



City of Seattle

Department of Planning & Development
D. M. Sugimura, Director

DESIGN
REVIEW

DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3019748

Address: 745 10th Ave E

Applicant: Robert Humble, HyBrid architecture

Date of Report: Friday, July 31, 2015

DPD Staff Present: Beth Hartwick

SITE & VICINITY

Site Zone: Lowrise 3 (LR3) in the Capitol Hill Urban Center Village.

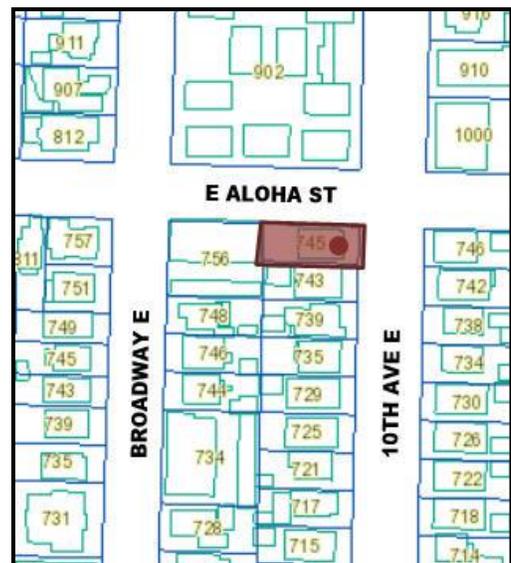
Nearby Zones: (North) LR3, with SF5000 zones to the northeast and northwest
 (South) LR3
 (East) LR3
 (West) LR3

Lot Area: 4000 sq. ft.

Access: The site has access from 10th Ave E and E Aloha St.

Environmentally Critical Areas: None

Current Development: The site is currently occupied by a single family residence built in 1945.



Surrounding Development and Neighborhood Character: The surrounding development is a mix of apartment buildings, and older single family structures many of which have been converted into multifamily residences. Directly to the west of the site is a 4-story brick apartment building constructed in 1929. Directly to the south of the site is a single family residence built in 1923 that has been converted into a four-plex.

PROJECT DESCRIPTION

Streamlined Design Review proposal to allow a 5-story structure containing 11 residential units. Existing Single Family Residence to be removed.

DESIGN DEVELOPMENT

The proposed apartment building is situated on the corner of 10th Ave E and E Aloha St. The lot is relatively flat and is elevated above the sidewalks by approx. 3 to 4 feet. The applicant is proposing a 24" 'gabion wall' at the property line grade change.

The main residential entry will be located off of E. Aloha St. Bike storage and unit storage areas are located on the ground level floor, which will be partially below grade. Most of the units will have access to private balconies and there will be access to a common roof deck.

Landscaping is proposed around the building in the setbacks. The proposed front setback is greater than what is required by code. An existing maple tree in the rear setback is to be retained. As there is not room in the Right-Of-Way along 10th Ave E for street trees they are proposed to be located on site.

PUBLIC COMMENT

Public comments were received.

- Concerned about the loss of privacy.
- Concerned that no parking is being provided.
- Concerned about the impact of construction noise and trucks.

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 Planner provided the following siting and design guidance. The Planner identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines and Capitol Hill guidelines are summarized below. 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.

CS1-C Topography

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

Retain the existing maple tree at the south west corner of the site as proposed. Consider shifting the project east so that the front setback is 15' instead of 20'.

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.

The development will act as an anchor to the 10th Ave E blockface as shown in the rendering on page 14 of the SDR packet. The front setback is beyond what is required by code and respects the existing setbacks along the block, however consider a front setback of 15' instead of 20' to allow for a greater rear setback.

CS2-D Height, Bulk, and Scale

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

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

Consider a 20' rear setback to provide greater privacy for the existing apartment building to the west. That structure is most likely to be retained while the properties along 10th Ave E are more likely to be developed in the near future.

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.

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-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.

The siting of the structure is creating two open space areas at grade that are of a size with potential for more than just landscaping. Consider a hardscaped area accessible to residents with a bench or similar outdoors feature.

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-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.

Capitol Hill Supplemental Guidance:

PL2-I Human Scale

PL2-I-i. Building Entries: Incorporate building entry treatments that are arched or framed in a manner that welcomes people and protects them from the elements and emphasizes the building's architecture.

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.

The area devoted to the entry into the building is generous. Use this area to provide a welcoming entry that is more residential in design than what the renderings show. Consider landscaping, a change in the paving materials and a finer grain of detailing. Provide a detail of the proposed design treatment as part of the building permit submittal.

PL3-B Residential Edges

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

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-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

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.

Please consider moving the solid waste storage area inside the structure if at all possible. If the area is to be outside, screen the area to a height of at least five feet from the adjacent walkway. Landscape around the enclosure and provide lighting for safety. Any site lighting should be designed to avoid light spillover or glare to nearby windows. Provide a detail of the proposed design treatment as part of the building permit submittal.

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 Façade Composition

DC2-B-1. Façade Composition: Design all building façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades 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 façades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

The blank wall portion of the ground level façade west of the residential entry needs further design treatment. Consider an exterior material with more texture or interest than flat cement fiber board, or interesting landscaping. Provide a detail of the proposed design treatment as part of the building permit submittal.

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-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.

The area devoted to the entry into the building is generous. Use this area to provide a welcoming entry that is more residential in design than what the renderings show. Consider landscaping, a change in the paving materials and a finer grain of detailing.

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

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.

The siting of the structure is creating two open space areas at grade that are of a size with potential for more than just landscaping. Consider a hardscaped area accessible to residents. An area under the existing maple tree could provide respite from the summer heat.

Retain the location of the rooftop deck as it is pulled away from the building edges.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

Provide access into the lightwell at the ground unit to use as open space.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

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

The siting of the structure is creating two open space areas at grade that are of a size with potential for more than just landscaping. Consider a hardscaped area accessible to residents. An area under the existing maple tree could provide respite from the summer heat.

Retain the location of the rooftop deck as it is pulled away from the building edges.

Capitol Hill Supplemental Guidance:

DC3-I Residential Open Space

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

DC3-I-vii. Porous Paving: Use porous paving materials to enhance design while also minimizing stormwater run-off.

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

DC4-A Building Materials

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.

Please provide additional information about the other exterior materials to be used. If cement fiber board is to be use, please call out what product and system it will be as well as the proposed color. Show all joint lines on the elevations.

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.

Wood is a beautiful and appropriate material given the nearby context. However I am concerned that wood siding that is not applied well and treated can weather quickly and look worn. Provide information about the type of wood siding to be used and how it will be weather treated.

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.

The SDR packet does not indicate what plant materials will be used in the projects landscaping. Provide plants that will thrive with low maintenance and will enhance and compliment the building design concept.

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.

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 ADJUSTMENTS

Design Review Staff's recommendation on the requested adjustment(s) will be based upon the adjustment's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the adjustment(s).

At the time of Design Guidance, the following adjustments were requested:

- 1. Setbacks and Separations. (SMC23.45.518.A)** The Code requires apartment buildings with façade lengths greater than 40' to have a side setback of 7' average and 5' minimum. The applicant proposes is proposing a side setback along the south property line of 5'.

DPD staff indicated that to allow this adjustment and have the project better meet the intent of the design guidelines, consider a front setback of 15' instead of the proposed 20' which still meets the intent of guidelines **CS2-B-3 Character of Open Space, and CS3-A-3 Established**

Neighborhoods, and consider increasing the proposed rear setback from 15' to 20', which meets the intent of guidelines **CS1-D-1 On-Site Features, and CS2-D-5 Respect for Adjacent Sites**.

STAFF DIRECTION

At the conclusion of the Design Guidance, the DPD Staff recommended the project should move forward to building permit application in response to the Design Guidance provided.

1. Please be aware that this report is an assessment on how the project is meeting the intent of the Design Guidelines. This review does not include a full zoning review. Zoning review will occur when the building permit plans are submitted. If needed and where applicable, SDR adjustments may be requested in response to zoning corrections.
2. Along with your building permit application, please include a narrative response to the guidance provided in this report.
3. All requested adjustments must be clearly documented in the building permit plans.
4. Provide a color landscape plan showing the planting and hardscape materials of the exterior open space.