



EARLY DESIGN GUIDANCE ADMINISTRATIVE DESIGN REVIEW

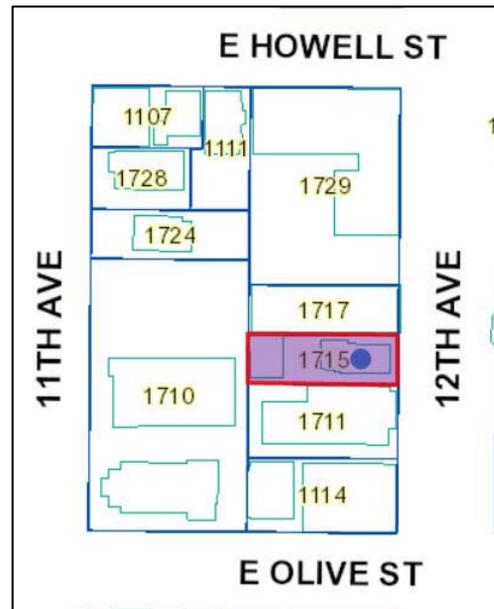
Project Number: 3019265
 Address: 1715 12th Ave
 Applicant: Hugh Schaeffer of S+H Works
 Date: 5/22/2015
 DPD Staff: Magda Hogness

SITE & VICINITY

Site Zone: The site is zoned Neighborhood Commercial 3 with a 40' height limit (NC3-40), and is located in the Capitol Hill Urban Center Village and the Capitol Hill Station Overlay District.

Nearby Zones: The blocks north and east of the site are within the same zone. The block south is zoned Neighborhood Commercial (NC3-65). Across the alley, the parcels are zoned Lowrise (LR3)

Lot Area: 4,845 sf



Current Development:

The site contains one single family structure, originally constructed in 1909 and currently occupied as a retail space.

Surrounding Development and Neighborhood Character:

The mid-block site is located on the western edge of the Capitol Hill neighborhood, within the South Anchor District as mapped in the Capitol Hill Guidelines. This neighborhood is characterized by low and mid-rise buildings, most of which date from the early to mid-twentieth century. Older buildings on 12th Avenue are typically brick structures three to four stories in height. Recent developments are wood frame buildings, also three to four stories in height. Most of these buildings occupy only one or two parcels, creating a fairly consistent scale of development throughout the neighborhood. Many of the existing buildings are set back from the street and adjacent property lines. Brick is the most common cladding material, particularly in older buildings, while later buildings are clad in a variety of materials including wood, brick and concrete masonry.

The immediate vicinity includes a variety of uses and ages of buildings. Several sites have been recently developed or are under construction. To the north, are two three-story apartment buildings, originally constructed in the early twentieth century. Across 12th Ave W to the east, a four story multifamily building is currently under construction, project number 3013373. Recent developments also include a four story multifamily building to the south, project number 3012848. Across the alley to the west, is a surface parking lot for the adjacent religious services building. Further west, across 11th Ave W, is Cal Anderson Park, which offers a wide variety of recreational opportunities.

The area is well served by transit and is beginning to be developed with higher density multifamily residential structures. The future Capitol Hill Light Rail Station, scheduled to open in early 2016, will be located approximately three blocks north of the subject property, near the northwest corner of Cal Anderson Park.

Access:

The subject property currently has vehicular access from 12th Avenue E.

PROJECT DESCRIPTION

The applicant is proposing a four story building containing 33 small efficiency dwelling units (SEDUs) with commercial located at ground level.

| |
|--|
| ADMINISTRATIVE EARLY DESIGN GUIDANCE May 22, 2015 |
|--|

The packet includes materials presented at the meeting, and is available online by entering the project number (3019265) 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

In the Early Design Guidance packet, the applicant provided three massing schemes. All massing options propose similar square footage and use; a four story building, with 30-33 residential units. The options show different approaches to providing privacy and relief for the neighboring building to the north. This building's south facade is located 3'-8" from the property line and contains bay windows 1'-6" from the property line.

Referred to as the code compliant scheme, Massing Option A contains north and south facing units over live-work units. For this option, the proposed massing is built out to the north property line for the full length of the building. Although the lack of windows on this facade provide privacy, the resulting massing creates little relief for the neighboring building, and compared to the other options, is the defining characteristic of the scheme. This option locates separate adjacent building entries for live/work and residential uses off 12th Ave as well as an exterior corridor entry.

Option B shows units organized to face north. The north facade pulls back from the north neighbor to accommodate the existing bay windows. From the street, the north setback provides interest and differentiates the corner massing. However, this option has more unit windows facing the neighboring building units, providing less privacy. This option shifts the live/work entry to the north, adjacent to the exterior corridor entry. Departures are requested for this scheme.

Option C, the preferred option, resembles Option A, as it is organized with north and south facing units. This scheme contains a light well at the center of the north facade. Windows are limited and placed to allow a better balance of separation and privacy. The street facing facade is further refined in this scheme and characterized by simple high quality materials which connect the building to the ground and differentiate the modulation. To balance the overall composition, the modulation is reinforced with a hierarchical window variation. For this scheme, primary access points are equally distributed along street front, the entry to the commercial space is centered. Departures are requested for this scheme.

PUBLIC COMMENT

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

- Concerned about parking shortage;
- Interested in seeing larger setbacks;
- The large mature trees on the East side of the property are an asset to the neighborhood and should be retained;
- Concerned about small efficiency dwelling units;
- Interested in installation of bike racks in the front;
- Rooftop greenspace and environmentally friendly water runoff containment and reuse should be considered;
- Sidewalk, curb and gutter improvements along 12th Avenue in between East Olive and Howell should be considered;
- Would like to see signage for both no-smoking and littering ;
- Concerned about the loss of plumbing services;
- The building will be visible from Cal Anderson Park, as well as on 11th Avenue and the design should be considered visually from all sides, not just the street front;
- The materials on the building should be natural in appearance and the style should fit with neighborhood character. Brick is preferred, wood siding is also preferred;
- Interested in garbage location;
- The sidewalks should remain open during construction;
- Concerned about site security during construction.

PRIORITIES & STAFF RECOMMENDATIONS

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

EARLY DESIGN GUIDANCE May 22, 2015

- 1) **Massing:** Staff prefers supports Option C as it respects the privacy and solar access of the northern neighbor and massing setbacks relates to surrounding development. (Guidelines CS1-B-2, CS2-B, CS2-III) Staff directed the applicant to proceed with the preferred option.
 - a. As part of moving the design forward, more information on providing more distance between the northwest corner of the building and the neighboring building's bay window is needed. (Guidelines CS1-B-2, CS2-B, CS2-III)
 - b. In refining the scheme, looking at the lower level units and the design of the window wells to create access to views, light and air is recommended. (Guideline CS1-B-2)
 - c. The roof deck amenity space location is desirable, as it shares the best view with all the future tenants. (Guidelines CS1-B-2, CS2-B-3, DC3-C)

- 2) **Respect for Adjacent Sites and Setback:** For the north façade, minimizing disrupting the privacy of residents in adjacent buildings is particularly important. (Guidelines CS2-D-5, DC2-B-1)
 - a. Staff would like to see more information about how the north facade relates to the overall architectural expression of the building and provides visual interest. In developing the design, provide elevations, sections or another way to represent the condition. (Guidelines CS2-D-5, DC2-B-1)

- 3) **Entries and Streetscape:** The uses at street level are supported, in particular the commercial space and the location of the proposed entries shown in the preferred option. The design has the most potential to create a physical and visual connection to the street. Staff stressed the importance of the transition from the street to the entries, especially since a departure is being requested for the commercial entry. (Guidelines CS2-B-2, PL3)
 - a. For the north corridor, staff recommends refining the design to provide clear lines of sight and defensible space. Explore pushing back the gate as far as possible and providing windows from the commercial space to visually connect this area and create defensible space. Consider other elements such as wayfinding signage and compelling lighting. (Guidelines PL3-A-1, PL3-A-4, PL3-C-1, PL3-C-2, DC4-C-1)
 - b. Explore enlarging the residential entry, to better relate to the proportions of the other entries. (Guidelines PL3-A-1, PL3-A-2, PL3-A-4, PL3-B-1)
 - c. With the design of the entries, consider access and internal connections for bicyclists. (Guideline PL4-B-2)

- 4) **Façade Composition and Materials:** Staff acknowledged that the building will be visible from many locations, including the nearby park. As a result, thoughtful design and material treatment of the visible facades are warranted. (Guidelines DC4-A-1, DC4-II)
 - a. Staff supports the quality of materials proposed and recommends considering durability, detailing and color of the materials for each façade to relate to the composition of the building as a whole. (Guidelines DC2-B-1, DC2-D-2, DC2-C-2, DC4-A-1, DC4-II)

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 |
|---------------------------|

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-B Sunlight and Natural Ventilation

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

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

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-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-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.

Capitol Hill Supplemental Guidance:

CS2-III Height, Bulk, and Scale Compatibility

CS2-III-i. Building Mass: Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.

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.

PL2-D Wayfinding

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

Capitol Hill Supplemental Guidance:

PL2-III Personal Safety and Security

PL2-III-i. Lighting/Windows: Consider

- a. pedestrian-scale lighting, but prevent light spillover onto adjacent properties
- b. architectural lighting to complement the architecture of the structure
- c. transparent windows allowing views into and out of the structure—thus incorporating the “eyes on the street” design approach.

PL2-III-ii. Travel Area Distinction: Provide a clear distinction between pedestrian traffic areas and commercial traffic areas through the use of different paving materials or colors, landscaping, etc.

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-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-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.

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.

PL3-I-iii. Visual Access: Install clear glass windows along the sidewalk to provide visual access into the retail or dining activities that occur inside. Do not block views into the interior spaces with the backs of shelving units or with posters.

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-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-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.

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-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-C Secondary Architectural Features

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-D Scale and Texture

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.

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

Capitol Hill Supplemental Guidance:

DC3-I Residential Open Space

DC3-I-i. Open Space: Incorporate quasi-public open space with residential development, with special focus on corner landscape treatments and courtyard entries.

DC3-I-vi. Landscape Materials: Use landscape materials that are sustainable, requiring minimal irrigation or fertilizer.

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-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.

Capitol Hill Supplemental Guidance:

DC4-II Exterior Finish Materials

DC4-II-i. 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.

1. Use wood shingles or board and batten siding on residential structures.
2. Avoid wood or metal siding materials on commercial structures.
3. Provide operable windows, especially on storefronts.
4. Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terracotta details, and concrete that incorporates texture and color.
5. Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood.
6. The use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) is discouraged, especially on ground level locations.

DEVELOPMENT STANDARD DEPARTURES

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

At the time of Early Design Guidance, the following departures were requested for the preferred massing:

1. **Structure Height (SMC 23.47A.012)** The Code requires the height of a commercial space located along the street-level street-facing facade to be at least 13 feet. The applicant proposes a height of 12'-4" to provide a level entry from the street to the commercial space at the center of the facade.

Staff indicated preliminary support for the departure, since the design provides a better connection to the street at the preferred commercial entrance location. (Guidelines CS2-B-2, PL3-A-1, PL3-C-1) Staff would like to see more information including specific dimensions and height of windows.

2. **Upper Level Setbacks (SMC 23.53.035.8)** The Code requires an additional setback of two feet for every ten feet above 40 feet. The applicant proposes to maintain the 15' foot setback for the height of the building.

Staff indicated preliminary support for the departure, based on the proposed massing response which reinforces the architectural concept. (Guidelines DC2-A-1, DC2-B-1, DCS-D-2)

STAFF DIRECTION

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