



EARLY DESIGN GUIDANCE OF THE WEST DESIGN REVIEW BOARD

Project Number: 3020381

Address: 3046 17th Avenue West

Applicant: Diana Wellenbrink, Diagonal D Architectural and Structural Design

Date of Meeting: Wednesday, August 19, 2015

Board Members Present: Boyd Pickrell (Chair)
Christine Harrington
Homero Nishiwaki
Janet Stephenson

Board Members Absent: Katherine Idziorek

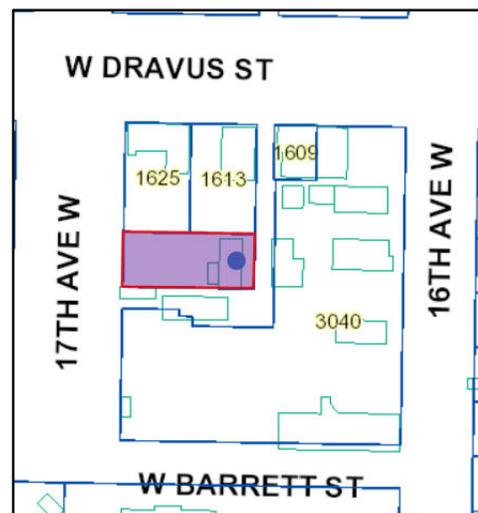
DPD Staff Present: Tami Garrett, Senior Land Use Planner

SITE & VICINITY

Site Zone: Seattle Mixed/West Dravus area (SM/D 40-85)

Nearby Zones: (North) SM/D 40-85
(South) SM/D 40-85
(East) SM/D 40-85
(West) Commercial 2 (C2-40)

Lot Area: 6,010 square feet (sq. ft.)



Current Development:

The project site is vacant property.

Surrounding Development and Neighborhood Character:

Surrounding development includes one and two-storied commercial restaurant buildings with accessory surface parking to the north; and, a seven-story mixed-use commercial/residential building to the south and east (the Slate Apartments).

This mid-block site is situated on the east side of 17th Avenue West and across the street from a City Park (Interbay Athletic Field). The neighborhood is a mingling of commercial uses inclusive of restaurants, offices, retail and a grocery store. The neighborhood is evolving with blocks in vicinity of the subject site having seen significant development comprised of residential and commercial uses in the past several years. Other amenities in the area include the Interbay golf course and Interbay P-Patch garden.

Access:

Vehicular access to the subject site is possible from 17th Avenue West and an existing improved alley that abuts the site’s east and south boundary lines.

Environmentally Critical Areas:

The site’s topography is characterized as having gradual grade changes along 17th Avenue West approximately 1.5’ north to south and approximately 8’ east to west. The entire site is mapped Environmentally Critical Areas (ECAs) Liquefaction prone and Abandoned Landfill.

PROJECT DESCRIPTION

The proposed project is for the design and construction of a seven-story mixed-use structure with five levels of residential use (59 small efficiency apartment units) over two levels of parking and ground-level residential lobby area and commercial space (1,070 sq. ft. of retail or office). A total parking quantity of 17 stalls is planned within the structure and accessed via the alley.

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The packet includes materials presented at the meeting, and is available online by entering the project number (3020381) at this website:
<http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>.

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

PUBLIC COMMENT

Some members of the public attended this Early Design Guidance meeting but no public comment was offered at this meeting.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, the Design Review Board members provided the following siting and design guidance.

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- 1. Design Concept, Architectural Expression and Massing:** The design and siting of the new commercial/residential development should have a strong architectural presence, complement the architectural style of the neighboring building and respect adjacent properties. (CS2.A.2, CS2.D.1, CS2.D.5, CS3.2)
 - a. The voiced unanimous support for the preferred design scheme Concept 3 (Energy). The Board felt that the preferred design massing had the most potential and appreciated the design progression. Therefore, the Board proposed that design scheme Concept 3 should move forward to Master Use Permit (MUP) submittal with the following guidance:
 - i. The Board was generally supportive of the big picture massing moves with the vertical circulation (stair towers) sited on the north side of the building and that the building is essentially a box wrapped around those big circulation elements. The Board stated that the success of this design model will be very dependent upon achieving a cohesive shell. The Board found the precedent inspirational images shown in the EDG design packet (pgs. 16, 17 and 29) very compelling. Consequently, the Board encouraged the applicant to consider simplifying, refining and reducing the massing moves; and commit to achieving a “simple box with a textured and beautiful wrap.” (DC2.B, DC2.C)
 - ii. The Board stated that the cladding and overall treatment of the façade should be refined and the materials should add texture and depth, especially on the blank walls. At the Recommendation meeting, the Board would like to review a refined material selection and material details that would result in an interesting and unique building that will stand out as the “jewel box” tucked amongst the surrounding building (Slate Apartments). (DC2.C, DC2.D, DC4.A)

- iii. The Board expressed concern that the highly visible southwest corner massing appeared unresolved. The Board stated it is imperative that the southwest corner, in conjunction with the west and south facades as they meet, should have some design logic and consistency to them. (DC2.B, DC2.C)
- b. The Board was very supportive of the applicant's design intent to create a music room as an amenity for the residents to enjoy. (DC3.B.1)
- c. At the EDG meeting, the applicant's materials and presentation illustrated a lobby mezzanine area described as the "Werner's Family Memory Gallery." The Board praised the intended purpose of this space which is to honor the past property owner (Mr. Werner) and other members of the neighborhood. The Board encouraged the applicant to explore methods (signage, public art, design cue, etc.) that could also express this unique gesture to the Werner Family on the building's exterior with the intent that this great gesture will be visible to pedestrians. (CS3.B)

2. 17th Avenue West Frontage and Streetscape:

- a. The Board stated that the architectural expression of the ground-level front façade should be consistent with the overall architectural concept. The Board asked the applicant to explore techniques (i.e. utilize glazing to maximize openness) that differentiate the ground floor from upper floors in a distinctive and refined manner. (PL3.C, DC2.C.1)
- b. The Board appreciated the applicant's intent to provide a ground-level commercial space and requested that more transparency is applied on the alley side at the ground-level of the south façade that faces the neighboring building's (the Slate Apartments) residential lobby. (CS2.D.5, PL3.C, DC2.B, DC4.A)
- c. At the EDG meeting, the Board discussed the merits of connected versus separate access to the building's commercial and residential entries, streetscape landscaping and usable open space at the ground-level (outdoor seating). The Board did not reach consensus about the direction of the landscape/hardscape treatment at the ground-level. Although no deliberate direction was given, Board consensus was that the building access and landscape/hardscape treatment at the ground-level should be an extension and reinforcement of the overall architectural concept. (CS2.B, PL3.A, PL3.C, DC4.D)
- d. The board recognized that the subject site's west property line is setback approximately 14' from the existing sidewalk edge and understood that landscape, hardscape and any design elements (outdoor seating, lighting, bike parking, etc.) located within the right-of-way are within the purview of the Seattle Department of Transportation (SDOT). Therefore, the applicant was directed to address all proposed streetscape design directly with SDOT during the initial MUP review process and provide street improvement design specifics at the Recommendation meeting. (CS2.B, PL3.A, PL3.C, DC4.D)

3. North, East and West Facades:

- a. The Board acknowledged that visible blank walls will need to be addressed due to their prominence and visibility from the public realm and surrounding existing commercial/residential developments. The Board also stated that the proposed stair towers at the north façade should be more expressed. The Board expects to review

details pertaining to any landscaping and/or design treatments (material texture, pattern, glazing, colors, etc.) proposed to address this concern at the Recommendation meeting. The Board encouraged the applicant to review the proposed development at 1518 West Dravus Street as a good example to emulate for addressing a blank wall facade condition on stair towers at the property line. (DC2.B, DC4.A, DC4.D)

- b. It is important that the future massing design be respectful to the surrounding properties, particularly the neighboring mixed-use development to the east and to the south (Slate Apartments). The Board expects the applicant to explain and demonstrate how the new building will respond to those adjacency pressures (i.e. privacy, light, outdoor activities, etc.). Providing a cross elevation to the overall overlay of the existing neighboring building's elevations with the proposed design to illustrate how they juxtapose (window study) and elevation/perspective views was noted by the Board as the preferred method to illustrate how the design meets this guidance. (CS2.D.5, PL3.B.1, DC2.C.)

4. Vehicular Parking Access and Bicycle Storage:

- a. The Board stated that the visual impact of the garage entrances should be minimized on applicable facades. Consequently, the Board requested that the garage openings be decreased in width as much as possible. The Board noted that there is an exception in the Land Use Code that will allow narrower openings for two-way traffic and encouraged the applicant to inquire about this code citation. (DC1.C.2)
- b. The Board stated that it is important that future bike facilities are usable and secure. Therefore, the Board voiced an expectation to review details pertaining to the bike facilities (quantity, layout, location, access, etc.) at the Recommendation meeting. (PL4.B.2)

DESIGN REVIEW GUIDELINES

The priority Citywide 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-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

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-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.

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-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

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.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

DESIGN CONCEPT

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-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).

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.

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 following departures were requested:

- 1. LEED Requirement to Allow Extra Development Floor Area (SMC 23.48.011.E.1):** The Code requires for developments containing any extra floor area that the applicant earn a LEED Gold rating and demonstrate compliance with that commitment. The Code further states that an applicant may choose to earn at a LEED Silver rating, if the Director of the Office of Sustainability and Environment determines that the development is served by a district energy provider. The applicant proposes to earn LEED silver rating without meeting the parameters of this code citation due in part that no programming to support this district energy provider plan has yet to be fully developed.

The Board indicated they would not be inclined to support this departure as proposed. The Board stated further information and a stronger argument would be necessary to demonstrate that the building design warrants this departure. (CS1, CS2.D)

- 2. Solid Waste and Recyclable Materials Storage Space Standards (SMC 23.54.040.B):** The Code requires storage space for solid waste and recyclable materials containers intended for mixed use development that contains both residential and non-residential uses shall meet the storage space requirements shown in Table A of 23.54.040 for residential development, plus 50% of the requirement for non-residential development. The applicant proposes solid waste and recyclable materials storage space that is less than the minimum space required. The applicant explained that the proposed space should be sufficient to accommodate the amount of residents planned for the development (one resident per each small efficiency unit) and comply with the Waste Management requirements.

At the EDG meeting, the Board questioned if the proposed waste storage space layout was feasible and if this request was within their purview to address. Therefore, the Board directed the applicant seek direction from the Seattle Public Utility department (SPU) for conceptual approval of the proposed waste storage space alternative; and for the applicant to obtain further clarification from DPD (DPD Zoning Reviewer) in determining if the abovementioned code modification is considered a design review code departure or a Type I departure per SMC 23.54.040.I. (DC1.C.4)

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.