



FINAL RECOMMENDATION MEETING OF THE SOUTHEAST DESIGN REVIEW BOARD

Project Number: 3018185

Address: 1808 12th Ave S

Applicant: Jerome Diepenbrock

Date of Meeting: Tuesday, December 08, 2015

Board Members Present: Julian Weber (chair)
Drew Hicks
Carey Dagliano-Holmes
Charles Romero
David Sauvion

DPD Staff Present: Colin R. Vasquez, Senior Land Use Planner

SITE & VICINITY

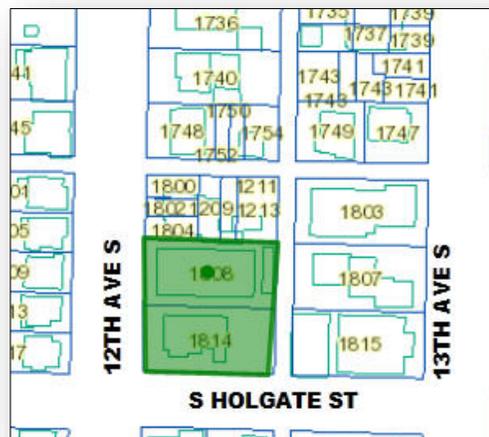
Site Zone: Lowrise 3 (LR3)

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

Lot Area: 7,200 square feet

Current Development:

The site is a 7,200 sf lot (60' wide by 120' deep) with a 5-unit apartment building built in 1950. 12th Ave S is on the west side of the site and an alley is on the east side. It is the north half of the development site with an existing apartment building on the south side and townhouse development on the north side. The lot slopes down approximately 20 feet from the alley to 12th Ave S.



Surrounding Development and Neighborhood Character:

Adjacent to the Site

North: 3 story 2-3 unit townhouse buildings, 6 units total built in 2009.

Northeast: Gravel alley and Asphalt Parking for 4 story, 10 unit apartment built in 1973.

East: Gravel alley, asphalt parking lot for 2 story, 4 unit apartment, built in 1953.

Southeast: 3 story 2-22 unit apartment buildings built in 1911.

South: 22 unit apartment building recently constructed.

West: zoned LR-3 across 12th Ave S, with single family houses.

The site's location on the west slope of Beacon Hill lies directly above a greenbelt that cuts off traffic from the west. Further to the west is I-5.

The rest of the neighborhood consists of a mix of single family homes, low-rise apartments, and newer townhouse developments. The apartments in the tow block radius span the decades from the middle of the 20th century with the exception of the adjacent apartment houses which were built in 1911. Newer development in the neighborhood has been predominantly townhouses built in the last 5 to 6 years including the two, 3-story 3 unit buildings at 12th Ave S. and S. Grand St, adjacent to the site and on the northwest corner of the block, built in 2009.

The dominant features of the neighborhood are the steep slope of the streets and the location of Beacon Hill International Elementary School and playfield on the top of the hill. The slope descends about 40 feet in height from 13th Ave S. to 12th Ave S. The elementary school and playfield extend 3 blocks long north to south and 1 block wide east to west. The playfield also serves the neighborhood as a park.

The street to the south S. Holgate Street has no through traffic having "T" intersections with 13th Ave S. and Beacon Hill Playfield on the east and 12th Ave S. on the west. 12th Ave S. ends 2 blocks south of the site but connects the local neighborhood to the center city to the north.

Access:

Current and proposed vehicular access to the site is via 12th Ave S. Proposed pedestrian access to the residential entrance is via 12th Ave S.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

The proposal is an addition of 26 residential units to an existing five-story apartment building (for a total of 48 units). An expanded shared parking garage will be constructed below the addition and will add 12 vehicle spaces (the reconfigured garage will provide a total of 21 spaces). No new garage access will be created; the current garage access will remain on the southern portion of the western façade. The existing structures on the northern portion of the site will be demolished.

The packet includes materials presented at the meeting, and is available online by entering the project number (3018185) 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

FINAL RECOMMENDATION MEETING: December 8, 2015

A more detailed building design was presented at the meeting.

The architect re-presented a C-shaped building with residential units facing 12th Ave S with direct access to the street, a common residential entry at the southwest corner of the building, a common amenity area in the southern central part of the site, and residential units that face the alley. Vehicle access would be from 12th Ave S. This configuration provides an arcade at ground level for a more active courtyard and mirrors the same function as the existing southern building while creating a north courtyard centered on the adjacent townhouse's private gardens.

PUBLIC COMMENT

The follow public comments were offered at the recommendation meeting:

- More affordable units should be provided.
- Parking within the existing structure is not being used by residents. Existing and future residents should use the parking within the building before using the limited street parking available.
- Future trees should not disturb the pedestrian sidewalks
- The proposed setbacks are not enough.
- The west balconies and rooftop deck need to be well designed so they do not disturb the privacy for the western properties.
- Too much lighting on the existing building. The new building needs to have less exterior lighting.
- The north façade needs to have a lighter color.

- The planters for the interior courtyard are not kid friendly.

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.

1. **Street-Level Interaction:** At the recommendation meeting the Board reviewed and approved the street-level pedestrian experience.
 - a. The Board did support parking access from 12th Ave S as shown. (CS2-B, PL3, DC1-A, DC1-B, DC1-C)
 - b. The Board approved of the below sidewalk level residential entries as conditioned below. The Board also approved the below alley level residential amenity areas along the alley. (CS2-B, CS2-C, PL3, DC1-A, DC3-B, DC3-C)
 - c. The Board approved of the materials proposed. The materials and color board was presented again at the meeting. (PL3, DC1-A, DC2-B, DC2-C, DC2-E, DC3-A, DC4-A)
 - d. DPD has determined that the applicant's arborist report is correct in that the tree in the northwest corner is unlikely to survive construction. Given the Board's and public comments DPD will require the applicant to replace the existing Deadora Cedar tree with a tree of equal or great caliper and that will reach a height equal to or greater than the current tree. The Arborist's report shall be made available by the applicant to the public and Board at the next meeting. (PL3, DC4-D)
2. **Massing:** The Board approved of the buildings progression. The perimeter massing, modulation, internal aspects, and roof gardens respond to the guidance given. The cedar's replacement was considered in the design for the northwest portion of the building façade.
 - a. The Board approved of the scale, bulk, and modulation proposed for the building. A strong residential street edge has been created. (CS2-B, DC2-A, DC2-D, DC2-E)
 - b. Adjacent conditions were discussed; the Board approved of the scale, bulk, and modulation of the structure along the north property line as proposed. The ground level landscaping was considered to be acceptable. (CS2-B, CS2-C, CS2-D, DC2-A)
3. **Courtyard and Open Space:** The Board discussed the courtyard and deck options shown.
 - a. The Board approved the rooftop deck and how it reduces the impacts on privacy for the adjacent properties. (PL3, DC1-A, DC1-B, DC2-A, DC3-B, DC3-C, DC4-D)
 - b. The Board was encouraged by the further development of the rooftop decks. (PL3, DC1-A, DC1-B, DC2-A, DC3-B, DC3-C, DC4-D)
 - c. The Board approved the amenity area departure as proposed. The applicant provided calculations and a justification for each building and as a whole for their consideration. (DC1-A, DC3)
4. **Alley Improvements:** The applicant did engage the alley abutting property owners in paving the alley. They declined sharing in the cost of paving. The alley has been graded and graveled at the applicant's expense. The proposal does not require improvements to the alley. (CS2-B-2, DC1-C, DC4-D-2)

5. **Colors and Materials.** At the recommendation meeting, the applicant provided samples of the exterior materials to be used. The color board was represented again to the Board. The Board did not recommend any further changes on the materials and colors proposed, with the exception as noted below (DC4)
6. **Landscaping.** At the recommendation meeting the Board reviewed and approved the landscaping design presented(CS2-B)

DESIGN REVIEW GUIDELINES

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

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

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-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-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

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

CS2-D Height, Bulk, and Scale

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

CS2-D-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.

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.

PUBLIC LIFE

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

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

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

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.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

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-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-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades 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.

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-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

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

1. **Amenity Area (SMC 23.45.522):** The Code requires that 50% of the amenity area be landscaped. The applicant is proposing 33%.

The zoning code requires landscaping 50% of the amenity area which includes both the enlarged courtyard between the existing building and the addition and the enlarged connection to 12th Ave S along the new 10' wide walkway. The enlarged courtyard and walkway will become pathways to the new units in the addition from the main entrance on Holgate and from 12th Ave S., which is the connection to the main bus routes to downtown. Because of the increased pedestrian traffic it will become more important as outdoor activity

area for the combined development. A work out space is proposed to be located on the east side of the courtyard facing the new enlarged entrance to help activate the courtyard. The desire is for the courtyard to support other activities as well such as small gatherings, gardening, and children playing.

At the final design review board meeting, the Board supported the departure for the courtyard as it allows for a range of resident's activities. The applicant provided calculations and a justification for each building and as a whole for their consideration. (CS2-B, DC1-A, DC1-C, DC3)

2. **Parking Access (SMC 23.45.536):** The Code allows for street access if siting results in increased Green Factor. The applicant proposes a green factor equal to .73. They also propose using the existing entrance on 12th Ave S.

At the final design review board meeting, the Board supported the departure for the street access as it allows for the use of the existing entrance on 12th Ave S. The applicant provided calculations and a justification for their consideration. (CS2-B, DC1-B, DC1-C, DC3-C)

3. **Solid Waste Area (SMC 23.54.040):** The Code requires 375 SF. The applicant proposes 270 SF.

The solid waste storage room for the existing building is located in the garage with access from the garage door. This location was selected because it was the least intrusive on the apartment residents and on the neighbors.

The addition would double the existing solid waste area and also double the container storage to include sufficient storage for the additional units but would still be less than the code required amount. To depart from the required area and width the proposed room must be workable and approved by Seattle Public Utilities (SPU).

The location of the waste storage has already been approved by SPU as workable. The size is per the SPU guidelines for the amount of container storage for the anticipated number of units. The area above the required amount will be removed from the area of the residential units on the garage level. Therefore the proposed solid waste storage meets the conditions for the departure.

The Board supported the departure because it allows for the solid waste room on the southern building on the development site to be used by the northern building, resulting in fewer impacts on building aesthetics and pedestrian circulation. (CS2, DC1-C-4)

BOARD DIRECTION

At the conclusion of the RECOMMENDATION meeting, the Board recommended APPROVAL of the subject design and departures with the following condition:

1. The below grade residential entries shall be design with swinging doors that make it clear that these entries are the principal entrances to the street facing units.
2. A large caliper Serbian Spruce shall be planted at the northwest corner of the site; as a replacement for the existing Deadora Cedar and Japanese Pine.