



Department of Planning & Development

D. M. Sugimura, Director



**EARLY DESIGN GUIDANCE OF THE
EAST DESIGN REVIEW BOARD**

Project Number: 3019215

Address: 1001 James Street

Applicant: Andrew Hoyer of Encore Architects

Date of Meeting: Wednesday, June 10, 2015

Board Members Present: Natalie Gualy, Chair
Dan Foltz
Curtis Bigelow

Board Members Absent: Krystal Brun
Cristina Orr-Cahall
Kevin Price

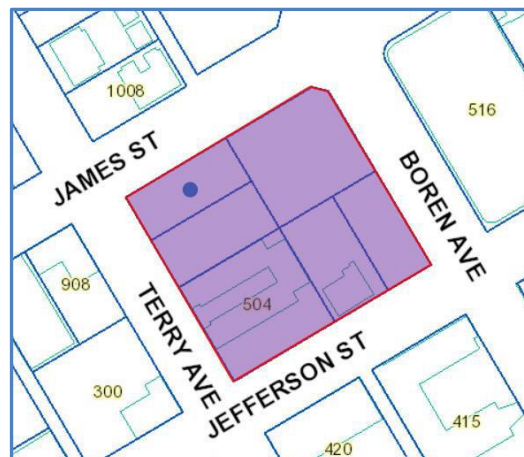
DPD Staff Present: Holly J. Godard

SITE & VICINITY

Site Zone: High Rise (HR)

Nearby Zones: (North) High Rise (HR)
(South) High Rise (HR)
(East) High Rise (HR)
(West) High Rise (HR)

Lot Area: 59,050 Square feet



Current Development:

Currently there is a three story apartment building on the site.

Surrounding Development and Neighborhood Character:

The development site is a full city block bordered by Terry Avenue on the west, Jefferson Street on the south, Boren Avenue on the east and James Street on the north within the southwestern portion of the First Hill neighborhood. The site is directly east of the Harborview Medical Center campus, one block southwest of the Swedish Medical Center campus and one and a half blocks to the west of the Seattle University campus. There are also low and midrise residential developments in the area; a service station and small commercial structures dating from the early 20th century to the 1960s. Boren is a major arterial. The neighborhood includes a stable residential population who appreciate the First Hill neighborhood for its proximity to many Seattle attractions; work, recreation, and commercial establishments.

First Hill residents have been active in creating The First Hill Public Realm Action Plan. The Plan has identified key streets to be developed into street concept plans. Terry Avenue is one of the streets with a concept plan to create a Pedestrian Priority Street. Goals include creating

- a multi-use street with primarily pedestrian focus,
- a green, lush environment in the streetscape,
- areas to sit and enjoy being an active participant in the public realm,
- a sense of safety.

The Plan is available at this link.

<http://www.seattle.gov/dpd/cityplanning/completeprojectslist/firsthill/whatwhy/>

Access:

Access to the site is available on all street frontages.

Environmentally Critical Areas:

There are no Environmentally Critical Areas (ECA) mapped at this site.

PROJECT DESCRIPTION

The proposal is for an eight (8) story mixed- use building with approximately 350 residential units, underground parking for 300 cars, and commercial space at grade. Terry Avenue is proposed to be designed as a Pedestrian Priority Street with full landscaping and unique paving. Access to the underground parking, trash, recycling and passenger pick up is proposed off of Terry Avenue.

EARLY DESIGN GUIDANCE June 10, 2015

The packet includes materials presented at the meeting, and is available online by entering the project number (3019215) 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

ARCHITECT PRESENTATION

The architect presented the area context including traffic patterns in the area, pedestrian patterns, site constraints and opportunities.

Three massing options were presented to the Board. The first concept is three, double-loaded residential buildings with narrow mews between them. A second concept erodes levels of the building in three or four tiers to break the massing at one corner. The third and preferred concept is a doughnut concept, 'Eddies and Edges', with some modulation on two facades. The Terry Avenue building setback is greater in this concept. Access is preferred at the low side of the site which is Terry Avenue. Landscape plans include courtyard and street edge condition landscaping and explorations of a Terry Avenue pedestrian park-like design.

PUBLIC COMMENT

Public comments included the following:

- The large amount of parking is appropriate at this location.
- Mixed use with plenty of retail is favored along James Street.
- The neighborhood is looking forward to a full Terry Avenue pedestrian priority design.
- The alley in the block to the north is very pedestrian oriented and any architectural and/or urban design relationship to the alley is encouraged.
- Create a better façade relationship to James Street retail uses.
- Consider locating retail uses on Boren, a noisy, heavily travelled street.
- The vehicle entry on Terry Avenue should be moved to Jefferson Street.
- Locate ground-related housing on Terry Avenue next to the green Street.

EARLY DESIGN GUIDANCE #3019215

- Natural air flow is good to make the residential units more livable.
- Break the building mid-block to relate to the allies in the blocks to the north and the south.
- There may be Mount Rainier views from upper levels.

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. Massing to bring light, air and sky to the project experience.

The Board directed the applicant to create building massing that allows visual access from the street to the courtyard. The Board considered the building massing “heavy” and that the applicant could design a creative opening and additional transparency into the center courtyard to capture light and air as part of the design’s natural system features and which allows daylight and sky to be a part of the entry and courtyard experience. The Board directed the applicant to create units with cross air circulation and avoid depending on HVAC systems for units. (CS1-B-2)

2. Activate the building-to-public realm relationship.

The Board requested the applicant continue developing a residential project with an inviting sense of place for this First Hill location to create an urbane park lifestyle. The Board provided the following related guidance:

- a) Craft a residential building with strong ground level relationships especially focused on uses and links in the immediate area.
- b) Calm noisy corners, illuminate dark stretches, introduce more retail on James, create an urban park on Terry, buffer noise on Boren, and study vehicle access on Jefferson.
- c) Create a design response to the well-traveled mid-block allies in the blocks to the north and south.
- d) Address building and open space relationships that include indoor/outdoor seating for restaurant or café uses, lobbies that serve several purposes, semi-private spaces that double as urban parks, at-grade building entries with gardens, all the while blurring the lines of public versus private along Terry Street, the concept green street.
- e) Confirm with SDOT to see if the proposed vehicle and service entry off of Terry is acceptable to their design standards and Terry green street concept plan. Provide a traffic analysis at this stage of design development to support the vehicle access concept.
- f) Add building and public space connectivity and a sense of control to the height, bulk, and scale to better contribute to First Hill public life.
- g) Design for high pedestrian volumes and provide a plethora of pedestrian amenities on Terry. Add retail uses to James Street.

- h) Consider if the James Street retail will look like Madison Street, several blocks north, with a somewhat busy, graphically hectic, atmosphere or how you will shape the look and feel of the retail strip on James Street.
- i) The First Hill design should avoid an urban strip mall appearance where residents duck into the building lobby and avoid the retail uses and create high quality, visible storefront retail.
- j) A quiet retail use at the southwest corner of the site may work if it has a high quality indoor/outdoor relationship to the green street and is set up to provide eyes on the green street. The Board was unconvinced of the southwest corner location for retail use at early guidance. (CS2-A, CS2-B,-CS2-C-3, CS2-D, DC4-D-3, PL1)

3. Reduce the building mass.

The Board was favorable to Option 3 and directed the applicant to erode the building massing to open up to the courtyard. The Board also would consider development of Option 2 with the building cut-away at a street edge rather than at the corner. The Board provided the following guidance around the issue of reduced massing:

- a) Make the courtyard visible from the sidewalk and accessible to residents from the sidewalk.
- b) Connect the courtyard with Terry greenway street concept in a meaningful and well-articulated fashion.
- c) Create a flexible open space courtyard and a visible and interesting building entry.
- d) Open building views and connections to the courtyard and sky.
- e) Reduce the visual, and actual, impacts of the vehicle entry as much as possible.

The Board mentioned that reducing the perceived mass was an important goal for the project design success. The design must exhibit excellent architectural and façade composition and a good design fit with neighboring buildings. (DC2-A, DC2-B, DC3-A-1, CS3)

4. Develop the Terry Avenue “Street Concept” plan per The First Hill Action Plan.

The Board requested high quality building materials which reflect the First Hill materials of brick, stone, and concrete. Create a full and striving landscape replete with native plants, feature plantings, quality paving and site furniture. The Board provided additional guidance on the landscape and open space design:

- a) Choose plants that will fill the designated location without overgrowing the space or crowding at maturity.
- b) Create a sense of mystery, calm, and safety in a park-like/Terry green street setting where pedestrians feel welcome to linger as well as pass through.
- c) Relate the retail on the southwest corner to the greenway with outdoor seating, and porous walls with windows and doors to provide a connection to the outdoor area.
- d) Design landscape areas with vertical layers of planting and design other areas by removing some of the layers. Create areas of perceived spatial expansion and compression along the sidewalk for interest and variety.

- e) Provide the SDOT required “straight shot sidewalk” and augment the walking experience in a creative fashion.
- f) Develop the first Terry street concept to set a high standard for future expansion to the north and south.
- g) Review the project access plan with SDOT and have the access plan studied via a traffic analysis. Opt for all vehicle access on Jefferson Street to avoid disrupting the hard-won Terry pedestrian priority street with a large vehicle/trash/recycling/resident drop off and pick up. (DC3-A-1, DC3-B-1, DC3-C-2, DC4-D-4, PL2, DC1)

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-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-C Relationship to the Block

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

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-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

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

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

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

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-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

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.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

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.

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.

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.

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-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-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-C Design

DC3-B-1. Meeting User Needs:: 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-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-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

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 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 Early Design Guidance meeting the following departures were requested:

1. **Building Setbacks (SMC 23.45.518):** The Code requires seven feet average and five feet minimum setbacks. The applicant proposes two foot average at the base and no setback above 15 feet in height.

The Board indicated that they will consider the setback departure request with further information from the applicant as to how the request helps the project better meet priority guidance.

2. **Maximum Size of Commercial Use: (SMC 23.45.532):** The Code allows 4,000 square feet. The applicant proposes 5,000 square feet.

The Board indicated they are favorable to the departure request with further information.

3. **Area of Garage Doors: (SMC 23.45.536.D.3.a):** The Code allows 75 square feet. The applicant proposes 300 square feet.

The Board indicated they will consider the request with more information on how the departure helps the project better meet priority guidance.

BOARD DIRECTION

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application. The Board expects to see more breakdown of the building at the next meeting: