



EARLY DESIGN GUIDANCE OF THE WEST DESIGN REVIEW BOARD

Project Number: 3017251

Address: 2020 South Jackson Street

Applicant: Constanza Marcheselli of *Runberg Architecture Group*

Date of Meeting: Wednesday, June 25, 2014

Board Members Present: Natalie Gualy (Chair)
Curtis Bigelow
Dan Foltz
Kevin Price

Board Members Absent: Michael Austin
Christina Orr-Cahall

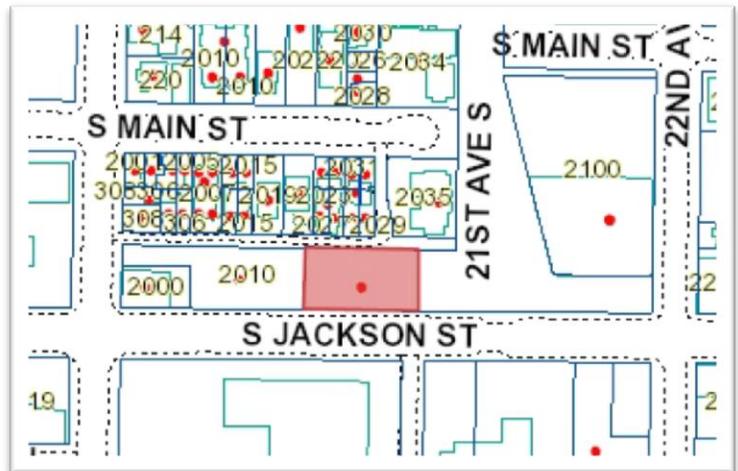
DPD Staff Present: Carly Guillory, Land Use Planner

SITE & VICINITY

Site Zone: C1-65

Nearby Zones: (North) LR3
(South) C1-65 and NC3-65
(East) C1-65
(West) C1-65

Lot Area: 12,211 square feet



Current Development:

The subject site contains no permanent structures, and minimal vegetation. One existing tree, a western red cedar, occupies the northeast portion of the site, adjacent to the alley. This tree does not meet the size threshold to be considered for exception status. The site is rectangular in shape, and slopes approximately ten feet from east to west. The site is currently hosting *Tent City*.

Surrounding Development and Neighborhood Character:

The surrounding development and neighborhood character consists of a range of commercial and residential uses. To the north, across the alley, is a mixture of two and three story townhouse and multifamily structures of a range of architectural types. Approximately 350 feet to the northwest of the subject site is Pratt Park and the Continental Baking Company Garage and Shop, commonly known as the Pratt Fine Arts Center. The arts center is constructed of mainly brick and concrete. Brick piers divide the south façade, facing the street, into five bays below a cornice embellished with patterned brickwork. *Ernstine Anderson Place* to the west is a five story multifamily residential structure containing 61 units with parking for six vehicles access via the alley. The building is treated with metal panels and fiber cement cladding of beige, bronze, and red color. The entry is centrally located along and recessed. Amenity areas line the east and north portions of the site, containing vegetated walls, low seating walls, fencing, and landscape.

Access:

Access to the site currently, is via South Jackson Street. Proposed pedestrian access will retain a South Jackson Street entrance, and proposed vehicular access is via the alley to the north of the site.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

The preferred option is a 55,159 square foot mixed use structure containing 66 residential units, four live-work units, and five parking spaces accessed from the alley.

FIRST EARLY DESIGN GUIDANCE June 25, 2014

The packet includes materials presented at the meeting, and is available online by entering the project number (3017251) 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

The architect presented three design options. All schemes propose live-work units on South Jackson Street, a residential lobby at the west end of the structure, vehicular access via the alley, and roof deck on the southern portion of the roof.

Option A proposes five live-work units, 65 residential units, and five parking spaces. The residential units above are oriented toward the north or the south with access via a central interior hallway.

Option B is identified as the code compliant option. This option maintains similar programming with difference in modulation with an upper floor setback. Like Option A, 65 residential units are proposed, facing north and south, with five live-work units on South Jackson Street, and five parking spaces accessed from the alley to the north. The main residential lobby is located at the southwest corner of the structure, with a courtyard adjacent to the west.

Option C, the preferred option, sets the building back at the southwest corner to allow additional light and air to the adjacent building courtyard to the west. The live-work units, while located in the same location, are setback from the property line, providing The applicant noted that there is an opportunity for the structure to the west, Ernestine Anderson Place, and the proposed structure to share a courtyard at the main pedestrian entrance. As with the other schemes, vehicular parking is accessed from 24th Avenue. The massing is shifted to the northwest, leaving a 15-foot setback to the single-family structures to the south and a 10-foot setback to the east.

At the conclusion of the presentation of the EDG packet, the architect presented sketches of a fourth massing option. This option proposed angling the structure at the southeast in an attempt to highlight and relate to the adjacent park.

PUBLIC COMMENT

The following comments were expressed at the Early Design Guidance meeting:

- Encouraged live-work units at the ground level, and suggested the spaces be designed to accommodate retail in the future.
- Encouraged greater expression at the southeast corner to reflect neighborhood context.
- Concerned about the interaction with the park to the east.
- Recommended windows on the east façade to provide eyes on the park.
- Recommended a reduction in the façade dedicated to refuse.
- Encouraged design that creates an identity, and is not a copy of the adjacent structure to the west.
- Encouraged additional modulation to allow for sunlight to the properties to the north.
- Encouraged a setback and landscaping at the north façade, along the alley, to provide further separation from the residential structures to the north.
- Concerned about vehicular access using the alley, and encouraged access instead from South Jackson Street.
- Emphasized that the alley is currently used by many pedestrians, and suggested greater emphasis and articulation at the northeast portion of the site to facilitate this area being a gateway to the park and to protect alley users.

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 June 25, 2014

The priority Citywide and Neighborhood 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-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.

At the Early Design Guidance Meeting, the Board discussed potential impacts to the residential properties to the north, and recommended the project minimize shading on adjacent sites by providing additional relief at the alley via setbacks and/or modulation. The Board requested solar exposure studies, to be presented at the Recommendation Meeting, that illustrate the impacts of all schemes on the alley.

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.

At the Early Design Guidance Meeting, the Board discussed the park adjacent to the east, and recommended further development of the programming and design to better relate to the park and provide opportunities for interaction through use of windows, active uses, modulation, and/or materials to better respond to the park. The Board requested three highly detailed massing options (including perspectives) be presented at the Recommendation Meeting.

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

At the Early Design Guidance Meeting, the Board discussed the position of the structure and its proximity to the park at east and alley at north. The Board agreed these circumstances elevate the need to articulate all facades with high quality materials and design.

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.

At the Early Design Guidance Meeting, the Board supported a strong building edge along South Jackson Street, finding this to be an appropriate response to the neighborhood. At the west end of the site, a courtyard is proposed at the residential lobby entrance; the Board agreed this courtyard creates a strong connection to the public realm by providing opportunity for resident interaction.

The Board emphasized the importance of the connection to the adjacent park to the east, and recommended further development of façade composition, articulation, high quality building

materials, programming, and/or entrances to further express the connection to the park. The Board requested that perspective drawings showing this relationship be presented at the Recommendation Meeting.

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-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.

At the Early Design Guidance Meeting, the Board agreed that this site acts as a corner site and a mid-block site due to its adjacency to the park. The Board encouraged a corner entrance and/or angling of the façade at the southeast corner to serve as a focal point and better relate to the park by providing a gateway to the park.

As a mid-block site, the Board agreed that a strong edge along South Jackson Street is appropriate, and provides a good response to existing development along this corridor and provides opportunity for future retail uses.

CS2-D Height, Bulk, and Scale

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-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

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.

At the Early Design Guidance Meeting, the Board discussed the adjacency of the residential uses to the north across the alley. The Board agreed there is a need for an appropriate transition, and recommended the use of setbacks, landscaping, and/or modulation to provide a successful transition between zones and uses.

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.

At the Early Design Guidance Meeting, the Board recommended the use of durable, high quality materials compatible with the adjacent development, and to create a distinctive architectural character, not replicating the structure to the west.

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.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

At the Early Design Guidance Meeting, the Board emphasized the importance of the interface of the project with the park. The Board is concerned that the options presented do not provide an adequate response to the park, and recommend further development and consideration of programming, modulation, setbacks, and high quality materials that respond to the open space condition. The Board noted that this site, with its proximity to the park, acts as a corner site, and provides opportunity to treat the southeast corner as such. The Board encouraged consideration of angling the entrance at this corner. The Board requested the following information be presented at the Recommendation Meeting: three new distinctive, highly detailed options that showcase a strong connection with the park. Perspectives shall also be presented.

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.

At the Early Design Guidance Meeting, the Board agreed that windows and pedestrian entrances on the west façade would provide an opportunity for increased safety and comfort for users of the park and residents of the structure. The Board recommended further development of this façade, and its response to the park.

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

At the Early Design Guidance Meeting, the Board discussed the live-work units and the setback proposed in Option C. The Board is concerned that the increased setback will discourage commercial activity and the potential for retail at this location in the future. The Board encouraged the use of materials of high quality and human scale to articulate the entrances and create a cohesive street front.

DESIGN CONCEPT

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

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.

At the Early Design Guidance Meeting, the Board discussed access to the proposed vehicular parking, and its interface with the existing users. The Board agreed that the alley currently functions similarly to a street as it serves multiple residential units who use the alley to walk to the park. The Board recommended further study of this interaction, and requested the presentation of three highly detailed options (including perspectives) at the Recommendation Meeting that showcase different arrangements of vehicular access and parking that are sensitive to the existing functionality of the alley. The use of setbacks, landscaping, and/or screening and materials was recommended by the Board.

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-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.

At the Early Design Guidance Meeting, the Board agreed that the site context provides an opportunity to articulate each building façade, and relate to the adjacent use. The Board recommended the use of elements such as entries, courtyards, landscaping, and/or materials to provide human scale and reduce perceived mass. The Board requested perspectives and elevations of each façade be presented at the Recommendation Meeting.

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

DC3-B Open Space Uses and Activities

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.

At the Early Design Guidance Meeting, the Board agreed that the existing context creates opportunity for a strong open space concept. The Board agreed the courtyard at the west end of the site reinforces and enhances the existing courtyard on the property to the west. The Board agreed the combination of these two courtyards will provide opportunity for attractive outdoor space suited to the residents of both buildings.

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

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.

At the Early Design Guidance Meeting, the Board agreed that the courtyard is best located at the residential lobby, and recommended the use of high quality materials and landscape to enliven this open space. The Board recommended the use of high quality elements and

finishes for the building and its open space at all facades. The Board requested detailed elevations of each façade be presented at the Recommendation Meeting.

DEVELOPMENT STANDARD DEPARTURES

At the time of the Early Design Guidance the following departures were requested:

1. **Setbacks (SMC 23.47A.014.B.3.):** The Code requires a structure containing a residential use and abutting a lot in a residential zone to setback 15 feet for portions of the structure above 13 feet. The applicant proposes to encroach into this setback.

The Board indicated preliminary support for the proposed departure; however, has asked for further development of the setback at the north property line adjacent to the alley.

BOARD DIRECTION

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application, with a number of items that will be required at the Recommendation Meeting.