



## FINAL RECOMMENDATION OF THE EAST DESIGN REVIEW BOARD

Project Number: 3018035

Address: 1305 East Marion Street

Applicant: Jeff Wegener of Build Urban

Date of Meeting: Wednesday, July 08, 2015

Board Members Present: Dan Foltz (substitute Chair)  
Curtis Bigelow  
Barbara Busetti  
Krystal Brun  
Christina Orr-Cahall

Board Members Absent: Natalie Gualy

DPD Staff Present: Tami Garrett for Carly Guillory

### SITE & VICINITY

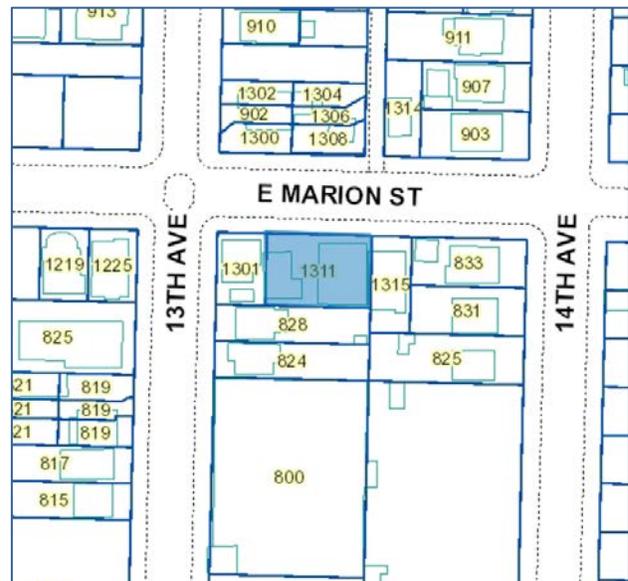
Site Zone: Lowrise (LR3)

Nearby Zones: (North) LR3  
(South) LR3  
(East) LR2  
(West) LR3

Lot Area: 5,220 square feet

### Current Development:

The subject site currently contains a multi-family apartment structure and a single-family structure. The single-family structure is to be removed, and the apartment structure is to remain. The site contains an existing Exceptional Tree, located at the center of the East Marion Street frontage.



### **Surrounding Development and Neighborhood Character:**

Surrounding development may be characterized as a rectangular street grid with a mixture of houses, apartment buildings and an occasional commercial structure. Many structures of the early nineteenth century exhibit a Queen Anne architectural style with hipped roofs, enclosed soffits, and projecting porches. New development demonstrates a contemporary style with clear geometric forms, level roof lines, and interconnecting volumes, shapes, and materials. The Seattle University campus is one block to the west and south.

### **Access:**

Pedestrian access to the structure is proposed from East Marion Street.

### **Environmentally Critical Areas:**

None.

### **PROJECT DESCRIPTION**

The preferred proposal is a four-story mixed use structure containing 18 residential units, amenity area along the right-of-way, and bicycle parking at the rear of the lot.

<b>EARLY DESIGN GUIDANCE October 22, 2014</b>
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The packet includes materials presented at the meeting, and is available online by entering the project number (3018035) 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 presented three design concepts. Each concept was designed to maintain the Exceptional Tree on site, and share internal site circulation with the existing apartment structure to the east. With the intent of preserving the Exceptional Tree on site, each option requests a

departure to reduce the rear setback requirement. Furthermore, each option proposes a reduction in the required size for the trash and recycle area.

Option 1 proposed the residential entry at the northeast corner of the structure, marked by a large eave to identify the entry and provide weather protection. Passive amenity space was proposed along the right-of-way. Trash, recycle, and bike parking were proposed at the south end of the site, abutting the south property line.

The second option adjusted the northeast residential entry to the center of the east façade. This adaptation created a central internal courtyard to be utilized by residents of the structure and of the adjacent apartment building to the east. A paved pedestrian path leads to the trash, recycle, and bicycle parking area, moved further west toward the southwest corner of the site. This option required a third departure request related to common amenity area.

Finally, Option 3, the preferred option departed from the central courtyard entry back to an entry facing the street. In this option, a usable amenity area was proposed between the entry and the Exceptional Tree.

## **PUBLIC COMMENT**

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

- Supported the conceptual design.
- Supported the trash and recycle area location at the rear of the lot.
- Expressed concern regarding the location common amenity area in Option 3, and potential noise impacts to the residents of the ground level units.

## **PRIORITIES & BOARD RECOMMENDATIONS**

### **EARLY DESIGN GUIDANCE (OCTOBER 22, 2014)**

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 October 22, 2014**

1. **Open Space Concept: Amenity Area, Courtyard, and Entry Location.** The Board agreed Option 2 presented the best response to the context and site by proposing a central courtyard to be used by the project and the adjacent apartment on site. This courtyard encourages a connection between the two structures (PL1-B, PL1-C, DC3).
  - a. The Board recommended the main residential entry be located within the courtyard to provide opportunities for interaction among residents and neighbors (PL1, DC3, DC4-A, DC4-C).

- b. Within the courtyard, the Board recommended providing a generous entry that provides privacy and security for residents but is also welcoming and identifiable to visitors (PL1-B, PL1-C, PL3-A, DC1-A).
  - c. The Board requested the following information be presented at the Recommendation meeting: graphics explaining the treatment of the courtyard and main residential entry, and how they relate to the adjacent apartment structure on site (PL1-B, PL1-C, PL3-A, DC1-A).
2. **Design Concept: Solid Waste and Bicycle Parking.** The Board discussed the proposed location of the solid waste and bicycle parking; each option proposing both behind the structure along the south property line.
- a. The Board agreed that the solid waste area should be screened and separated from the bicycle parking area (DC4).
  - b. The Board expressed concern regarding the location of the solid waste area adjacent the south property line. The Board requested additional information describing the screening proposed for the solid waste area be presented at the Recommendation meeting. (DC3-A, DC3-B, DC4)
3. **Public Life: Street-Level Interaction.** The proposed design sets back from the Exceptional Tree on site, creating an increased setback from the public right-of-way.
- a. The Board expressed concern about the distance between the structure and the street, noting that a strong street edge at this location would be a better response. The Board recommended further exploration of moving the structure closer to the street. (CS2-D, PL1-B, PL2-B, PL3-B, DC1-A, DC2, DC4-A)
  - b. In consideration of moving the structure closer to the street, the Board questioned the requirements for preservation of the Exceptional Tree on site. The Board requested that the Recommendation packet contain the required tree protection area dimensions. (DC3)
  - c. To encourage privacy and security with eyes on the street, the Board encouraged moving the internal circulation to the center of the structure, allowing for units at the corners. (PL2-B, PL3-B, DC3)
  - d. The Board recommended additional glazing at street-level street-facing façade to support the creation of a safe environment by providing lines of sight and encouraging natural surveillance (PL2-B, PL3-A, PL3-B, DC1-A).

<b>RECOMMENDATION July 8, 2015</b>
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## **DESIGN DEVELOPMENT**

In response to the Early Design Guidance (EDG), the applicant described how the design concept for the preferred scheme had been further developed. The applicant specifically addressed the courtyard, rear amenity area, and trash and recycle area.

The courtyard provided access to the primary residential entry of the project and to a secondary entry for the adjacent existing apartment building. The courtyard was treated with landscaping and a variety of paving materials. The entry is recessed and covered by the above awning

providing overhead weather protection. A window provides clear lines of sight from the shared lobby to the courtyard.

Amenity area was provided at the rear (east) of the site, accessed via the courtyard. A variety of paving material was used to convey the various uses such as bicycle parking, seating, and walkway.

The trash/recycle area was incorporated into the rear portion of the site, covered and screened by a trellis and horizontal cedar slat fencing. Landscaping was proposed to climb the fence and trellis, to provide screening and odor control.

## **PUBLIC COMMENT**

Public comment received at the Recommendation meeting encouraged long term maintenance of the site including landscaping along the front and side setbacks.

## **FINAL RECOMMENDATIONS (JULY 8, 2015)**

1. **Architectural and Landscape Concept:** The Board supported the architectural concept, finding the composition successfully simplistic and modern. The colors and materials, the Board agreed, could be better refined.
  - a. The Board expressed concern about the quality of materials, and agreed a smaller lap siding would create additional texture and shadow line. The Board supported the applicant's suggestion to use a cedar lap siding in lieu of the brown hardie lap siding shown. A condition was recommended requiring this material change. (PL3-A, DC2-D, DC2-B, DC4-A)
  - b. The Board discussed the composition of the primary entry, agreeing that additional color at this location would better identify the entry. A condition was recommended requiring an accent color at the primary entrance to create a more inviting and identifiable entry for residents and guests. The Board supported the metal address numbers as shown. (PL3-A, DC2-D, DC4-A)
  - c. The Board expressed concern about the proportionality of the front façade, discussing, in particular, the white awning above the primary entry. The Board supported the applicant's suggestion of over-framing, and would support a departure, if necessary, to the front setback to accommodate the over-framing. (PL3-A, DC2-D, DC2-B, DC4-A)
2. **Site Planning.** The Board appreciated the project response to the EDG guidance to move the structure closer to the street. Landscape proposed in the front setback was supported by the Board and described as evergreen and hardy.
  - a. The courtyard was supported by the Board who agreed this space will encourage interaction among residents of the project and the adjacent apartment to the east. (PL3-B, DC3-B, DC3-C, DC4-D)
  - b. The Board supported the location of the bicycle parking at the rear of the structure, but expressed concern about the lack of coverage. A condition was recommended requiring a portion of the bicycle parking to be covered to provide weather protection and increase security. The Board agreed they would support a

- rear setback departure, if necessary, to accommodate the coverage. (PL4-B, DC2-D, DC3-C)
- c. The proposed lighting and signage, as shown, was supported by the Board. (DC4-C)
  - d. The location of the trash and recycling area was supported by the Board. In discussing the screening, the Board agreed additional screening along the front would create a more people-friendly area and better integrate the area into the architectural and open space concept. A condition was recommended requiring exploration of adding additional screening to the trash and recycle area (PL2-C, DC2-B, DC3-C, DC4-A).

## CONTEXT & 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-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-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.

## PUBLIC LIFE

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

#### **PL1-B Walkways and Connections**

**PL1-B-1. Pedestrian Infrastructure:** Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

**PL1-B-2. Pedestrian Volumes:** Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

**PL1-B-3. Pedestrian Amenities:** Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

**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.

**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.

**PL2-C Weather Protection**

**PL2-C-1. Locations and Coverage:** Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

**PL2-C-2. Design Integration:** Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

**PL2-C-3. People-Friendly Spaces:** Create an artful and people-friendly space beneath building.

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

**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.

**PL3-B-3. Buildings with Live/Work Uses:** Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

**PL3-B-4. Interaction:** Provide opportunities for interaction among residents and neighbors.

**PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.**

**PL4-B Planning Ahead for Bicyclists**

**PL4-B-1. Early Planning:** Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

**PL4-B-2. Bike Facilities:** Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

**PL4-B-3. Bike Connections:** Facilitate connections to bicycle trails and infrastructure around and beyond the project.

**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-A-3. Flexibility:** Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

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

**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 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.

### **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-2. Matching Uses to Conditions:** Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space 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-B-4. Multifamily Open Space:** Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

### **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.

**DC3-C-3. Support Natural Areas:** Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

**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-1. Functions:** Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

**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.

**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-D-3. Long Range Planning:** Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

**DC4-D-4. Place Making:** Create a landscape design that helps define spaces with significant elements such as trees.

**DEVELOPMENT STANDARD DEPARTURES**

The Board’s recommendation on the requested departures are 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).

At the time of the Recommendation meeting, the following departures were requested:

1. **Amenity Area, Total Area (SMC 23.45.522.A.):** The Code requires amenity area in the total of 25% of lot area. The applicant proposes a reduction of this requirement to 24%.

At the Recommendation meeting, the Board unanimously recommended that DPD grant the departure. The Board indicated that the courtyard and amenity spaces are of high quality, created a great connection between the site and the adjacent structure, encouraged a positive streetscape, and addressed the following design guidelines: CS2-B, DC1-A, DC3-C, and DC4-D.

2. **Amenity Area, Percent Landscaped Area (SMC 23.45.522.D.5.b.1.):** The Code requires 50% of the ground level amenity area to be landscaped. The applicant proposes a reduction to 41%.

At the Recommendation meeting, the Board unanimously recommended that DPD grant the departure. The Board indicated the planting area along the front property line was successful as it contained landscaping that was evergreen and hardy; and the courtyard, while mostly hardscaped, was a high quality design that better addressed the following design guidelines: CS2-B, DC1-A, DC3-C, and DC4-D.

## **BOARD RECOMMENDATION**

The recommendation summarized above was based on the design review packet dated Wednesday, July 08, 2015, and the materials shown and verbally described by the applicant at the Wednesday, July 08, 2015 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions.

1. Modify the proposed brown hardie lap siding to cedar lap siding on the front façade.
2. Add a well thought out accent color to the primary entry to create a more inviting and identifiable entry for residents and guests.
3. Cover a portion of the bicycle parking to provide weather protection and increase security.
4. Explore adding screening to the trash and recycle area to screen the receptacles from ground level view.