



City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director



EARLY DESIGN GUIDANCE OF THE WEST DESIGN REVIEW BOARD

Project Number: 3022623

Address: 800 5th Avenue North

Applicant: Hugh Schaeffer, S + H Works

Date of Meeting: Monday, April 06, 2015

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

Board Members Absent: Katherine Idziorek

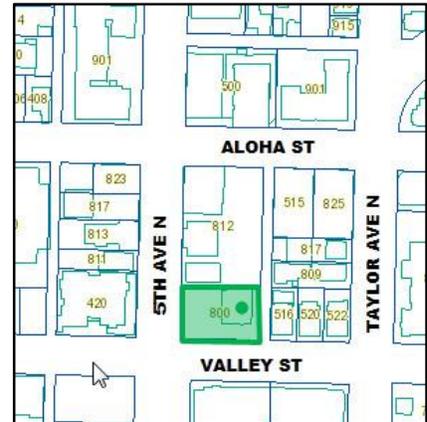
SDCI Staff Present: Crystal Torres, Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial (NC2-40)

Nearby Zones: (North) Neighborhood Commercial (NC2-40)
(South) Neighborhood Commercial (NC3-40)
(East) Lowrise (LR3-RC)
(West) Neighborhood Commercial (NC2-40)

Lot Area: 9,600 square feet



Current Development:

Single story convenience store constructed in 1972 and associated parking lot.

Surrounding Development and Neighborhood Character:

This site is located on the northeast corner of 5th Avenue North and Valley Street in the Uptown Neighborhood. The subject site is located on the edge of a Neighborhood Commercial (NC2-40) zone with Lowrise (LR3-RC) to the east separated by an alley; Neighborhood Commercial (NC3-40) to the south and Lowrise (LR3) to the west. The surrounding area is characterized by 2 to 4-story mixed use buildings with commercial along the ground floor and residential above, as well as, a hotel and associated parking lot across Valley Street to the south.

Access:

The site does not currently propose on-site parking, therefore no vehicular access is proposed. Pedestrian access is provided along both Valley Street and 5th Avenue, as well as, the alley.

Environmentally Critical Areas:

There are no mapped Environmentally Critical Areas on-site

PROJECT DESCRIPTION

The Applicant is proposing to construct a four story building containing 66 residential units, 4 live-work units, and 1,735 sq. ft. of commercial space. Existing structure to be demolished.

The design packet includes materials presented at the meeting, and is available online by entering the project number 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 SDCI:

Mailing Public Resource Center
Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

Several members of the public were in attendance at this meeting and offered the following comments:

- One public comment was made regarding clarification of exhaust location related to the potential restaurant tenant.
- A letter of support was submitted related to the need for smaller units to accommodate artists. Support was also provided for the live/work units.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: <http://web6.seattle.gov/dpd/edms/>

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.

EARLY DESIGN GUIDANCE April 6, 2016

- 1. Massing/Design.** The Board expressed preliminary support for the preferred Option C and provided the following guidance:
 - a. The Board supported the simplified massing of Option C, provided the design evolves to utilize materials, fenestration, and secondary architectural elements to create a sophisticated and elegant façade composition which further:
 - i. Creates depth and reinforces the architectural form. **CS3, DC2-A, DC2-B, DC2-C**
 - ii. Emphasizes the corner podium. **CS2-B, DC2, CS3-A-4**
 - iii. Resolves the disconnected relationship of the commercial podium space with the rest of the massing. **DC2**
 - iv. The Board encouraged the Applicant to further resolve the composition of the building façade in relation to the interior uses informing placement of fenestration and architectural elements. **CS3, DC2-A, DC2-B, DC2-C**
 - v. The Board stressed the importance of utilizing a mix of high quality materials with legible texture and scale to add to the visual interest of the building. The Board stressed materiality selection as an important element to the success of the compatibility of the building with neighborhood. **CS3, DC2, DC4-A**
 - b. The Board supported the podium/corner emphasis and not wrapping the podium all the way around the building. **PL2-II**

- c. The Board supported the asymmetry of the proposed massing and general scale of the building as appropriate for this location. **PL2-I, CS3-A-4**
- d. The Board discussed the relationship of the building and existing adjacent building to the north, especially the NW corner where the buildings are the closest and light/air is limited. The Board reached consensus that the orientation of units in the preferred option protected privacy impacts at the pinched portion between buildings, where the proposed unit's windows face onto 5th Avenue North. **CS3-A-4**
- e. The Board discussed the location of the bicycle storage and encouraged the applicant to further resolve this configuration to ensure a safe and convenient location for this use. **PL4-B**

2. Street Interaction/Public Realm

- a. The Board directed the Applicant to further resolve the Valley Street live/work units and the connection to the street. The Board encouraged the Applicant to explore breaking up the landscaping to provide individual entries. The Board directed the Applicant to further study and resolve how these commercial spaces will be activated. **(Uptown) CS2-I, PL2-II, PL3**
- b. The Board discussed activation of the ground floor and supported use of rollup windows as a solution to creating a blur between indoor/outdoor spaces. **(Uptown) CS2-I, PL2-I, PL2-II**
- c. The Board noted thoughtful use of signage and lighting was also important to the activation of the commercial and live/work spaces. The Board directed the Applicant to further resolve as the project progressed. **DC4- B, DC4-C;(Uptown) CS2-I**

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
<p>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.</p> <p>CS2-A Location in the City and Neighborhood</p> <p>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.</p> <p>CS2-B Adjacent Sites, Streets, and Open Spaces</p> <p>CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.</p>

Uptown Supplemental Guidance:

CS2-I Responding to Site Characteristics

CS2-I-i. Pedestrian Character: Throughout Uptown new developments should, to the extent possible, be sited to further contribute to the neighborhood's pedestrian character.

CS2-I-ii. Outdoor Dining: In the Uptown Urban and Heart of Uptown character areas encourage outdoor dining areas utilizing sidewalks and areas adjacent to sidewalks. Outdoor dining is especially encouraged for sites on block faces with southern exposure.

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-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

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-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.

Uptown Supplemental Guidance:

PL2-I Entrances Visible from the Street

PL2-I-ii. Street Life: Streets throughout Uptown should be sociable places that offer a sense of security, and residential building projects should make a positive contribution to life on the street.

PL2-II Pedestrian Open Spaces and Entrances

PL2-II-i. Pedestrian-Friendly Entrances: Throughout Uptown entries should be designed to be pedestrian friendly (via position, scale, architectural detailing, and materials) and should be clearly discernible to the pedestrian.

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-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

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

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-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-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.

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-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.

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 Early Design Guidance the following departures were requested:

1. **Side Setback Up to 40' Abutting LR3-RC Zone (SMC 23.47A.014.B.3.):** The Code requires 15' above 13' up to 40' from the centerline of an alley. The applicant proposes 9' setback above 13' up to 40' for 32% (618 sf) sf of structure.

The Board indicated preliminary support for this departure granted the proposed design supports a strong architectural concept (i.e. wrapping windows, carrying over language of the south façade).

2. **Side Setback Above 40' Abutting LR3-RC Zone (SMC 23.47A.014.B.3.):** The Code requires 15' setback plus 2' for every 10' of height above 40'. Maximum setback 40' - 55'-6"= 17'-9" from centerline of alley. The applicant proposes 15' setback above 40' for 60% (442 sf) of the structure. And 10' setback above 40' for 40% (297 sf) of the structure.

The Board indicated preliminary support for this departure granted the proposed design supports a strong architectural concept (i.e. wrapping windows, carrying over language of the south façade).

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of Early Design Guidance meeting, the Board recommended moving forward to MUP application.