



DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3022230

Address: 711 Federal Avenue East

Applicant: Peter Taller, Caron Architecture

Date of Report: Tuesday, June 21, 2016

DPD Staff Present: Carly Guillory, Land Use Planner

SITE & VICINITY

Site Zone: Lowrise-Three (LR3)

Nearby Zones: (North) LR3
(South) LR3
(East) LR3
(West) LR3

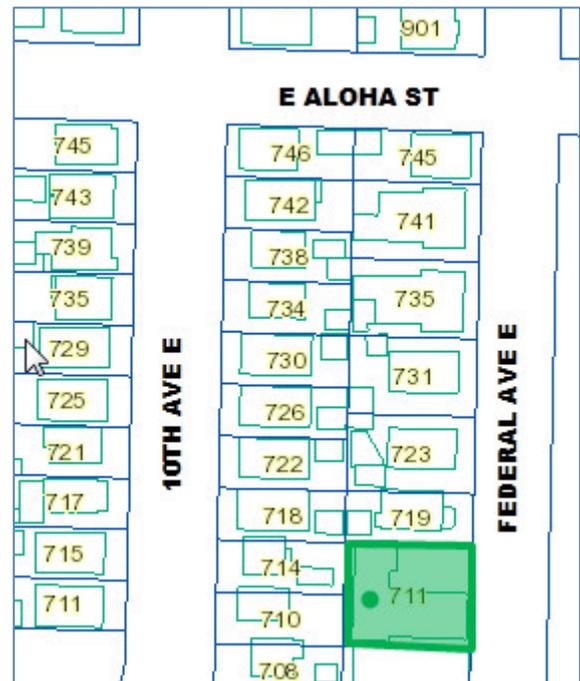
Lot Area: 7,999 square feet

Current Development:

The subject site is currently occupied by a multiple-family structure and a number of trees, including one Exceptional tree. The site slopes gradually, descending approximately two-feet from east to west.

Surrounding Development and Neighborhood Character:

Surrounding development consists of primarily of two and three-story residential structures. Neighborhood character includes a number of colonial revival style structures exhibiting symmetry and little modulation. The use of brick is common. Lowell Elementary School is across Federal Ave E to the east. Other notable sites within proximity of the site include: Cornish College's Kerry Hall, Volunteer Park and Conservatory, Seattle Asian Art Museum, Capitol Hill Branch Library,



Access:

Vehicular access is proposed from Federal Ave E along the south property line. Shared walkways from Federal Ave provide access for pedestrians.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

Streamlined Design Review application to allow a 3-story structure containing 8 townhouse units. Parking for six vehicles to be provided. Existing structure to be removed.

PUBLIC COMMENT

The following public comments related to the design guidelines was received:

- Encouraged the protection of an existing Australian Pine tree on site.
- Described the neighborhood as historic, and encouraged the use of similar materials, colors, and design features such as brick, bay windows, balconies, and dormers.
- Encouraged the design to respond to the Anhalt building and other nearby structures.
- Encouraged the preservation of all existing trees on site.
- Encouraged robust landscaping along the streetscape.
- Concerned about lack of modulation along the street-facing façade.
- Concerned the architectural concept is industrial in character, and not consistent with the existing neighborhood context.
- Described the Anhalt buildings at 1005 E and 1014 E Roy as the anchors for the character of the neighborhood.
- Described the existing structure on site as a beautiful stucco two-story building with red Spanish tile roofing.
- Described the existing trees on site as highlights of the neighborhood landscape.
- Encouraged retention of as much tree canopy as possible, particularly the existing tree in the northeast corner and the southeast corner.
- Encouraged modification of the façade to incorporate relief such as balconies, indented/extended windows, or gables.
- Noted that the following common architectural elements of the neighborhood provide variety and charm: gables, windows, and porches.
- Encouraged use of darker building materials (such as brick and dark brown), particularly on the façade. Noted the ivory colored fiber cement panel is not compatible with the existing neighborhood character.
- Noted the proximity of the site to the Anhalt and Arthur Loveless Studio Apartments, and Harvard-Belmont Historic District. Noted that the site proximity to these historic designations should be reflected in the architectural concept.
- Encouraged maintaining the existing setback along the south property line in an attempt to maintain views of the historic Anhalt Apartment Building and allow for light and air to the units.
- Recommended the parapet be of transparent materials or inset from the building edges to preserve light to adjacent buildings.

- Recommended that a fence along the south property line be of attractive materials.
- Recommended the driveway extend only to the end of the courtyard to avoid an existing retaining wall on the property to the south.
- Supported the proposed six on-site parking spaces.
- Recommended the area labeled “outdoor patio,” located along the south property line, remain a patio and not become a vehicular parking space.
- Encouraged incorporation of columns, balconies, porches, special trim and designs, and bay windows to the flat facades.
- Noted a variety of habitat that utilize the existing tree on site, including red-breasted nuthatches, northern flickers, stellar jays, and season migratory birds.
- Described the adjacent Anhalt Buildings as modified French Norman and English Tudor design with walls of clinker brick and liberal use of leaded and stained glass, cedar shakes, slate and wrought iron and cantilevered wood balconies off the upper floor apartments.
- Recommended the proposal integrate the 21st century building into the neighborhood of these historic landmarks.

PRIORITIES & 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 are summarized below. For the full text please visit the [Design Review website](#).

1. **Site Planning and Public Realm.**
 - a. A Ponderosa Pine is located on the site, adjacent the sidewalk. According to the arborist report, the tree is in poor health, is hazardous and should be removed. The SCDI Environmental Specialist reviewed the submitted materials, and agreed with the arborist report concluding the tree to be hazardous and thus, exempt from protection under the Tree Protection Code.
 - b. Exterior lighting should be used to increase safety in areas used by pedestrians. Include in the plan set a lighting plan illustrating lighting along the pedestrian walkways and at the unit entries (PL2-B, DC4-C).
 - c. Outdoor spaces place a visual emphasis on the street, supporting the function and visual integration of public and private realms. A 12-foot setback is proposed along the street and is treated with landscaping. Include a detailed landscape plan in the plan set that includes robust landscaping along the street (PL2-I).
 - d. Four units face and receive direct access from the street in the form of two coupled walkways. Design these walkways to ensure comfort and security with sufficient lighting and protection from the weather. Include in the plan set details describing the hardscape, landscape, lighting, overhead weather protection, and screening, if any. (PL2-II)
 - e. The vehicular access is proposed along the south property line, adjacent the historic Anhalt Apartments. Between the driveway and townhouse structures is a pedestrian

walkway denoted in an alternative paving pattern. Consider moving the pedestrian walkway to the south property line to minimize the impact of the driveway on the pedestrian environment, adjacent properties, and pedestrian safety. (DC1-I)

- f. An outdoor patio is proposed between Townhouse Unit 8 and the south property line. As noted in public comment, and shown on the site plan, an existing rockery retaining wall is located on the property to the south, adjacent this outdoor patio. There is concern that this outdoor patio will be used for parking, compromising the integrity of the adjacent rockery retaining wall and impacting adjacent residential units. Remove the hardscape at this location and replace with landscape or other design that discourages vehicular parking. (DC1-I)
- g. Street trees and private landscaping contribute to a pleasant environment and character of the neighborhood. The existing trees on site are proposed for removal. To mitigate the impacts of this removal, install replacement trees of a size greater than the minimum required by the Land Use Code. (DC3-I)
- h. Capitol Hill has an outstanding tradition of landscape design in its residential open spaces. Forecourts, intimate courtyards, terraces, and outdoor gardens contribute to an exceptional outdoor setting. Continue to build upon these traditions and qualities by refining the landscaping along the street. Integrate opportunities for passive enjoyment of the space by providing opportunities for seating. (DC3-I)

2. Design Concept.

- a. Preserve and augment the neighborhood's architectural qualities, historic character and pedestrian scale. As noted in public comment, the site is near several Historic Landmarks, including the Anhalt Apartments, and the Harvard-Belmont Historic District. Contemporary building practices can potentially create visual conflicts with older buildings due to differences in scale, massing and degrees of articulation. Capitol Hill specific design guidelines emphasize the notion of historical continuity—the relationship of built structures over time. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape. Maintain the townhouse orientation to provide pedestrian entrances to the sidewalk (CS2-I).
- b. As identified in the Capitol Hill Guidelines and public comment, the preservation of the neighborhood's architectural qualities, historic character, and pedestrian scale is a priority. To honor the neighborhood's architectural context, use high-quality materials that are compatible with structures in the vicinity such as the Anhalt Apartments. Maintain the use of brick on the street-facing façade. The use of brick adds rich visual detail that add interest and character to the façade, reinforcing pedestrian comfort. Explore use of materials other than cement panel, such as wood, architectural stone, terracotta details, and concrete that incorporates texture and color. (CS2-III, PL2-I, DC4-II)
- c. Overhead weather protection is proposed over the unit entries. Ensure the building entry treatments frame the entry in a manner that welcomes people and protects them from the elements and emphasizes the building's architecture. (PL2-I)
- d. Care should be taken to design the north and south facades to minimize views into abutting residential uses (CS2-D).
- e. Locate windows with high use living spaces in areas that obscure direct line of site into adjacent structure windows, private yards, and along common pathways within the site. Obscure glazing, landscaping, and fencing may be used to mitigate adverse privacy impacts to neighbors (CS2-D).

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.

Capitol Hill Supplemental Guidance:

CS2-I Streetscape Compatibility

CS2-I-iv. Townhouse Orientation: Orient townhouse structures to provide pedestrian entrances to the sidewalk

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-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

Capitol Hill Supplemental Guidance:

CS3-I Architectural Concept and Consistency

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

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

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.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-C Weather Protection

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.

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.

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

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-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.

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-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.

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

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.

Capitol Hill Supplemental Guidance:

DC3-II Landscape Design to Address Special Site Conditions

DC3-II-i. Aesthetic Consistency: Maintain or enhance the character and aesthetic qualities of neighborhood development to provide for consistent streetscape character.

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-I Height, Bulk, and Scale

DC4-I-i. Materials: Masonry and terra cotta are preferred building materials, although other materials may be used in ways that are compatible with these more traditional materials. The Broadway Market is an example of a development that blends well with its surroundings and includes a mixture of materials, including masonry.

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 requested adjustments is to 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 adjustments.

At the time of Design Guidance, the no adjustments were requested.

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 MUP plans and/or building permit is 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.