



# City of Seattle

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

DESIGN  
REVIEW

## INITIAL EARLY DESIGN GUIDANCE OF THE EAST DESIGN REVIEW BOARD

Project Number: 3017075

Address: 1404 Boylston Ave

Applicant: Hugh Schaeffer.

Date of Meeting: Wednesday, November 12, 2014

Board Members Present: Curtis Bigelow  
Krystal Brun  
Dan Foltz  
Christina Orr-Cahall  
Kevin Price

Board Members Absent: Natalie Gualy

DPD Staff Present: Beth Hartwick

### SITE & VICINITY

**Site Zone:** Midrise (MR)

**Nearby Zones:** (North) NC3P-65

(South) NC3P-65, HR

(East) NC3P-65

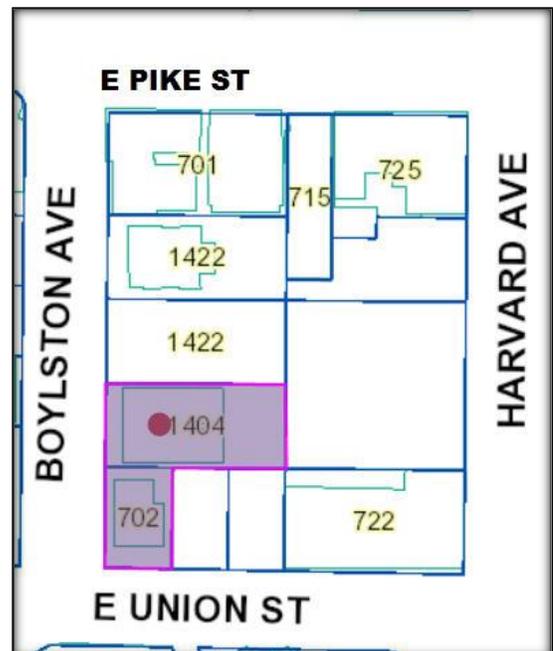
(West) MR

**Lot Area:** 11,124 Sq. Ft.

**Current Development:** The site is occupied by two two-story wood frame structures built in 1905 that are being used as multifamily structures.

**Access:** The lot has street frontage along Boylston Ave and E Union St.

**Environmentally Critical Areas:** None



**Surrounding Development and Neighborhood Character:** The Boylston Ave blockface still retains many of the original wood residential structures built in the first decade of the 20<sup>th</sup> century. Across Boylston Ave from the site is a four-story brick apartment building constructed in 1925 and one of three two-story wood frame structures built in the early 1900's that are being used as multifamily structures. Directly to the north of the site is the most recent development on the block, a 23 unit 6-story apartment building with ground floor commercial space built in 2007. The site wraps around two sides of a surface parking lot along E Union St. which abuts the brick Knights of Columbus Hall, constructed in 1912. Across E Union St. is a 4-story wood sided apartment building built in 1905 and a 3-story 1902 multifamily residence.

The site is two blocks west of Broadway and one block south of E Pike St providing ample access to retail and the vibrant amenities of the Pike/Pike corridor. Bus routes are located on Broadway, Seneca St. E Union St, and E Pine St. Downtown Seattle is a 15 minute walk away.

### **PROJECT DESCRIPTION**

The project is proposing a 7-story apartment building containing approx. 105 residential units. No parking will be provided. Existing structures will be demolished.

<b>INITIAL EARLY DESIGN GUIDANCE November 12, 2014</b>
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The packet includes materials presented at the meeting, and is available online by entering the project number 3017075 at this website:

[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](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](mailto:PRC@seattle.gov)

### **DESIGN DEVELOPMENT**

The applicant noted that the project intended to provide affordable housing and meet green building standards. They had investigated the proposed prototype park on E Union St. They noted there was a 35' grade change along Boylston Ave.

Scheme A was the code compliant option, with 107 studio type units. The residential lobby was accessed from a small courtyard at the northwest corner of the site off of Boylston Ave. Bike storage was located below grade at the southwest portion of the structure.

Scheme B had 105 studio type units with two residential entries. One accessed from a small courtyard at the northwest corner of the site off of Boylston Ave. and the other from a patio along E. Union St. Bike storage areas will be located next to both entry lobbies. Three departures were requested from setback requirements to provide building modulation (see Departures at the end of the report).

Scheme C had 105 studio type units with two residential entries. One accessed from a small courtyard at the northwest corner of the site off of Boylston Ave. and the other from a patio along E. Union St. Bike storage areas will be located next to both entry lobbies. Three departures were requested from setback requirements to provide building modulation (see Departures at the end of the report). The area and location of modulation is the only difference between Scheme B and C.

## **PUBLIC COMMENT**

The following public comments were offered at the meeting:

- Wished the developer had reached out to the local neighborhood community groups.
- Encouraged a simple, well detailed, attractive development.
- Suggested the applicant look at the nearby Northwest school gym facility as an example of design cues.
- Encouraged the development team to engage with SDOT.
- Supported the two proposed patios and suggested the corner patio to be more open.
- Supported the two entries but was leery of the shroud or 'eye brow' effect of the preferred option.
- Encouraged bike parking space be provided at a rate of one bike per unit.
- Encouraged the applicant to consider reusing materials from the two existing building on site to be demolished, in the new development.
- Supported the proposal to provide affordable housing.
- Concerned the height of the proposed development is out of scale with the surrounding development.
- Supported the proposed modulation of the elevations.
- Encouraged the development to fit within the existing historic context of the neighborhood.
- Encouraged the applicant to study the appearance and type of windows that will be installed to respect the privacy of the residential building to the north.

## **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.

## Initial Early Design Guidance: November 12, 2014

- 1. Massing, Height and Modulation: The Board noted that the massing options were too similar and the applicant had missed topography and context cues from the site. The Board felt that the project could fit well within the neighborhood but wants to see a site plan and massing option that responds to the neighboring structures. (CS2.B, CS3, DC2, DC3)**
  - a. Provide an option that steps the massing of the development with the grade change of Boylston St. (CS2.B.1, CS2.D.2)
  - b. The Board encouraged a different treatment at the top of the structure. Consider the materiality of the design and the perception of massing. (CS2.III.ii, DC2.A.2)
  - c. Investigate the transition between the First Hill and Pike/Pine neighborhoods and provide a design that responds to the surrounding lower scale buildings. (CS2.D.1, CS2.D.3, CS2.D.5)
  
- 2. Corner Treatment: The Board felt that the focus of the building in the options was the wrap around the Boylston Ave residential entry instead of the street corner, and that the residential entry at the street corner appeared unresolved. (CS2.A.2, CS2.C.1)**
  - a. Design a stronger corner at Boylston Ave and E. Union St. (CS2.C.1, CS3, DC3.A.1)
  - b. Provide an option with a different massing treatment and materials at the street corner. (CS2.C.1)
  
- 3. Access, Entry and Location of Uses: The Board recommended further study of the best location for the residential entry. There was concern with the location of the solid waste storage area and that residential units would be located underneath that use. (PL3.A.1, PL3.A.2, PL3.A.4, PL3.B.2)**
  - a. Provide an option with an entry at the middle point of the building along Boylston Ave. (PL3.A.1)
  - b. Consider moving the solid waste storage area closer to Boylston Ave and relocating a combined lobby/lounge. (DC1.A.1)
  
- 4. At the second EDG meeting the applicant should provide the following:**
  - Investigate and work with the most recent information about the proposed neighborhood park at the intersections of Boylston Avenue, University and E Union streets

## DESIGN REVIEW GUIDELINES

The priority Citywide and Pike/Pine guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. 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-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-C Topography**

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

### **CS1-D Plants and Habitat**

**CS1-D-2. Off-Site Features:** Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

**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-A Location in the City and Neighborhood**

**CS2-A-1. Sense of Place:** Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

**CS2-A-2. Architectural Presence:** Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

### **CS2-B Adjacent Sites, Streets, and Open Spaces**

**CS2-B-1. Site Characteristics:** Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

### **CS2-C Relationship to the Block**

**CS2-C-1. Corner Sites:** Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

### **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-2. Existing Site Features:** Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

**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.

### ***Pike/Pine Supplemental Guidance:***

#### **CS2-III Height, Bulk, and Scale Compatibility and Pike/Pine Scale and Proportion**

**CS2-III-ii. Upper Story Bulk:** For structures that exceed the prevailing height, reduce the appearance of bulk on upper stories to maintain the established block face rhythm. Consider the character of the existing block face when determining the appearance of the upper story elements. Whether the upper and lower floors of a structure look different or the same may depend upon the complexity of the existing structures on the block.

- a. Use the prevailing structure width to create an upper story massing rhythm.
- b. Break the structure into smaller masses that correspond to its internal function and organization.
- c. Use changes in roof heights to reduce the appearance of bulk.
- d. For new structures that are significantly taller than adjacent buildings, especially on larger lots, consider upper floor setbacks of at least 15 feet from the front facade to reduce the perceived height. However, slender forms such as towers and dormers that extend toward the front facade may add visual variety and interest to the setback area.

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

##### **CS3-A Emphasizing Positive Neighborhood Attributes**

**CS3-A-1. Fitting Old and New Together:** Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

**CS3-A-2. Contemporary Design:** Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

**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.

##### **CS3-B Local History and Culture**

**CS3-B-1. Placemaking:** Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

##### **CS3-IV Architectural Context**

**CS3-IV-i. Scale and Modulation:** New buildings should echo the scale and modulation of neighborhood buildings in order to preserve both the pedestrian orientation and consistency with the architecture of nearby buildings. Architectural styles and materials that complement the light-industrial history of the neighborhood are encouraged.

Examples of preferred elements include:

- a. Similar building articulation at the groundlevel;
- b. Similar building scale, massing and proportions; and
- c. Similar building details and fenestration patterns.

## PUBLIC LIFE

**PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.**

### PL1-A Network of Open Spaces

**PL1-A-1. Enhancing Open Space:** Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

**PL1-A-2. Adding to Public Life:** Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for 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.

**PL2-B-2. Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

**PL2-B-3. Street-Level Transparency:** Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

### *Pike/Pine Supplemental Guidance:*

#### PL2-I Personal Safety and Security

**PL2-I-i. Lighting:** Lighting installed for pedestrians should be hooded or directed to pathways leading towards buildings.

**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-1. Design Objectives:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

**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-4. Ensemble of Elements:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

### PL3-B Residential Edges

**PL3-B-1. Security and Privacy:** Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

**PL3-B-2. Ground-level Residential:** Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

### *Pike/Pine Supplemental Guidance:*

### **PL3-I Transition Between Residence and Street**

**PL3-I-i. Residential Entryways:** Residential entryways that feature heavy or contrasting trim, distinctive materials and a link to the surrounding streetscape are encouraged.

### **PL3-II Human Scale**

**P3-II-ii. Ground-floor Design:** The design of the ground floor of new developments should include:

1. Pedestrian-oriented architectural elements.
2. A rhythm of building modulation comparable or complementary to adjacent buildings.
3. Transparent, rather than reflective, windows facing the street.

## **DESIGN CONCEPT**

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

### **DC1-A Arrangement of Interior Uses**

**DC1-A-1. Visibility:** Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

**DC1-A-2. Gathering Places:** Maximize the use of any interior or exterior gathering spaces.

### **DC1-C Parking and Service Uses**

**DC1-C-4. Service Uses:** Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

**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-1. Site Characteristics and Uses:** Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

**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 façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades 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 façades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

### **DC2-C Secondary Architectural Features**

**DC2-C-1. Visual Depth and Interest:** Add depth to façades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

**DC2-C-2. Dual Purpose Elements:** Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

**DC2-C-3. Fit With Neighboring Buildings:** Use design elements to achieve a successful fit between a building and its neighbors.

**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.

**DC2-E Form and Function**

**DC2-E-1. Legibility and Flexibility:** Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

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

***Pike/Pine Supplemental Guidance:***

**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.

**DC3-B Open Space Uses and Activities**

**DC3-B-1. Meeting User Needs:** Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

**DC3-B-3. Connections to Other Open Space:** Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

**DC3-C Design**

**DC3-C-1. Reinforce Existing Open Space:** Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

**DC3-C-2. Amenities/Features:** Create attractive outdoor spaces suited to the uses envisioned for the project.

***Pike/Pine Supplemental Guidance:***

**DC3-I Residential Open Space**

**DC3-I-i. Open Space Location:** Locating a significant amount of open space on rooftops is discouraged. Open space at street level that is compatible with established development patterns and does not detract from desired, active street frontages is encouraged. While

not characteristic of the historic warehouse, commercial, or apartment development in the area, usable balconies may be appropriate on streets where a more residential character is intended, to provide both open space and visual relief on building facades. In other areas, if balconies are provided, it is preferable that they not be located on street-facing facades, but rather on facades facing the side or rear of the lot, or internal courtyards.

**DC3-II Landscaping to Enhance the Building and/or Site**

**DC3-II-i. Public Space Enhancement:** The creation of small gardens and art within the street right-of-way is encouraged in the Pike/ Pine neighborhood in order to enhance and energize the pedestrian experience. This is especially desirable for residential and mixed use developments as well as a means to distinguish commercial areas from institutional areas. Providing vertical landscaping, trellises or window boxes for plants is also desirable. Street greening is specifically recommended along listed streets.

**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-C Lighting**

**DC4-C-2. Avoiding Glare:** Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

***Pike/Pine Supplemental Guidance:***

**DC4-I Exterior Finish Materials**

**DC4-I-i. Preferred Materials:** New development should complement the neighborhood’s light industrial vernacular through type and arrangement of exterior building materials. Preferred materials and approaches include:

1. Brick, masonry, textured or patterned concrete, true stucco (Dryvit is discouraged), with wood and metal as secondary or accent materials;
2. Other high quality materials that work well with the historic materials and style of neighboring buildings;
3. Limited number of exterior finish materials per building; and
4. High quality glazing and trim as a vital component of exterior finish.

**DEVELOPMENT STANDARD DEPARTURES**

The Board’s recommendation on the requested departure(s) will be based on the departure’s potential to help the project better meet these design guidelines priorities and achieve a better overall project 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 Initial Early Design Guidance the following departures were requested:

1. **Setback requirements (SMC23.45.518.B)** The code requires that for apartment structures the side setback from street lot lines should have a 7' average with a 5' minimum. The applicant is proposing that along Boylston Ave the average setback will be 6.5' with a 4' minimum for the proposed projections.

The Board indicated they would be inclined to grant this departure.

2. **Setback requirements (SMC23.45.518.B)** The code requires that for apartment structures without an alley the rear setback should be 15'. The applicant is proposing that the rear setback will be a minimum of 12' with a 14' average for the proposed projections.

The Board indicated they may consider this departure if the massing is informed and well thought out and by how well the project will integrate with the neighborhood and neighboring context.

3. **Setback requirements (SMC23.45.518.B)** The code requires that for apartment structures the side setback from interior lot lines for portions of structures above 42' or less in height should have a 7' average setback with a 5' minimum, and above 42' a 10' average setback with a 7' minimum. The applicant is proposing that along south interior lot line the average setback will be 7' average with a 5' minimum up to 48' in height above grade and 10' average with a 7' minimum at 48' and above from grade.

The Board indicated they would be inclined to grant this departure.

## **RECOMMENDATIONS**

### **BOARD DIRECTION**

At the conclusion of the Initial EARLY DESIGN GUIDANCE meeting, the Board directed the applicant to return for a second EDG meeting with one or more options that respond to the Boards guidance on the corner, modulation of height, the modulation on the north façade and the transition from one neighborhood to another.