



City of Seattle

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



EARLY DESIGN GUIDANCE OF THE EAST DESIGN REVIEW BOARD

Project Number: 3015966

Address: 1427 11th Avenue

Applicant: Tony Fan of Studio Meng Strazzara for Hunters Capitol

Date of Meeting: Wednesday, January 29, 2014

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

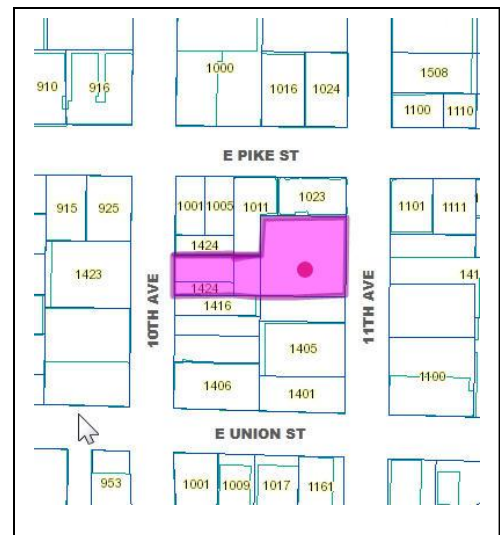
DPD Staff Present: Shelley Bolser

SITE & VICINITY

Site Zone: NC3P-65

Nearby Zones: (North) NC3P-65
(South) NC3P-65
(East) NC3P-65
(West) NC3P-65

Lot Area: 23,040 square feet



Current
Development
and Access:

The site is located in the Capitol Hill neighborhood near the eastern edge of the Pike Pine Overlay and a Pedestrian overlay. The site slopes downward slightly from the east to the west, with lower topography in the middle of the site.

The site is currently occupied by surface parking lots, accessed from 10th Ave and 11th Ave. No other structures are located on the site.

Adjacent structures include early 20th century mixed-use buildings to the north, and a mixed-use residential and commercial building under construction to the south.

The site is located in the Pike Pine Overlay District, which includes additional regulations for structures older than 75 years old (Character Structures). Many of these structures exhibit the character of the early 20th century auto row building type, with tall floor to ceiling heights, large windows, and spaces that are conducive to restaurant and retail uses.

Surrounding
Development
and
Neighborhood
Character:

The site is within the context of several land use, cultural, and civic districts: The First Hill/Capitol Hill Urban Center; the Pike/Pine Urban Center Village; and the Pike/Pine Conservation Overlay District and Conservation Core. The immediate vicinity includes a variety of uses and ages of buildings. Several sites are under construction. Many of the nearby sites that have been recently constructed or are currently under construction incorporate character structures into the new development.

The site is located mid-block between E. Pike St and E. Union St, with frontage on both 10th Ave and 11th Ave. 10th Ave and 11th Ave are subject to a recently adopted green street concept plan. The intent of the plan includes strengthening pedestrian corridors between Cal Anderson Park 2 blocks to the north and Seattle University campus 2 blocks to the south.

Cal Anderson Park offers a wide variety of recreational opportunities. The future Capitol Hill Light Rail Station is under construction and will be located approximately three blocks north of the subject property, near the northwest corner of Cal Anderson Park.

PROJECT DESCRIPTION

The proposal is for a 6-story structure containing 136 residential units and 7,155 square feet of commercial space. Parking for 130 vehicles would be provided below grade, accessed from a curb cut at 10th Avenue. The existing surface parking would be demolished.

EARLY DESIGN GUIDANCE MEETING: January 29, 2014

The packet includes materials presented at the meeting, and is available online by entering the project number (3015966) at this website:

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

The packet is also available to view in the file, 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 provided supplemental graphics, including some preliminary design sketches. The proposed design concept of warehouse/loft/modern would likely include larger windows, simplified regular bays that express the warehouse architectural context, dark gray brick colors to provide a modern expression with a reference the historic storefronts, and scalar references to older context. The applicant explained that part of the design intent is to use warmer pedestrian scale materials (such as engineered wood) to emphasize the residential entry bay on 11th Ave.

The applicant acknowledged that the proposed street level will be designed to be consistent with the 10th and 11th Ave green street. The rooftop decks and gardens and the courtyards will be developed with individual landscape character in response to differing conditions. The intent is to locate the rooftop decks near the center of the building to minimize noise impacts to nearby buildings. The applicant clarified that the south courtyard will not be physically connected to the Alliance project courtyard to the south.

In response to Board questions, the applicant noted that the leasing office will be adjacent to the lobby, but the intent isn't to occupy usable storefront area with leasing office space. The applicant also clarified that the north façade of the western building would be set back 6' in order to allow glazing on that façade.

The proposed parking may include a mix of public and private parking. The solid waste storage will be inside the garage. Bike storage may be in the parking garage, in the amenity space level, or perhaps with the upper level units.

PUBLIC COMMENT

The following comments, issues and concerns were raised during public comment:

- Several comments listed concern that the proposed design respond to the existing adjacent business entry (Hothouse). This entry is below grade from the sidewalk and

adjacent to the northeast corner of the property. The proposal should be designed for safety for the proposed residents and the existing adjacent business patrons.

- The proposed massing appears to completely cover the business frontage (approximately the eastern 50' of the shared property line).
- Concerned about noise impacts to patrons and the needs of this type of business (massage, spa).
- The business would like to discuss the proposed design with the applicant team.
- Support for the proposed warehouse style, the glazing, and the brick.
- The open spaces will be in shadow most of the time and will function more as light wells than courtyards, especially on the north.
- The proposed development should be designed to respond to the 11th Ave streetscape plan and the Alliance project. 11th Ave will end up in shadow from these two developments. The 11th Ave side of this proposed development should be massed to provide more light at the street level.
- Support for constructing to the maximum height and density, rather than leaving holes between developments. The street level setback on 11th Ave should only be at the residential entry. The storefronts should not be set back.
- This proposed site may end up preserving the adjacent Pike St buildings from development.
- The proposal should represent a unified design concept, rather than including gratuitous modulation that doesn't relate to the concept.
- The proposed design should complement the Hothouse, which functions as a successful unique business in an unusual retail space in the neighborhood.
- The Capitol Hill Eco District is being formed. The applicant should consider how to respond to those goals through shared parking, bike parking, etc.
- The sidewalk design should be simple and clear for ease of use.
- The upper level apartments of the Winston building to the north often result in trash thrown from above, which might be an issue for a north facing courtyard at grade.
- Support for the proposed development, from the development to the south (Alliance project). The two development teams are working together on the design of the proposed south wall.
- Would like to see a mid-block connection across the block.
- Support for the proposed driveway entrance, the retail connection to the courtyards, and the proposed engineered wood materials.
- DPD Staff summarized comments received including support for the proposed project (small parcel size, response to context), and concern about how the proposal will respond to the adjacent below grade business and entry.

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.

EARLY DESIGN GUIDANCE:

1. **Massing Options.** The Board supported Option 3, with modifications to the north edge, and direction to respond to adjacent context. (A-5, B-1, B-2)
 - a. The Board recognized that due to the dimensions, locations, and adjacent development, the courtyards will serve more as light wells than as usable courtyard spaces. The open spaces should be located to minimize impacts to neighbors, rather than try to gain sunny spaces at grade. (A-5, A-7)
 - b. The Board was disappointed that the EDG packet lacked sufficient information to demonstrate how the proposal relates to the adjacent context. The Board noted that they preliminarily support option 3, but more context information typically shown at EDG will be required at the Recommendation meeting. (A-2, B-2, B-5, C-1, E-1)
2. **Response to Adjacent Context.** The adjacent business to the north is idiosyncratic in the neighborhood, and there may be others adjacent to the site. The design should be developed in response to these conditions. (A-1, A-2, A-5)
 - a. Massing changes, treatment of the façade, or other methods are needed to provide a safe and secure response for the Hothouse entrance. (A-5, D-7)
 - 1) Possibly set back the parking garage levels from the north property line, in order to enhance clear sight lines adjacent to the below grade business entry to the north. (A-5, D-2, D-5)
 - 2) The Board noted that proposed Commercial space 1 seems to present a blank wall and unsafe conditions at the north edge. Setbacks, glazing, and lighting should be incorporated on the north façade of this commercial space. (A-5, B-1, D-2, D-10, D-11)
 - 3) The building massing should be designed to minimize impacts to the adjacent building, rather than create wider courtyard areas. Additional setbacks at the northeast corner may be better than a wider setback courtyard in the center of the site. (A-2, A-5, B-1)
3. **Design Concept.** The “straightforward” design concept should be clearly expressed. (C-2)
 - a. Consistent with the design concept, the proposal should include minor massing moves, minimal cornice lines, and other methods to emphasize the simple design concept. (C-2, C-4)
 - b. Explore designing the project amenities to enhance the streetscape and emphasize the design concept. For instance, glazing both the street façade and courtyard façade of the retail spaces could provide a visual connection between

the interior courtyards and the streetscape. Setting back the north façade to create a safe well-lit entry for the adjacent business to the north could achieve the same visual connection to the courtyard. (A-1, C-2, E-2)

- c. Explore referencing adjacent datum lines for the adjacent developments. (B-2, C-3, C-4)
 - d. The Board offered preliminary support for the proposed material palette (dark gray brick, engineered wood, large glazed areas). (C-4)
4. **Street Level Uses.** The leasing office should be replaced with active commercial use. The leasing office should be located interior to the lobby. (A-3, A-4)

DESIGN REVIEW GUIDELINES

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

- A-1 **Responding to Site Characteristics.** The siting of buildings should respond to specific site conditions and opportunities.

Pike/Pine: Characteristics and opportunities to consider in Pike/Pine include both views and other neighborhood features including:

- *A change in street grid alignment causing unique, irregular-shaped lots, including Union and Madison and 10th and Broadway Court*
- *“Bow tie” intersections at 13th/14th between Pike/Pine/Madison*

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

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

- 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.

- 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 nearby, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between the anticipated development potential on the adjacent zones.

- B-2 **Pike/Pine: Neighborhood Scale and Proportion**

New buildings should, in general, appear similar in height, mass, and scale to other buildings to maintain the area's visual integrity and unique character. Although current zoning permits structures to exceed the prevailing height and width of existing buildings in the area, structures that introduce increased heights, width and scale should be designed so their perceived scale is compatible with the existing neighborhood character. The following guidelines address scale and proportion for new structures.

- a. Design the structure to be compatible in scale and form with surrounding structures.*
- b. Relate the scale and proportions of architectural features and elements to existing structures on the block face to maintain block face rhythm and continuity.*
- c. Address conditions of wide or long structures.*
- d. For structures that exceed the prevailing height, reduce the appearance of bulk on upper stories to maintain the established block face rhythm.*
- e. Design the first floor façade to encourage a small-scale, pedestrian-oriented character.*

B-5. Through-Block Development

- a. Avoid monolithic development on through lots.*
- b. On blocks bounded by designated principal pedestrian streets, take advantage of opportunities to include through-block connections.*
- c. Capitalize on opportunities to provide utility functions in through-block development.*

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.

Pike/Pine: The Pike/Pine vernacular architecture is characterized by the historic auto-row and warehouse industrial features of high ground floor ceilings and display windows, detailed cornice and frieze work, and trim detailing. Architectural styles and materials that reflect the light-industrial history of the neighborhood are encouraged.

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.

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

Pike/Pine: In order to achieve good human scale, the existing neighborhood context encourages building entrances in proportion with neighboring storefront developments.

- 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.

Pike/Pine: New developments should respond to the neighborhood's light-industrial vernacular through type and arrangement of exterior building materials. Preferred materials include: brick, masonry, textured or patterned concrete, true stucco (DryVit is discouraged) with wood and metal as secondary, or accent materials.

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

- D-2 **Blank Walls.** Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

- D-5 **Visual Impacts of Parking Structures.** The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.

Pike/Pine: Incorporate vertical landscaping (trellises) or artwork as screens where feasible.

Parking structures should provide commercial or other pedestrian-oriented uses at street level.

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

Pike/Pine: Lighting installed for pedestrians should be hooded or directed to pathways leading towards buildings.

- 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.

- 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.

Pike/Pine: The creation of small gardens and art within the street right-of-way is encouraged to activate and enliven the public realm. Vertical landscaping, trellises or window boxes for plants is also desirable. Please see the Design Guidelines document for specific streets along which such treatment is emphasized.

DEVELOPMENT STANDARD DEPARTURE(S)

No design review departures were requested at the time of the Early Design Guidance meeting.

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.