



EARLY DESIGN GUIDANCE ADMINISTRATIVE DESIGN REVIEW

Project Number: 3018090

Address: 203 24th Ave E

Applicant: Jay Jannette, Skidmore Jannette Architects

Date: 5/22/2015

DPD Staff: Katy Haima

SITE & VICINITY

Site Zone: Lowrise 3 (LR3)

Nearby Zones: (North) LR3
(South) NC2-40
(East) LR3
(West) LR3

Lot Area: 5,760 SF

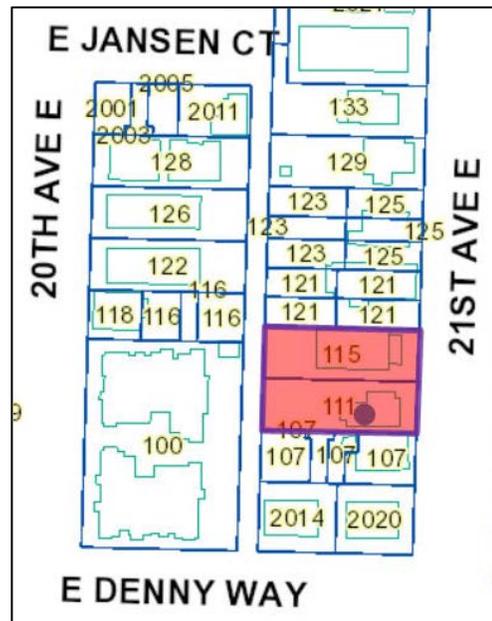
Current Development:

The site is currently vacant. The site slopes up from E 24th Ave to the west, approximately 7 feet.

Surrounding Development and Neighborhood Character:

The site is located in the Madison-Miller Urban Residential Village, at the eastern edge of Capitol Hill.

The immediate context is a mix of newer townhouse developments and multifamily residential structures, as well as single-family structures from the early to mid-1900's to the north. Structures adjacent to the site include a three-story townhouse to the north, a three-story multi-



family development to the west, a two-story mixed-use building across the street to the south, and a three-story townhouse development to the east across 24th Ave E.

East Madison Street, to the south of the site, is a mixed-use commercial corridor connecting downtown with Lake Washington, and is a main corridor for pedestrians, bicycles, and vehicular traffic to downtown. One block over, 23rd Ave E connects UW from the north to the Central District to the south. The nearby section of E Madison St. includes several recent mixed-use buildings, including a nearby grocery store.

Access:

The subject property has no alley, and no existing curb cuts.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

The proposed project is a four-story residential building containing 35 residential units, and no vehicle parking.

ADMINISTRATIVE EARLY DESIGN GUIDANCE May 26, 2015
--

The packet includes materials presented at the meeting, and is available online by entering the project number (3018090) 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 applicant provided graphics and information regarding the context for the project, focusing on the location at the intersection of two arterials, the emerging density in the area, and the mix of architectural styles and typologies. Three massing alternatives were presented. Option 1 orients the building toward the prominent corner with a highly transparent vertical mass to create a “lantern” above the entry. Option 2 locates the entry along 24th Ave E, orienting the

building towards the east, with modulated bays flanking the entry. Option 3 (preferred) lowers the mass at the corner, and locates an amenity space at the 4th level.

PUBLIC COMMENT

DPD received numerous comment letters. The following comments, issues, and concerns were raised:

- Concerned about the density of the project and the lack of parking.
- Would like to see the design of the building respond to the neighborhood context; this included the height, color and material choice, front setbacks, and the overall bulk and scale of the project.
- Not in favor of departures that increase the impact on adjacencies due to decreased setbacks.
- Concerned over the impact of the location of trash on the adjacent properties, and on the location of the amenity space for the project.
- Supported placing the entry along 24th Ave E, as opposed to E John St.
- Desired to see the street trees preserved.
- Would like to see the landscaping be consistent with the established streetscape.
- Supported the project due to an increase in density and potential support for nearby businesses and services.

PRIORITIES & STAFF RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Staff provided the following siting and design guidance.

EARLY DESIGN GUIDANCE May 26, 2015

- 1. Massing and Architectural Composition.** Refine the overall composition to reduce the perceived bulk of the building and respond to contextual cues to create a unified design composition that complements the existing neighborhood character and highlights the prominent corner location. (CS2-A, CS2-B, CS2-C, CS2-D, CS3-A, DC2-A, DC2-B)
 - a. Refine the overall composition to clearly express varied but related design languages that correspond to the massing and modulation. (CS2-A, DC2-B)
 - b. Continue to develop the design concept with particular attention to how the corner massing adds to the overall composition of the façade along both 24th Ave E and John Street. Staff supports the highly transparent corner shown in Option 1 (the “lantern”) as it presents a strong design concept for engaging the corner location while taking advantage of views to the east. Staff recommends exploring fenestration patterns on the preferred alternative that achieves a coherent design concept. (CS2-B, CS2-C, CS2-D, DC2-A, DC2-B)
 - c. Continue to develop strategies to further reduce the perceived bulk of the upper floor and integrate the top into a cohesive composition. Staff supports the intent to

step back at the upper level and express a different design language that reduces the perceived height of the building. (CS2-B, CS2-D, CS3-A, DC2-B)

- d. The massing and internal programming should consider the impacts to the adjacent neighbors. Take the window placement of adjacent structures into consideration to preserve privacy impacts, and provide elevations that show a window study of the adjacent structures. In addition, alternative locations for the exterior stair, currently proposed for the north side of the structure, should be explored. (CS2-D, PL3-B)
- e. Staff supports a materials palette that relates to the context and expresses a level of detail appropriate for the highly visible corner and facades. (CS3-A, DC2-C, DC2-D, DC4-A)
- f. Consider using secondary architectural elements to further define the third story expression to relate to the neighborhood datum lines. Secondary features should be functional, and take advantage of opportunities of site characteristics such as the views to the east. (CS3-A, DC2-A, DC2-B, DC2-C, DC2-D)

2. Entry Sequence: Staff supports the proposed corner location of the entry in the preferred alternative.

- a. The prominence, legibility, and visibility should be critical design considerations, and the design of the entry should tie into the design language and massing of the corner element. Staff suggests increasing the transparency at the ground level to extend the length of the lobby along 24th Ave E. (CS2-C, PL3-A)
- b. The entry should establish a strong connection with both streets and should be designed to reduce the effect of being located below the sidewalk grade along E John. Explore options for shifting the retaining wall to the north to create a wider entry or small amenity area. Explore options, such as terraced planters or stairs along E John Street, to open up the corner and reinforce the prominence of the entry. (CS2-B, CS2-C, PL2-B, PL3-A, DC3-A)

3. Open Space Concept, Landscaping & Amenities. The overall building-open space relationship needs to be clarified in terms of intent and integration with the structure. As presented in the EDG Packet, the open spaces are broken up throughout the site, creating small exterior spaces. Consider the functionality of each open space, and revise the building massing accordingly. (DC3-A, DC3-B, PL1-A)

- a. Provide more detail regarding the streetscape and landscaping. The design should be consistent with the adjacent properties to provide continuity, and create a comfortable amenity spaces for the residents. Coordinate with SDOT to explore an opportunity for useable open space that is integrated with the project. (CS2-A, CS3-A, PL1-A, DC3-C)
- b. Provide a lighting scheme for the entry and private amenity spaces at ground level. (PL2-B, DC4-C)
- c. The location of the trash in relation to the adjacent amenity space and residence should be considered, and appropriate buffers should be provided. Staff encourages rearranging the programming to minimize negative impacts to adjacent neighbors. Consider moving the massing at the northeast corner to the southwest corner, and

creating a larger, consolidated amenity space and a greater buffer to the north adjacency. (CS1-B, CS2-B, DC1-A, DC1-C)

4. **First Floor Units.** The massing and organization of the building should consider the access to light, security and privacy of the basement units. (PL2-B, PL3-B, DC3-B)
 - a. Staff supports the concept of providing private amenity space for the ground level units, but is concerned about the extensive shadowing and functionality of the spaces. Provide more information regarding the function and programming of the units, including the intent for internal circulation or individual entries, privacy walls, and how the design of the units will complement the existing character of the street. (DC3-A, DC3-B)
 - b. At the next phase, submit sections and details regarding any screening, fencing landscaping, and lighting elements for the first floor units. (DC3-A, DC3-B, DC4-B)

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified by Staff 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-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.

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-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-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-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-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-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.

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.

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.

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

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-B Planning Ahead for Bicyclists

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.

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

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

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-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 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-C Secondary Architectural Features

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.

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-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.

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-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.

DEVELOPMENT STANDARD DEPARTURES

Staff'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 Staff's recommendation will be reserved until the final recommendation review.

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

1. **Front Setback (SMC 23.5.518.A):** The Code requires a 5'-0" front setback. The applicant proposes a 3'-0" front setback.

Staff is in partial support of the departure. As proposed, this departure does not shift the mass of the building towards the corner and away from the adjacency to the north, but adds on 3'-0"

into the required setback. However, if the entire mass of the building is shifted to engage the pedestrian corner by increasing the rear setback, Staff would be in preliminary support of the departure. (CS2-B, CS2-C, CS2-D)

2. **Side Setback (SMC 23.5.518.A):** The Code requires a 7'-0" average and 5'-0" minimum side setback for facades greater than 40' in length. The applicant proposes an average side setback on the east façade that is less than 7'-0" average, but does not encroach into the 5'-0" minimum.

Staff indicated preliminary support for the departure request, as the decreased setback allows for interest in the building façade, and for the massing to reinforce the corner and create an opportunity for a prominent entry. The applicant should provide more detailed information regarding the extent of the departure requested. (PL3-A, DC2-A, DC2-B)

STAFF DIRECTION

At the conclusion of ADMINISTRATIVE EARLY DESIGN GUIDANCE, Staff recommended moving forward to MUP application.