



City of Seattle

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

DESIGN
REVIEW

FINAL RECOMMENDATION OF THE EAST DESIGN REVIEW BOARD

Project Number: 3014830

Address: 1315 E Jefferson Street

Applicant: John Schack, Schack a+d

Date of Meeting: Wednesday, December 04, 2013

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

Board Members Absent: Natalie Gualy

DPD Staff Present: Lindsay King

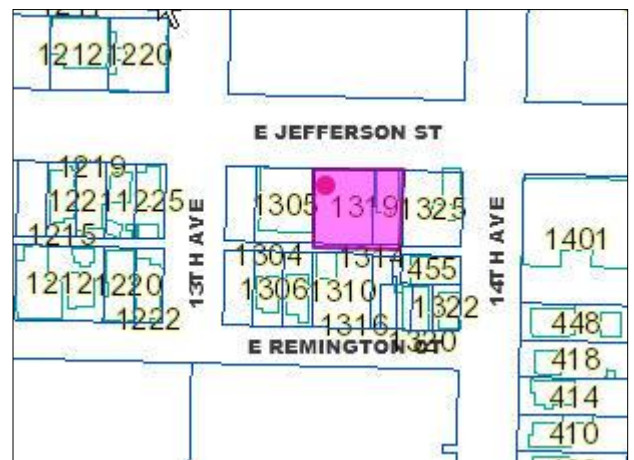
SITE & VICINITY

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).

• **FINAL RECOMMENDATION MEETING: December 4, 2013**

The packet includes materials presented at the Recommendation 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 COMMENTS

Several members of the public were in attendance at the Recommendation meeting held on December 4, 2013. The following comments, issues and concerns were raised:

- Expressed support for the proposed development. Felt the revised building design responded to neighbor's concerns for treatment of the alley and privacy.
- Expressed support for the parking screening departure along the alley. Noted the design's substantial landscaping is a better screening alternative than the code required fence.
- Felt building would be a good addition to the neighborhood and expressed excitement for the new commercial spaces.
- Expressed appreciation for the treatment along the alley, specifically the incorporation of privacy screens to obscure lines-of-site and between existing and new windows.
- Expressed appreciation for the attention to detail and consideration of future signage location and design.
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PRIORITIES & BOARD RECOMMENDATIONS

At the Recommendation meeting, the Board discussed the response to the EDG and offered the following recommendations for the proposal to meet the applicable Design Review Guidelines identified at the EDG meeting.

1. **E Jefferson Street Retail Spaces.** The design provides 5' ground level setback to accommodate restaurant or retail space adjacent to the sidewalk.
 - a) The Board felt the applicant clearly demonstrated how the setback space would be activated by its relationship to the sidewalk with the inclusion of transparent roll-up doors, man door, lighting and signage. The Board felt the space could accommodate a variety of future uses and still provide an active commercial frontage that engages users and passersby (D-1, D-9, D-10, D-11).
 - b) The Board noted the two-foot landscape strip within the right-of-way may be awkward if the railing was removed surrounding the setback area. It was noted that

the landscaping could be removed through a future Tenant Improvement Permit to provide a direct connection from the sidewalk to the man door provided between the two roll up doors. The Board felt the man door was important and should be maintained within the building permit plans (D-1).

- 2. Alley Treatment.** The design relocates residential trash and recycling storage space to the lower parking level. The commercial trash and recycling was relocated into the building to provide an alley façade within limited utility functions and maximized commercial transparency and landscaping.
 - a) The Board felt the revised alley design responded directly to EDG guidance. The Board appreciated the revised utility spaces and felt the increased landscaping treatment and commercial transparency along the alley provided a more successful alley design (D-8, E1 and E-2).

- 3. Privacy and Respect for Adjacent Sites.** The submitted design provides an analysis of window location for adjacent residential structures across the alley. To mitigate the direct line of site concerns colored corrugated perforated metal panels supported by a welded steel frame strategically located.
 - a) The Board was pleased with the direction of the privacy screen and felt they were a thoughtful response to the sensitive relationship between the new building and the existing residential structures. The screens will active the façade, allow filtered light into the units while also obscuring direct line-of-site between residential units (A-5, C-2, C-4).
 - b) The Board supported the roof deck location along the north façade which minimizes impacts to existing residential units on the south façade (A-5).

- 4. Materials.** The design includes a combination of standing seam metal wall panels for the second to fourth floor residential wrap. The building also utilizes clear cedar plank, exposed concrete, corrugated metal panel, metal fascia, CMU and colored corrugated perforated metal panels.
 - a) The Board was supportive of the architectural concept and material application which translates through the front façade onto the sides and rear facade (C-2, C-4).
 - b) The Board was supportive of the materials used which include: standing seam metal wall panels at varying widths for the Floor 2-4 residential wrap, corrugated metal panel for the main body of floor 2-4, exposed concrete, CMU and metal wall panel at the first floor base, clear cedar plank at primary residential and commercial entries an along the alley commercial space, metal wall panel at floor and roof line, and colored corrugated perforated metal panels as accents and privacy screens (C-2, C-4).
 - c) The Board supported the design intent and felt the material application was thoughtful, well-explored and sophisticated. The Board felt of the metal screens add liveliness to the otherwise restrained material application (C-4).
 - d) The Board discussed the colored, corrugated, perforated wall panels at length. The Board appreciated a color application which adds visual interest, and creates eye movement across the building. The Board felt the color choices should

'dance' in relation to one another. The Board felt the colors should be distinct but part of the same family. The Board requested the applicant to refine colors through the sampling process to make an informed decision. The applicant should also investigate using a tighter group of colors with subtle variation to provide create the dancing relationship but also restraint in color application. The Board felt the new NW School on Pike Street provided a good example of a successful use of colored material (C-4).

- e) The Board also felt the alley façade could benefit from a few well-placed colored panels to add a little movement to the back of the building but also felt the application should not be overwhelming the adjacent residential uses (C-4).
- f) The Board felt colored area in proportion to the other more neutral material was Important for the success of the façade. The Board felt the applicant had achieved the correct proportion of color on the building façade (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 following development standard departures were requested at the Recommendation meeting.

- 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 unanimously voted in favor of requested departure. The departure request to maintain 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. The Board also felt the façade treatment and incorporation of privacy screens along the alley better met the intent of Design Review Guideline A-5, Respect for Adjacent Sites and that the development would benefit more from the material treatment more than the increased setback requirement above a height of 40 feet.

- 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 unanimously voted in favor of the requested departure. The Board felt the revised location for the utility spaces, treatment of alley paving and location and breadth of landscaping provided a more successful, open and quality alley treatment than the code required fencing better meeting the intent of Design Review Guideline D-8.

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.

No recommended conditions were offered.