June 05, 2013

Board Members Present: Dawn Bushnaq (Chair)
Ric Cochrane
Natalie Gualy
Dan Foltz
Cristina Orr-Cahall

Board Members Absent: None

DPD Staff Present: Lindsay King

SITE & VICINITY

Site Zone: Neighborhood Commercial (NC2-40)

Nearby Zones: North: MIO-65-LR3
South: LR3
East: NC2-40
West: NC2-40

Lot Area: 7,782 sq. ft.

Current Development: One story commercial building with accessory surface parking lot.



Surrounding Development: The subject site lies across East Jefferson Street from two major institutions, Seattle University and Swedish Hospital at Cherry Hill (aka Providence). Directly north of the site is a Seattle University sports field. To the west of the site is a one story office building. To the east, a new live work structure is proposed under DPD Project 3015025. Directly south of the subject lot across the alley is a combination of newer townhouse structures and older single family homes.

ECAs: None

Neighborhood Character: East Jefferson Street serves as a commercial corridor although institutions occupy much of the north side of the street. Small scale retail and commercial businesses line parts of the south side of East Jefferson Street intermixed with larger four story office buildings.

PROJECT DESCRIPTION

The proposed project is for the design and construction of a 4 story mixed use building with approximately 30 residential units located above 2,600 sq. ft. of ground level retail use. All of the parking (approximately 17 stalls) for the proposed development is to be provided in a below grade garage that is accessed from the alley.

EARLY DESIGN GUIDANCE MEETING: June 5, 2013

DESIGN PRESENTATION

The EDG packet includes materials presented at the EDG meeting, and is available online by entering the project number (3014830) 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 3014830), 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 presented three alternatives. Each option includes a mixed use structure containing approximately 30-33 residential units above ground floor retail space. Vehicle access is provided from the alley to an underground parking garage with 17 parking spaces.

Massing Option One includes a four story uniform street facing wall at the street property line. The ground level residential entry is centered on the E Jefferson façade and is recessed 10 feet from the street property line. Retail spaces are provided on either side of the residential lobby. Along the alley, residential units and parking entry are provided at grade. The upper levels 2-4 are setback 15 feet from the centerline of the alley. Additional upper level setbacks are provided at the center of the alley façade at floors 3 and 4 creating a U shape. Massing option one is a code complying alternative.

Massing Option Two includes a 3 foot setback for the ground level retail space and residential lobby along E Jefferson Street. The upper level residential units on floors 2-4 are setback an additional 5' to provide an 8' total setback from the street property line. The ground level residential entry is located on the east side of the E Jefferson façade. The remainder of the ground level on Jefferson Street is retail space. Along the alley residential units and parking entry are provided at grade. All levels are setback 10 feet from the centerline of the alley. A rear setback departure request would be needed.

Massing Option Three, the preferred option, includes a 5' foot setback for the ground level retail space and residential lobby along E Jefferson Street. The upper level residential units on floors 2-4 are cantilevered over the 5' setback and are located at the street property line. The ground level residential entry is located on the east side of the E Jefferson façade. The remainder of the ground level on Jefferson Street is retail space. Along the alley ground level retail space, parking entry and 3 surface parking stalls are provided. No residential units face the alley at ground level in the preferred massing option. All levels are setback 15 feet from the centerline of the alley. A rear setback departure request would be needed.

PUBLIC COMMENT

The following comments, issues and concerns were raised during the public comment portion of the Early Design Guidance meeting:

- Supportive of the preferred design option which includes ground level setback on the street and alley.
- Noted that ground level commercial space along E Jefferson would benefit from the building overhang. The cantilevered building would provide rain protection which is more important than the loss of natural light.
- Expressed support for the increased ground level setback on E Jefferson which encourages uses to spill out onto the sidewalk area.
- Noted that retail signage location would be important as the design develops.

- Stated existing residential units have an intimate relationship to the alley. Felt alley should be developed as continuous space which encourages active living and walking rather than just a place for a parking entrance and vehicle thoroughfare.
- Expressed concern that the adjacent parcel proposed for development is not required to participate in the Design Review process.
- Felt that special attention should be placed on privacy between the existing residences and the proposed building. Noted that window relationships were important for successful living in close quarters.

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](#).

EARLY DESIGN GUIDANCE:

1. **E Jefferson Street Retail Spaces:** The Board felt the preferred Massing Option 3 should move forward to MUP submittal with the following guidance:
 - a. The Board was concerned about the viability of the ground level retail spaces setback from the E Jefferson Street sidewalk. The Board noted the street level setback should be designed to support active retail spaces that engage with the sidewalk. The Board requested street level vignettes demonstrating treatment of the ground level at the Recommendation Meeting (D-1, D-9, D-10, D-11).
 - b. The Board encouraged the applicant to further study treatment of the building cantilever, soffit, ground level transparency and lighting. The Board noted the retail signage should be located in a visually accessible location. Each element of the ground plane should work in concert to achieve a successful active retail space (D-1, D-9, D-10, D-11).
 - c. The Board encouraged interior lighting along the ground level that would light the building from the inside-out, achieving a 'glow' at all times (D-10).
 - d. At Recommendation, the Board would like to see an interior and exterior lighting plan for the commercial spaces. More information about the location and signage details for retail spaces will also be required (D-9, D-10 and D-11).
2. **Alley Treatment:** The alley along the south property line separates the subject lot from the lower density residential zone to the south. The Board felt the first floor level should be treated to maintain and enhance the existing residential character of the alley.

- a. The Board was supportive of the landscaping proposed along the alley which contributes to the alley's residential character. At Recommendation, the Board requested a landscape plan demonstrating the viability of the proposed plants under the shaded building cantilever (D-8, E-1 and E-2).
 - b. The Board encouraged the applicant to maintain lush landscaping in an uninterrupted, continuous space along the alley as represented in the EDG packet (D-8, E-1 and E-2).
 - c. The Board expressed concern about the dispersed utility functions (i.e. surface parking, solid waste and recycling access and utility room access) along the alley façade. The Board noted that the dispersed utility functions detract from the integrity of the shared space. The Board would like to see a reorganization of the space to concentrate the utility functions of the development into the area of surface parking (D-8).
 - d. The Board requested more information about the location of trash and recycling space entrance at the Recommendation meeting (D-6 and D-8).
- 3. Privacy and Respect for Adjacent Sites:** The Board noted the south façade treatment should consider and mitigate privacy impacts for the existing residential units directly south.
- a. The Board noted that the inspirational photographs for the architectural concept presented at EDG include a significant amount of residential glazing. The Board requested the applicant to develop the architectural concept so it is informed by the site's relationship and sensitivity to adjacent residential structures (A-5, C-2).
 - b. The Board requested the applicant provide a privacy study including the location of windows and outdoor space for adjacent residential structures across the alley. The applicant will need to demonstrate how the architectural concept, window glazing and deck location mitigate privacy concerns for adjacent residential structures (A-5 and C-2).
 - c. The Board encouraged the applicant to concentrate active roof deck area toward the street façade to mitigate privacy impacts to residential units across the alley (A-5 and A-7).
- 4. Materials:** The Board noted building exterior should be constructed of durable and maintainable materials.
- a. The Board noted that the proposed material application concept presented by the applicant in the EDG presentation includes wrapping high quality materials used on the front of the building onto each side and rear façades. The Board noted that quality material application, fenestration, texture and/ or color may be used to mitigate large blank walls on the visually prominent east and west facades (C-2 and C-4).

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.
- A-4 Human Activity.** New development should be sited and designed to encourage human activity on 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-8 Parking and Vehicle Access.** Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.

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

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.
- 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.

- D-8 **Treatment of Alleys.** The design of alley entrances should enhance the pedestrian street front.
- 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.
- 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.
- 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.
- 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.
- 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 departures were requested:

1. **Rear Setback (SMC 23.47A.014 B3b):** The Code requires a 17’ setback from the centerline of alley above a height of 40 feet. The applicant proposes to maintain a 15’ foot setback from the centerline of alley above a height of 40 feet.

The Board indicated favorable toward the requested departure. The Board noted maintaining a continuous 15 foot setback from floor 2-4 supports a uniform façade and the architectural concept as described by the applicant, according to Design Review Guideline C-2.

- 2. Parking Screening (SMC 23.47A.016 D1c):** The Code requires surface parking abutting or across an alley from a lot in a residential zone must have a 6-foot high screen along the abutting lot line and a 5-foot landscape area inside the screening. The applicant proposes to not provide the required 6-foot screen and 5-foot landscape area.

The Board indicated support towards the requested departure provided the alley programmed utility spaces and parking are minimized to the area of surface parking. The remainder of the alley should be developed with landscaping and other treatments respectful of the residential character of alley as discussed in the provided guidance, Design Review Guideline D-8.

- 3. Floor to Floor Height (SMC 23.47A.008):** The applicant requested a departure from the minimum 13' floor to floor height as described in SMC 23.47A.0058 B3b. The applicant proposes a floor to floor height of 11'-6" for the residential lobby. It was noted that the required 13' floor to floor height was a requirement for nonresidential uses and would not be applicable to the residential lobby.

The Code states where residential uses are located along a street-level street facing façade, the floor of a dwelling unit located along the street-level street-facing façade be located 4 feet above or below sidewalk grade or 10 feet from the sidewalk. The residential requirements only pertain to a dwelling unit at street level and is not applicable to a lobby therefore no departure is necessary.

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.