

Surrounding Development and Neighborhood Character: Directly to the north is a single-story building constructed in 1927. North of that is the original Dick's restaurant which is a Seattle icon, in a single-story 1950's structure surrounded by surface parking. Across the alley is a three-story apartment building originally constructed in 1918. To the south across E Denny Way is a three-story mixed use building constructed in 1905. The site is located across Broadway E from the Capitol Hill Light Rail Station which is under construction. In the same block, one project is under construction and another has been recently completed.

Broadway E is a major commercial, pedestrian and transit corridor for the Capitol Hill neighborhood. Structures in the neighborhood range from 2 to 6 stories, built over the past hundred plus years. Cal Anderson Park is one block away, Seattle Central Community College is two blocks to the south. Further south is the Pike/Pine neighborhood. The area has heavy pedestrian traffic and frequent transit service.

PROJECT DESCRIPTION

The proposal is for development of a mixed use building with approx. 45 residential units in five stories over retail use at the ground level. Four parking spaces will be accessed from the alley.

EARLY DESIGN GUIDANCE December 3, 2014

The packet includes materials presented at the meeting, and is available online by entering the project number 3018402 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 presented three Options.

Option 1 showed 45 residential units and 3,000 sq. ft. of retail space divided by the residential lobby at the corner. The massing showed a chamfered corner at Broadway E and E Denny Way.

Option 2 showed 45 residential units and 3,000 sq. ft. of retail space. The residential lobby was located off of Broadway E at the north property line. The massing showed subtle modulation at the building corners facing the right-of-ways.

Option 3 was the preferred option and a code compliant option, with 44 residential units and 3,000 sq. ft. of retail space. The residential lobby was located off of E Denny Way. The massing held the corner except at grade and showed minimal modulation on the three elevations facing the right-of-ways. The upper level is set back at the west elevation and there is a partial setback from the north property line.

PRESENTATION

The applicant noted that they intend to use brick, corten steel and glass as the major exterior materials. Landscaping on the roof will be done with tray systems. Balconies off the units are proposed to be 3' by 6' in size.

PUBLIC COMMENT

Member of the public attended the Early Design Guidance meeting and offered the following comments:

- Supported the development.
- Encouraged more height and density on the site.

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: The Board supported the preferred Option 3 and encouraged the applicant to design a very urban and contemporary structure. (CS2.A, CS3.A, DC2)**
 - a. Develop the project to the maximize height that is allowed. (CS2.A, DC.2)
- 2. Materials: The Board expressed support for the material choices of brick and corten steel, presented by the applicant. (DC4.A.1)**
 - a. Use clean, simple materials such as brick; do not use cement fiberboard. (DC4.A.1)
 - b. The north elevation will be a blank wall due to its proximity to the north property line. The Board encouraged the applicant to investigate incorporating public art on the wall. (DC2.B.1, DC4.A.1)
- 3. Corner Treatment: The Board noted the corner massing is not resolved. There was disagreement about the aesthetics of the street level column at the corner. (CS2.C.1, CS2.II.ii,**
 - a. Design a strong, pronounced corner. (CS2.C.1, CS2.II.ii)
 - b. Consider wrapping the corner with the retail space at the ground level. (PL3.C)

4. **Relationship to the Street: The Board encouraged a strong retail presence and a design that takes advantage of the generous sidewalk on E Denny Way. (CS2.B.2, PL3.C, PL3.I.i, PL3.I.ii)**
 - a. Encouraged retail wrapping the corner to activate this this critical intersection. (PL3.C, CS2.B.2)
 - b. Design a stronger pedestrian entry. (PL3.A.1)
 - c. Design commercial space that will attract a retail use that will want to engage the 18' sidewalk on E Denny Way. (PL3.I.i, PL3.I.ii)
 - d. Design the leasing office as an extension of the lobby, not as a separate office that takes up street frontage. (DC1.A.1, PL2.3.B)
 - e. The Board supported the proposed landscaping in the alley. (DC1.C.1)

DESIGN REVIEW GUIDELINES

The priority Citywide and Capitol Hill 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-B Adjacent Sites, Streets, and Open Spaces

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

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-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-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.

Capitol Hill Supplemental Guidance:

CS2-I Streetscape Compatibility

CS2-I-i. Sidewalk Width: Retain or increase the width of sidewalks

CS2-I-ii. Street Trees: Provide street trees with tree grates or in planter strips

CS2-I-iii. Entrances: Vehicle entrances to buildings should not dominate the streetscape

CS2-II Corner Lots

CS2-II-i. Residential Entries: Incorporate residential entries and special landscaping into corner lots by setting the structure back from the property lines.

CS2-II-ii. Retail Corner Entry: Provide for a prominent retail corner entry.

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

CS3-A Emphasizing Positive Neighborhood Attributes

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.

Capitol Hill Supplemental Guidance:

CS3-I Architectural Concept and Consistency

CS3-I-i. Signage: Incorporate signage that is consistent with the existing or intended character of the building and neighborhood

CS3-I-ii. Canopies: Solid canopies or fabric awnings over the sidewalk are preferred.

CS3-I-iii. Illuminated Signs: Avoid using vinyl awnings that also serve as big, illuminated signs.

CS3-I-iv. Materials: Use materials and design that are compatible with the structures in the vicinity if those represent the neighborhood character.

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-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.

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-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-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.

Capitol Hill Supplemental Guidance:

PL3-I Human Activity

PL3-I-i. Open Storefronts: Provide for sidewalk retail opportunities and connections by allowing for the opening of the storefront to the street and displaying goods.

PL3-I-ii. Outdoor Seating: Provide for outdoor eating and drinking opportunities on the sidewalk by allowing restaurant or café windows to open to the sidewalk and installing outdoor seating while maintaining pedestrian flow.

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

DESIGN CONCEPT

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.

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.

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-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

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

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 Early Design Guidance, the applicant requested one departure for both Option 1 and 2. The Board did not comment on this departure as they directed the applicant to proceed with design of the preferred Option3 which did not need any departures.

BOARD DIRECTION

At the conclusion of the Early Design Guidance meeting, the Board recommended moving forward to MUP application.