



RECOMMENDATION MEETING OF THE EAST DESIGN REVIEW BOARD

Project Number: 3018252

Address: 1517 Bellevue Ave

Applicant: Bryan Croeni, B+H Architects

Date of Meeting: Wednesday, July 22, 2015

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

Board Members Absent: Natalie Gualy

DPD Staff Present: Beth Hartwick, Senior Land Use Planner

SITE & VICINITY

Site Zone: NC3P-65 (Neighborhood Commercial Pedestrian – 65)

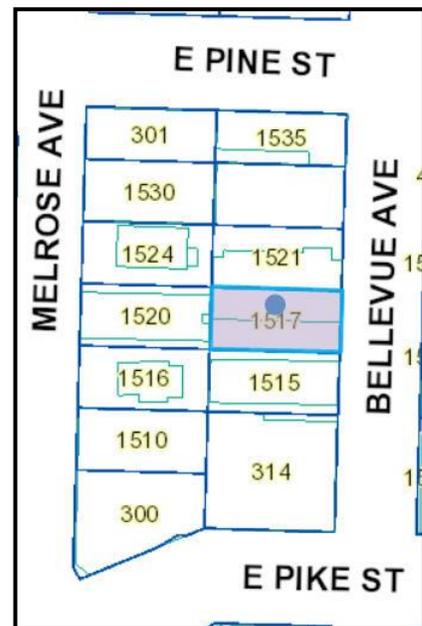
Nearby Zones: (North) NC3P-65, MR
(South) NC3P-65, MR
(East) NC3P-65
(West) NC3P-65, NC3P-85

Lot Area: 5,250 sq. ft.

Access: The site has access from Bellevue Ave.

Environmentally Critical Areas: None

Current Development: The site is occupied by a two-story brick clad apartment building constructed in 1953.



Surrounding Development and Neighborhood Character: Directly to the north, the site is under construction with a 7-story mixed use 180 unit apartment building, under project MUP #3013342. Directly to the south is a 3-story brick apartment building constructed in 1925. Directly to the west is a 4-story brick apartment building constructed in 1916. Across Bellevue Ave E is a 7-story brick and masonry apartment building constructed in 1926. The First Covenant Church located at the corner of Bellevue Ave E and E Pike St. was built in 1910 and is a designated Landmark structure. The site is located in the Pike/Pine conservation overlay which strives to preserve the facades of “character structures” and industrial “auto row” style buildings.

The site, located in the Pike/Pine corridor, has ample walking access to small scale retail, eating and drinking establishments. The recently renovated Melrose Market is a block to the west. Downtown and the Convention Place bus tunnel station are two blocks away, after crossing over I-5 to the west. The site has good access to public transportation to and from Downtown, Madison Valley, north Capitol Hill and the University District.

PROJECT DESCRIPTION

The proposal is for development of a mixed use building with 45 residential units in six stories over 700 sq. ft. of retail space and five live/work units at the ground level.

EARLY DESIGN GUIDANCE December 3, 2014

The packet includes materials presented at the meeting, and is available online by entering the project number 3018252 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

Three Options were presented, all options were code compliant.

Option 1 showed 46 studio residential units and amenity space in the six upper floors. The ground level included 3 residential loft units, solid waste storage, storage, bike storage, the residential lobby and 475 sq. ft. of retail space. The rectangular massing is set back from the front, rear and south side lot line with the deepest setback along the middle of the south lot line. An open space courtyard will be provided in the setback area. The residential lobby entry is located off of Bellevue Ave E. The upper levels set back from south lot line along Bellevue Ave E.

Option 2 showed 54 studio residential units in the six upper floors. The ground level included 3 residential units, solid waste storage, storage, bike storage, the residential lobby and 550 sq. ft. of retail space. The rectangular massing is set back from the front, rear and south side lot line with staggering setback distances from the south lot line. An open space courtyard will be provided in the setback area. The residential lobby entry is located in the south façade off the access ramp to the courtyard.

Option 3 was the preferred option and showed 45 residential units in the six upper floors. The ground level included 5 live/work units, solid waste staging, the residential lobby and 700 sq. ft. of retail space. Solid waste storage, bike storage, storage and a gym and pet spa will be located in a basement. The rectangular massing is set back from the front, rear and south side lot line with staggering setback distances from the rear and south lot lines. An open space courtyard will be provided in the setback area. The residential lobby entry is located in the south façade off the courtyard.

PRESENTATION

The applicant noted that the exterior materials being considered are brick, metal and glass. The four-foot setback from Bellevue Ave is due to on-site utility requirements.

PUBLIC COMMENT

Members of the public attended the Early Design Guidance Meeting. The following comments were offered:

- Supported the placement of the development of the site with the setbacks from the west and south lot lines and the abutment with the project to the north.
- Supported the proposed materials.
- Wanted verification that the development is allowed an extra 4' of height. [Staff note: As the project is within the Pike/Pine overlay the extra 4' of height is allowed per SMC23.73.014.A.]

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: December 3, 2014

- 1. Massing and Design: Three of the four Board members present preferred Option 3. The Board gave direction to execute the option providing a design with safety and functionality. There was some concern about the street-facing facade not spanning the full width between the side lot lines as the Pike/Pine Neighbor guidelines direct. (CS2.C.2, CS2.IV.i, CS2.IV.ii, CS2.IV.iii, PL2.B, DC2.B)**
 - a. Maintain the layout and setback from the south property line. (CS2.D.5, CS2.IV.iii)
 - b. Design a stronger street edge. (CS2.C.2, CS2.IV.i, CS2.IV.ii)

- c. Locate the bike storage area so it has easier access. (PL4.B.2)
 - d. Redesign the northwest corner where the building services are located. (CS2.C.2, CS2.IV.i, PL2.B, DC1.C.4)
- 2. Materials: The Board supported the proposed materials choices of brick and metal. (DC4.A, DC4.I.i)**
- a. Use these quality materials on the three visible elevations. (DC2.B.1, DC4.A, DC4.I.i)
- 3. Street Frontage: The Board was concerned about the 4' setback from the street property line for the utility manhole. The applicant responded that the manhole needs to be on site near the street facing property line so that access can be from the street. There was concern about the security, aesthetics and functioning of the service entry. The Board noted that a gate in front of the entry is not a solution to the problem. (CS2.C.2, CS2.IV, PL2.B, DC1.C.4)**
- a. Design a stronger street edge. (CS2.C.2, CS2.IV.i, CS2.IV.ii)
 - b. Diminish the service entry size and provide security for that area that will function and be visually pleasing. (PL2.B, DC1.C.4)
 - c. Consider spanning the full width between the side lot lines along the street level. (CS2.C.2, CS2.IV.i, CS2.IV.ii)
 - d. Provide transparency along the street edge. (PL2.B.3, PL3.C.2)
- 4. Courtyard: The Board expressed they thought the courtyard had potential to be a well-designed quality space. (DC3.B.1, DC3.C.2, DC4.D.2)**
- a. Maintain the setback from the south property line. (CS2.D.5, CS2.IV.iii)
 - b. Consider the location of the windows of the existing building to the south when designing the courtyard and landscaping. (CS2.D.5, CS3.I)
- 5. At the Recommendation Meeting provide the following:**
- The north elevation, with window locations, of the existing structure to the south.
 - A study of how the proposed south elevation windows will line up with the existing windows to the south.
 - Sketches of the northeast corner.
 - A basement floor plan.
 - Site sections showing the scale and design of the courtyard.

RECOMMENDATION MEETING July 22, 2015

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DESIGN DEVELOPMENT

The applicant presented a design in response to the guidance given at the EDG meeting.

PUBLIC COMMENT

Members of the public were present at the meeting and offered the following comments.

- Commented that the design was beautiful
- Noted that having a bocce court on the roof sounded unsafe.
- Encouraged the live/work units be designed with the flexibility to allow more active uses in the future.
- Requested the applicant to participate in the Melrose Promenade program that will be implemented in 2016.
- Supports the massing, materials, setbacks, amenities and relationship to the neighboring surroundings.

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.

RECOMMENDATION MEETING: July 22, 2015

- 1. MASSING and DESIGN CONCEPT: The Board was pleased with the design and materials of the development noting the street facing facade is very elegant. There was debate about the design of the projections (bay windows) into the courtyard on the south elevation with the Board coming to the conclusion that they were fine, as the material colors of the projections and surrounding elevation are the same dark color. ((DC2.B.1, DC4.A.1, DC4.I.i))**
 - a. Keep the projections at the south elevation the same color as the elevations they project from. (DC2.B.1)
- 2. RESIDENTIAL AND SERVICE ENTRIES: The Board supported the extended street facade at the lower level with the residential entry gate into the courtyard. They gave recommended conditions to create more transparency into the courtyard to enhance the pedestrian experience. (CS2.IV.i, PL2.B.3)**
 - a. Provide more transparency at the residential gate. (PL2.B.3, PL3.A.2)
 - b. The Board supported that the service gate is a similar design to the residential entry gate, but did not support making the service gate more transparent. (DC2.B.1)
 - c. Consider how signage for the live/work units off the courtyard will work and design an area for the signage along the street frontage. (DC4.B)

3. **RETAIL ENTRY: The Board was not supportive of the entry to the retail space being lower than the sidewalk elevation and gave the applicant guidance to make the retail entry level with the sidewalk. The Board supported the use of a departure to allow this to happen. They recommended the following conditions: (CS2.IV.i, PL3.C.1)**
 - a. Design the retail entry to be level with the sidewalk. (CS2.IV.i, PL3.C.1)
 - b. Raise the floor level at the retail space to be level with the sidewalk. A departure from the required 13' floor to floor height will be granted, up to 2' as needed. See Departures at the end of the report. (CS2.IV.i, PL3.C.1)
 - c. Provide a visual and physical barrier between the residential entry gate and the retail entry area.(PL3.A.4)

4. **BIKE STORAGE: The Board was not pleased with the 'open' basement location for bike storage and had much discussion about this arrangement, agreeing that the design needed to provide a better location and access to bike storage. The following conditions were recommended:**
 - a. Provide bike storage at grade level that if located outside, is covered. (PL4.B.2)
 - b. Any inside bike storage area should be secured so it is not open to other uses. (PL4.B.2)
 - c. Appreciated the dog-shaped bike rack. (DC2.C.2)

5. **OPEN SPACE and LANDSCAPING: The Board supported the landscape concept and plan, but encouraged further design to provide light and openness to the courtyard. (DC2.D.1, DC3.B.1)**
 - a. Design the courtyard to feel wider. (DC3.B.1)
 - b. Consider lighter material colors at the setback areas. (DC2.D.1)

DESIGN REVIEW GUIDELINES

The priority Citywide and Pike/Pine guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

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-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-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

Pike/Pine Supplemental Guidance:

CS2-IV Small Lot Development

CS2-IV-i. Impact on the street environment:

- a. Maintain solid massing of the street wall.
- b. Site driveways and design vehicular garage entrances so that they do not dominate the street front.
- c. Orient the structure's street level uses, building entrances, and service areas so that street-level priorities for commercial and pedestrian activity are not compromised.

CS2-IV-ii. Continuous Street Wall: In order to maintain a continuous street wall, front setbacks are discouraged.

- a. "T" or "L" shaped structures that maintain a continuous street wall while allowing setbacks from shared lot lines on the interior of the lot are preferred over setbacks of upper floors fronting the street.
- b. Ground level front setbacks may be appropriate in limited circumstances to enhance the project's relationship to the pedestrian environment by providing such features as wider sidewalks, space for residential entries, or other pedestrian amenities.
- c. In some circumstances, an upper level front setback may be appropriate to better relate a taller new structure to the prevailing height of adjacent character structures.

CS2-IV-iii. Setbacks: Provide appropriate rear and side setbacks. Side and rear setbacks are most important on the upper floors of portions of the structure that do not face the street. Maintaining a continuous street wall to preserve the streetscape character at ground level generally takes precedence.

- a. Provide setbacks from side and rear lot lines to maximize access to light, air, and usable space between structures and to minimize exposed blank walls.
- b. Avoid blank walls on the sides of structures that abut neighboring lots, while recognizing the potential for abutting development in the future. In general, blank walls are discouraged.
- c. Use the rear of the lot for parking or other open areas. Rear setbacks may be used to create light courts, seating areas, or courtyards.

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

Pike/Pine Supplemental Guidance:

CS3-I Height, Bulk, and Scale Compatibility and Pike/ Pine Scale and Proportion

CS3-I-iii. Opening Proportions: Keep the proportions of window and door openings similar to those of existing character structures on the block or in the neighborhood.

CS3-I-iv. Window Context: Use windows compatible in proportion, size, and orientation to those found in character structures in the surrounding area.

PUBLIC LIFE

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

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

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

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.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

Pike/Pine Supplemental Guidance:

PL3-I Transition Between Residence and Street

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

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-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-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-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

Pike/Pine Supplemental Guidance:

DC2-I Height, Bulk, and Scale Compatibility and Pike/Pine Scale and Proportion

DC2-I-i. First Floor Façade: Design the first floor façade to encourage a small-scale, pedestrian-oriented character.

- a. Visually separate the ground floor spaces to create the appearance of several smaller spaces 25 feet to 60 feet wide.
- b. Repeat common elements found in neighborhood commercial buildings, such as clearly defined primary entrances and large display windows.
- c. Provide generous floor to ceiling heights on the ground floor with a high degree of transparency.
- d. Consider variations in the street-level facade, such as shallow recesses at entries or arcades, to add variety.

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

Pike/Pine Supplemental Guidance:

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-C Design

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

Pike/Pine Supplemental Guidance:

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

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

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

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

DC4-D Trees, Landscape, and Hardscape 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.

Pike/Pine Supplemental Guidance:

DC4-I Exterior Finish Materials

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

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

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the RECOMMENDATION MEETING one departure was requested. The Board also expressed their willingness to recommend and approve a second departure as needed to meet a Board condition for the project, see below.

1. **Pike/Pine Overlay Facade Transparency (SMC 23.73.014.3):** The Pike/Pine Overlay District code has certain requirements when a structure is taking the additional 4' allowed above the base 65' height limit. The transparency requirements for street-facing facades in subsection 23.47A.008.B.2 for 60% transparency need to be met for the portion of the street-facing facades between 2 feet and 12 feet above the sidewalk. Only clear or lightly-tinted glass shall be considered transparent. The applicant is proposing 48% transparency instead of the required 60%.

This departure would provide an overall design that would better meet the intent of Design Guideline **CS2-IV-i. Impact on the street environment:** *Maintain solid massing of the street wall.* As part of the EDG guidance the Board encouraged the applicant to extend the street level façade from side lot to side lot line, which the applicant provided. By doing so, the area used to measure facade transparency requirements has been increased thus a departure is needed to provide the massing along the street edge.

The Board voted unanimously to recommend this departure.

2. **Pike/Pine Overlay Height (SMC 23.73.014.A.3):** The Pike/Pine Overlay District code has certain requirements when a structure is taking the additional 4' allowed above the base 65' height limit. The code requires a floor-to-ceiling height of the street-level uses or live-work units located at street level to be 13 feet or more. The Board directed the applicant to provide a floor level at the retail space that is level with the sidewalk and specified

that a departure from the required 13' floor to ceiling height may be granted, up to 2' as needed. The applicant will need to updated the MUP plan set to show how they are meeting the Board guidance or if the departure will be needed, and if needed what the final height (between 11' and 13') will be.

This departure would provide an overall design that would better meet the intent of Design Guideline **CS2-IV-i. Impact on the street environment:** *Orient the structure's street level uses, building entrances, and service areas so that street-level priorities for commercial and pedestrian activity are not compromised* and **PL3-C-1. Retail, Porous Edge:** *Engage passersby with opportunities to interact visually with the building interior and make a physical and visual connection between people on the sidewalk and retail activities in the building.*

The Board voted unanimously to recommend this departure.

RECOMMENDATIONS

BOARD DIRECTION

The recommendation summarized above was based on the design review packet dated Wednesday, July 22, 2015, and the materials shown and verbally described by the applicant at the Wednesday, July 22, 2015 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the five Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Provide more transparency at the residential gate. (PL2.B.3, PL3.A.2)
2. Consider how signage for the live/work units off the courtyard will work and design an area for the signage along the street frontage. (DC4.B)
3. Design the retail entry to be level with the sidewalk. (CS2.IV.i, PL3.C.1)
4. Raise the floor level at the retail space to be level with the sidewalk. A departure from the required 13' floor to floor height will be granted, up to 2' as needed. See Departures at the end of the report. (CS2.IV.i, PL3.C.1)
5. Provide a visual and physical barrier between the residential entry gate and the retail entry area.(PL3.A.4)
6. Provide bike storage at grade level that if located outside, is covered. (PL4.B.2)
7. Any inside bike storage area should be secured so it is not open to other uses. (PL4.B.2)
8. Design the courtyard to feel wider. (DC3.B.1)
9. Consider lighter material colors at the setback areas. (DC2.D.1)