



City of Seattle

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



EARLY DESIGN GUIDANCE OF THE SOUTHEAST DESIGN REVIEW BOARD

Project Number: 3015260

Address: 1801 S Jackson Street (includes #1801 through 1905)

Applicant: Tom Steidl of NK Architects, for Isola Homes

Date of Meeting: Tuesday, July 23, 2013

Board Members Present: Sam Cameron (Chair)
Tony Case
Benjamin Smith
Stephen Yamada- Heidner
Michele Wang (substitute)

Board Members Absent: Amoreena Miller

DPD Staff Present: Garry Papers, Senior Land Use Planner

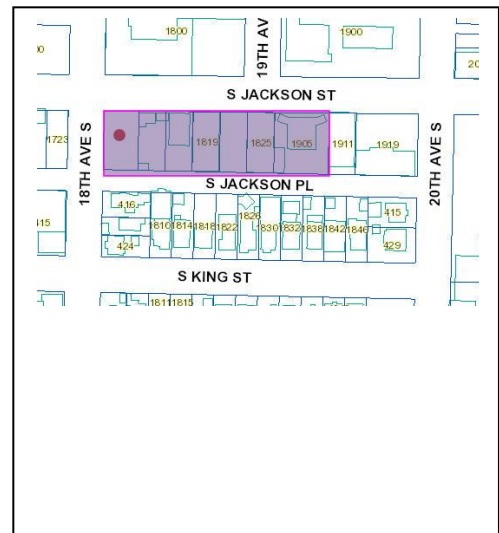
SITE & VICINITY

Neighborhood Commercial - NC3-40

Site Zone: 23rd & Union-Jackson Residential Urban Village Overlay

Nearby Zones: North: C1-65
South: LR1
East: NC3-40
West: NC3-40

Lot Area: 45,737 sf ; rectangular
sloping 26 ft down from east to west



Current Development: Site consists of 5 parcels, with mix of structures and surface parking, containing four 1-2 story commercial structures fronting Jackson Street, and associated outbuildings along the adjacent named alley (Jackson Place).

Access: The corner site has pedestrian access from S Jackson Street to the north, and 18th Avenue S to the west. Vehicle access is from the atypically wide, 40 ft public alley, running full length to 20th Avenue, and parallel to Jackson.

Surrounding Development: Newer mixed use structures and Pratt Art Center along Jackson to the north, single family houses and newer townhouses to the south and west, and a mix of houses, schools, religious facilities and industrial/commercial to the south and east.

ECAs: None

Neighborhood Character: The site is at the crest of a hill, on the busy transit corridor of Jackson Street, midway between Lake Washington and downtown. The immediate context is a mix of houses, apartments and newer structures, of eclectic styles and scales; the tallest is 6 stories immediately across Jackson Street. There is a broad range of educational, cultural and religious facilities in close proximity, and the sizable Pratt Park is one block due north.

PROJECT DESCRIPTION

The applicant proposes to demolish all existing structures, and construct a four story mixed-use structure, totaling approximately 181,000 sf, comprised of about 160 units including ground level live/work units, and 5,000 sf of retail. Parking for approximately 150 cars is proposed on two levels below grade, accessed off the alley.

EARLY DESIGN GUIDANCE MEETING: July 23, 2013

DESIGN PROPOSAL

The EDG 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 or by contacting the Public Resource Center at DPD:

Address: Public Resource Center
700 Fifth Ave., Suite 2000
Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

Approximately 25 members of the public attended this Early Design Guidance (EDG) meeting. The following comments, issues and concerns were raised:

- Supported the project density and use mix, as contributing to the revitalization of a major transit corridor and commercial node.
- Encouraged the project to break down its scale along the alley, opposite the houses, perhaps using a fine-grain of color and/or material variation.
- Objected to any steep steps on the sidewalk, and encouraged a wide sidewalk and universal access along the street perimeter.
- Encouraged the integration of more sustainable elements including stormwater management in the alley landscape strip, rainwater harvesting, and solar arrays.
- Concerned that the proposed parking access points and 10 foot landscape treatment along the alley will increase traffic there, and impact adjacent garages and properties.
- Stated the proposal should not gate or fence off the proposed 19th avenue courtyard, which is valuable to stay open and commercial/public in nature.
- Concerned about privacy for the backyards of the properties across the alley, and suggested upper level stepbacks with green screening and/or limited windows or balconies on the upper south facades.
- Encouraged the project to include a delivery/loading zone on the site off the alley, so as to not block the other alley users or use valuable curb space on Jackson.

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 (the Board) provided the following siting and design guidance. The Board identified the following **Citywide Design Guidelines** of **highest priority** for this project.

The guidelines are summarized below. 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 commended the applicants on a complete context analysis, and agreed the applicant-preferred Option 3 was the best response to the 19th Avenue alignment with the live/work courtyard, and provided a

massing that visibly stepped with the slope along Jackson Street. The Board also supported the modulated alley façade and its courtyards, as long as it responds to comments under guideline E-3.

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

At the Early Design Guidance Meeting, the Board preferred true retail along the entire Jackson Street frontage, but reluctantly supported the proposed Option 3 distribution of uses along Jackson. The Board strongly endorsed the full retail wrap at the corner and along all of 18th Avenue, and raised the following concerns about how those uses meet the sidewalk:

- * supported the recessed retail and widened sidewalk at the corner;**
- * questioned the narrow moat and steps proposed at any retail building face, and suggested more graduated steps (or no steps at all and a less tall glass façade);**
- * questioned any blank wall below the 2-3 elevated residential units, and recommended they have entries/stoops to the sidewalk, and total 30-45ft maximum length of the street (also see comments under D-12 below).**

The Board supported the west retail, lobby and prominent bike entry, but found the street edge resolution east of these uses to be problematic (ie the elevated live/work units mentioned above). To better evaluate this crucial, sloping street edge, the Board wishes to review large scale elevations of the first two floors along Jackson. These elevations should be drawn above and align with the first 20 ft depth of the corresponding floor plans, so the plans can be seen next to the corresponding elevations.

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.

At the Early Design Guidance Meeting, the Board agreed the entire alley façade should carefully compose windows and balconies to not overly encroach on the privacy of the backyards opposite. The Board stated the 40 ft alley creates a wider-than-typical buffer, but still suggested consideration of selective step backs and window and balcony screens to deflect over-views and maximize privacy for both the existing neighbors and the tenants of the proposed building.

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 agreed the proposed live/work units should exhibit a highly commercial character to Jackson street, and endorsed the 13 ft height and highly transparent facades proposed. The live/work units can incorporate small entry patios and perhaps flexible seating as they line the courtyard, but should still exhibit the highly transparent ‘artist colony’ character fronting onto the shared communal realm. The live/work units facing the alley should include landscaping and more defined stoops, yet maintain eyes-on-the-alley fenestration and landscape design.

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

At the Early Design Guidance Meeting, the Board supported the 2 alley courtyards indicated, and the shared through-block courtyard. The Board suggested the ‘bridge’ over this courtyard be ‘lightened’ and reduced further south to maximize daylight into the court. The Board endorsed the large roof deck shown on the west end of the project, and encouraged it to have a rich mix of subspaces and a clear program of uses, plus maintain acoustic and visual privacy to southern neighbors.

- 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.

At the Early Design Guidance Meeting, the Board supported the parking access at the alley (not from 18th), but requested the two internal parking floors be linked by ramps and thereby have only one access portal, as far west on the alley as possible. This is to mitigate noise and movement impacts to adjacent properties. The parking access should also consider headlight impacts on neighbors. The Board requested a loading zone(s) be integrated along the alley frontage for commercial deliveries and residential move-ins. Extra-generous sight lines at the alley intersection with 18th are important for the safety of large pedestrian flows along that street.

- 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.

At the Early Design Guidance Meeting, the Board endorsed the generous setback, and widened sidewalk at the corner, and the highly permeable, transparent retail at that location.

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.

At the Early Design Guidance Meeting, the Board supported the applicant-preferred Option 3, with its stepped massing and modulated facades. The Board stated that selective setbacks on the upper south facades would be welcome to assist privacy and create a finer grain scale facing the less intensive zone. The Board requested several north-south cross sections to test both the different Jackson street sidewalk-to-ground-level use conditions, and the scale relationships to context/neighbors along the alley.

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.

At the Early Design Guidance Meeting, the Board supported the basically contemporary architectural character presented, and advised the materials and details be high quality on all sides, as the alley 'back' will be highly visible. The Board endorsed the 3-part massing shifts and proportions shown in Option 3, as they animate the long profile and street edge, and accentuate the important retail corner and its roof deck above.

The Board was conflicted if the east edge of the building should be a party wall at the property line, or be pulled about 10 ft back with private patios, but they were certain there should be no public path through that narrow space. Since 40 ft of development is likely on the adjacent site, residential units that look onto that potential blank wall may be compromised. Design options should be presented at next meetings.

- 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.

At the Early Design Guidance Meeting, the Board discussed how the same material palette from Jackson Street could be employed along the alley but in two distinctly different ways, reversing the proportions and/or changing fenestration groupings to acknowledge the widely different neighboring contexts . The Board was generally favorable towards the rhythm, massing steps and coloration presented on booklet page 36, assuming the refinements mentioned throughout this report.

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.

At the Early Design Guidance Meeting, the Board endorsed the two Jackson lobbies, level with adjacent sidewalks, and encouraged the addition of generous entries to the Jackson faces or corners of street-facing live-work units, to fulfill the intended commercial intent along Jackson. The Board supported the concept of the lively courtyard wrapped with highly flexible, commercial character live/work units, since this 'gap' in the street wall should read as commercial. Therefore, this courtyard should remain fully public during daylight hours, and any night gates should be highly transparent and fully folding, to not intrude on the daytime opening; they should also be recessed about 15 ft from the property line.

- 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.

At the Early Design Guidance Meeting, the Board supported the applicant stated locations of all trash and dumpsters to be internal to the building and that no bins or dumpsters will be located on the alley.

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

See comments under A-8, and D-1 above. The Board encouraged a CPTED and eyes-on-the-street approach to security/vandalism issues, rather than gates and over-lighting. Any necessary gates or fences should be highly transparent and as low as possible so ground floor residents/tenants maintain contact with the adjacent public realm.

- 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 in evening hours.

See comments under A-5 above. The Board encouraged a careful and complete lighting plan, which minimizes glare or intrusion on neighbors, yet provides ambient, attractive night light for a busy transit/pedestrian location. Use CPTED and an eyes-on-the-street

approach to security/vandalism issues, rather than simplistic over-lighting. Provide a complete lighting plan for all locations on the building, including the alley and specific fixture designs.

- D-12 Residential Entries & Transitions.** For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and be visually interesting 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.

See comments under A-2 above. The Board encouraged all the non live-work units fronting Jackson (Option 3 shows four), to have street entries, even if this means a setback, steps up (internal or external) or other techniques. These units should maintain contact with the adjacent public realm with entries, generous windows and/or stoops. The live/work units facing Jackson may exhibit a more commercial, flush wall condition.

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.

At the Early Design Guidance Meeting, the Board discussed how the Jackson edge is a busy urban sidewalk deserving some landscape buffering at the curb, and possibly small landscape pockets at what should read as a predominantly commercial building edge (live/work is classified a 'commercial' use). The Board was hesitant about the overly residential appearance of the continuous landscape planter shown along the east 2/3rds of the Jackson frontage (booklet pg 30). The landscape treatment shown on the alley was supported, and the courtyard was encouraged to stay mostly paved and urban on its north half, and more planted as it transitions into the alley, given sunlight constraints.

- E-3 Landscape Design to Address Special Site Conditions.** 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.

At the Early Design Guidance Meeting, the Board agreed the extra wide alley is a special condition, and supports the project concept to create a 10 ft bio-swale landscape strip on the alley, in consultation with SDOT. This strip should work in concert with the landscaping and patios of the recessed courtyards adjacent, ensuring those ground-level units have adequate privacy layering from the alley.

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, including any departures that might emerge through subsequent design development.

At the time of the Early Design Guidance meeting, no departures were requested for any of the three Options.

BOARD DIRECTION

At the conclusion of the EDG meeting, the Board commended the applicants on a thorough presentation, and recommended the project should move forwards to MUP Application in response to the guidance provided at this meeting.