



EARLY DESIGN GUIDANCE OF THE EAST DESIGN REVIEW BOARD

Project Number: 3016711

Address: 2359 Franklin Ave E

Applicant: Scot Carr of Public47 Architects

Date of Meeting: Wednesday, April 09, 2014

Board Members Present: Curtis Bigelow
Dan Foltz
Natalie Gualy (Chair)
Christina Orr-Cahall
Kevin Price
Michael Austin

DPD Staff Present: Beth Hartwick, Senior Land Use Planner

SITE & VICINITY

Site Zone: LR3 (Lowrise 3)

Nearby Zones: (North) LR2
(South) LR2
(East) LR3
(West) NC2P-30, NC2P-40

Lot Area: 14,300 sq. ft.

Access: Access is from Franklin Ave E and an improved alley.

Current Development: The project site is currently occupied by three single family residences being used as multifamily structures.

Environmentally Critical Areas: None



Surrounding Development and Neighborhood Character: Directly to the south is a two-story single family residence converted into a 5 unit multifamily structure. Across the alley, to the west, is a 1959 built office structure with three floors of offices above parking and retail along Eastlake Ave E. The building massing is located towards that street; behind the building is open parking accessed off the alley. Located on the east side of Franklin Ave E are a two- story and a four-story apartment structures built in the 1950's. To the north is a newly constructed 5-story microunit apartment structure. Rogers Playground and TOP's school are just to the north, providing greenery and playfields for nearby residents. The long block between E. Louisa St and E. Lynn St. still has many of the older single family residences built in the first decades of the twentieth century, interspersed with mid-century apartment buildings. Many of the residences are now multifamily uses.

The Eastlake neighborhood is created by the boundaries of I-5 to the east and the waters of Lake Union to the west, north and south. Eastlake Ave E connects the neighborhoods north of the University Bridge to South Lake Union and downtown. Along Eastlake Ave E. development is a hodge-podge of architectural styles, age and size. Small neighborhood commercial businesses front many of the buildings. Further to the west is Lake Union, lined with a few pocket parks, houseboats and marine activity.

PROJECT DESCRIPTION

The proposal is for a 4 to 5 story apartment building with 50 to 60 units and parking for 20-45 vehicles

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The packet includes materials presented at the meeting, and is available online by entering the project number #3016711 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

DESIGN DEVELOPMENT

Alternative 1 showed a 4 story structure containing 59 residential units and 25 parking spaces in below grade parking. The applicant referred to this as the 'donut' option as the units surround a shared open courtyard. A wide breezeway off of Franklin Ave E. provides the main pedestrian

entry to the courtyard. All the units have individual exterior entries accessed from Franklin Ave E, the alley or open stairs in the courtyard. The entry to below grade parking is off the alley.

Alternative 2 showed a 5 story structure containing 59 residential units and 21 parking spaces in below grade parking. The applicant referred to this as the 'bar' option as the rectangular building was intersected by a covered exterior walkway. The structure is located towards the street providing exterior space on the west side of the building. The units have entries accessed from the lobby and open hallways. The entry to below grade parking is off the alley. A few parking spaces are located along the alley.

Alternative 3 was the preferred option. It showed a 5 story development containing 59 residential units and 21 parking spaces in one level of below grade parking. The applicant referred to this as the 'wings' as three building sections wrap around a central courtyard. Along Franklin Ave E the open 'gap' between the wings provides a break in the massing and the main entry to the courtyard. All the units have entries accessed from the courtyard, open corridors in the courtyard or the alley. The entry to below grade parking is off the alley. A departure is needed from side setback requirements.

PRESENTATION

The exterior stairs will be steel with concrete treads. A second level of parking is being considered.

PUBLIC COMMENT

- Did not support the development and stated the proposal is too large and will impact parking and views.
- Appreciated the design concepts and supports the proposal.
- Encouraged landscaping especially at the side setbacks and along the sidewalk.
- Concerned about the height.
- Expressed support for Alternative 3.

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.

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- 1. Massing and Height, Bulk & Scale: The Board agreed the applicant should proceed with the preferred Alternative 3. They noted the proposed massing relates well to the existing development to the north and south of the site, and supported the break in the massing along Franklin Ave E as it created a pedestrian friendly front to the street. (CS2.D, PL1.B)**
 - a. Maintain the lower height of the southeast section or wing of the structure adjacent to the existing development to the south. (CS2.D.1 & 5)

- b. Consider providing a gap in the massing to provide a limited (peek-a-boo) view to the west from the east. (DC2.A.2)
 - c. Maintain the asymmetry of the massing and the ground floor concept along Franklin Ave E . (DC1.A.4, DC2.A.1)
 - d. Provide articulation and modulation to break up the west elevation. The Board stated they would consider granting a departure from the required rear setbacks to allow for the modulation but this modulation should not provide additional enclosed floor area. (DC2.B.1, DC2.C.1)
 - e. Carefully consider the location and height of the stair penthouse. (CS2.D.1)
 - f. Consider how the project will appear from Eastlake Ave E. (DC2.B.1)
- 2. Courtyard and Landscaping: The Board expressed support for the courtyard and noted it was the front door of the project. (PL1.B.3, PL3.A.1, DC2.D.1)**
- a. Design the courtyard and garage below to structurally support and provide enough soil for trees to grow. The execution of the courtyard should allow all the landscaping to flourish. (DC4.D.2 & 3)
 - b. It was noted the courtyard may not work as a gathering place. (DC3.B.1)
 - c. Consider “further erosion “ of the courtyard. (DC2.A.1)
 - d. Keep the design of the courtyard with the landscaping spilling out to the street as this relates to the neighborhood. (CS2.B.3, DC2.C.3)
- 3. Entries: The Board discussed whether the ground unit entries should be from the street or off the courtyard, but decided that entries off of Franklin Ave E was preferred. (PL3.A.3)**
- a. Consider a deeper setback along Franklin to provide more area for individual entries. (PL3.A.3)
 - b. Treat the courtyard entry as the main entry to the site. (PL3.A.1)
 - c. The Board questioned if there will be an entry gate for security. The applicant responded that security will be provided at the end of the entry ramp near the front door to the lobby. (PL3.A.2)
- 4. Materials and Context: The Board directed the applicant to study the existing character of the street and use this as a cue to inform the design. The Board noted that the neighborhood has an eclectic use of materials and advised the applicant to wisely choose which of these materials to use. The applicant was asked what materials they were considering. The applicant responded that their goal was a unified building and that they were considering brick and cedar siding in a similar color to the brick. (Cs3.A.4, DC4.A.1)**
- a. Provide a unified materials palette for all the exterior facades. (DC2.A.1, DC4.A)
 - b. Consider brick as a material. (DC4.A)
 - c. Provide ample fenestration. (PL2.B.1)
 - d. Explore the use of materials to enhance the context of the neighborhood. (CS3.A.4)
 - e. Consider a green roof to soften the loss of views. (CS2.D.5)
 - f. Preserve the existing path and staircase to the alley located on the property to the south. (CS2.D.5)
- 5. Parking and Alley: The Board encouraged providing parking and expressed the alley should not be negatively impacted. (DC1.B.1, DC1.C.1)**

- a. The Board encouraged providing two levels of parking if possible. (DC1.C.1)
- b. If open parking is provided off the alley it must be designed so it is not perceived as public parking. Consider a different paving material. (DC1.C.2)
- c. Preserve the existing path and staircase to the alley located on the property to the south. (CS2.D.5)

For the Recommendation Meeting the applicant should provide the following:

- a. Provide a rendering showing how the project will appear as one walks or drives north on Eastlake Ave E.
- b. Provide eye level renderings of the project from Franklin Ave E.
- c. Provide a rendering of how the parking entry off the alley will look.
- d. Provide floor plans.
- e. Provide elevations and sections.
- f. Provide a study of the window locations in the structure to the south. Use this information to inform the projects window location.
- g. Provide a materials Board that will be left with the planner.
- h. Provide a full Landscape plan.
- i. Provide a lighting plan of the site and courtyard.

DESIGN REVIEW GUIDELINES

The Board carefully considered the design guidelines and determined the following guidelines should be considered in addition to the guidance listed above.

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

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-C Relationship to the Block

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

PUBLIC LIFE

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. 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.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-E Project Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

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 the following departure was requested:

1. **Setbacks (SMC23.45.518.A):** The code requires that when a façade length is greater than 40’ a side setback averaging 7’ with a minimum setback of 5’, be provided. The applicant is averaging the setback of the 95’ long façade. The first 34’ of the east and west portions of the façade will be setback 5’, with the middle 27’ portion setback 15’. At the ground level the 27’ portion will be above grade by approx. 3’ on the north elevation and 5.5’ on the south elevation. This portion will require a departure as it will be 5’ from the property line.

The Board indicated they were inclined to grant this departure as the portion of the structure rising above grade in the 15’ setback area is enclosing the below grade parking. (DC1.C.1)

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.