



City of Seattle

Department of Construction & Inspections
Nathan Torgelson, Director

DESIGN
REVIEW

RECOMMENDATION OF THE EAST DESIGN REVIEW BOARD

Project Number: 3022715

Address: 1320 University Street

Applicant: Emily McNichols, Group Architect for Eric Cyzner

Date of Meeting: Wednesday, November 16, 2016

Board Members Present: Natalie Gualy, Chair
Curtis Bigelow
Barbara Busetti
Amy Taylor
Christina Orr-Cahall

Board Members Absent: Dan Foltz

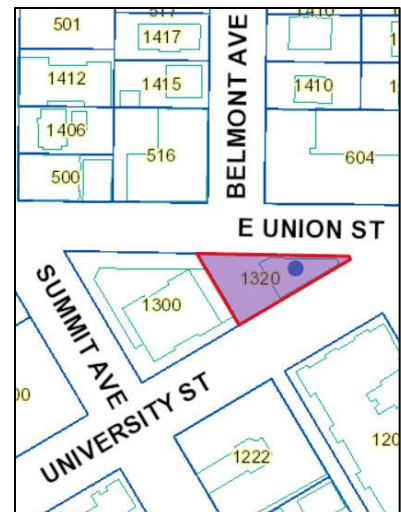
SDCI Staff Present: Crystal Torres

SITE & VICINITY

Site Zone: Highrise

Nearby Zones: (North) Midrise (MR)
(South) Highrise (HR)
(East) Neighborhood Commercial (NC3P-65)
(West) Major Institutional Overlay (MIO-160-HR)

Lot Area: 6,120 square feet



Current Development:

The corner triangular shaped lot currently contains a one-story building with parking lot.

Surrounding Development and Neighborhood Character:

The site is located at the intersection of East Union Street and University Street within the First Hill Neighborhood, a block south of Pike Street. This site is also located within the First Hill Public Realm Action Plan area, which calls out University Street as a neighborhood greenway. Adjacent to the project site is a temporary pavement park which is anticipated to undergo improvements simultaneously with redevelopment of the project site. The predominate architecture of the neighborhood is 4-6 story mid-rise apartment buildings with a 12+ story high-rise residential tower located directly to the SW of the site. This high-rise building is the only other structure on the small triangular block shared with the project site. The neighborhood is a mix of turn-of-the century architecture alongside mid 1980s residential development. Primary use of materials consists of unreinforced masonry, brick, stucco, and painted concrete. The lots across the street (E. Union Street) of the project site to the North are zoned MR (mid-rise). All other adjacent sites to the West, East, and South of the project site are zoned HR (high-rise). There are several structures in the neighborhood with Historic Landmark status, the closest being the *Northwest School* one block to the west and the *Old Fire Station No. 25* one block to the East.

Access:

Existing vehicular access is from both East Union Street and University Street. The proposed plan will include 12 below-grade parking spaces with access along Union Street.

PROJECT DESCRIPTION

The applicant is proposing a 7-story, 36-unit apartment building with retail on the ground floor and mezzanine space.

The design packet includes materials presented at the meeting, and is available online by entering the project number (3022715) 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 SDCl:

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

Email: PRC@seattle.gov

EARLY DESIGN GUIDANCE March 9, 2016

PUBLIC COMMENT

- City Staff member Lyle Bicknell (Office of Planning and Community Development) and Susan McLaughlin (Seattle Department of Transportation (SDOT) have been involved with the development of the adjacent pavement park and expressed support for the redevelopment of the project site and adjacent pavement park into more of a pocket park; and encouraged the applicant to continue to work with SDOT on coordinating redevelopment of the pavement park.
- Expressed support for the overall design and project
- Suggested using materials such as brick or masonry to create more compatibility with surrounding historic buildings
- Concerned related to the safety and security of the adjacent park space
- Asked that blank walls along visible street be avoided.
- Concerned with construction related parking impacts.
- Concerned with noise related to the commercial/retail spaces
- Suggested removing parking to discourage use of personal automobiles
- Concerned with shadow impacts from the proposed building
- Concerned with creating a canyon on the southern edge of the site adjacent to the neighboring tower which could potentially create an echoing condition, a wind tunnel, and impacts building safety.

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 March 9, 2016

1. Height, Bulk, Scale/Massing and Design

The Board expressed preliminary support for preferred massing option, as the preferred option reduces the height to create further compatibility with the surrounding neighborhood.

- a. The Board discussed the importance of designing a highly transparent ground floor to create a visual connection to the public realm and reducing the perceived bulk at the ground floor level as well as creating “eyes on the street” and adjacent park. **DC3-B; PL2-B**
- b. The Board stressed the importance of applying secondary architectural detailing in combination with the fenestration and windows to add depth and articulate the façade above the ground. **DC2-A; DC2-B-1, DC2-C-1; DC2-C-2; DC2-C-3**
- c. The Board noted many of the buildings in the surrounding area are built to the property line or with minimal setback. Although the Board acknowledge contribution of the massing to the creation of a strong street edge, the requested departures warranted further discussion to ensure the bulk and scale of the proposed massing would be compatible with the context. Please see departure section on page 10. **CS2-A-1; CS2-B-1**

2. Street Level. The Board was pleased with the early direction of the street level design and emphasized the importance of:

- a. Highly transparent and porous retail/commercial edge. **CS2-B-2; PL2-B-3; PL3-C**
- b. Maintaining floor to ceiling glazing as the project proceeds to create a perceived setback and blurring public/private space. **CS2-B-2; PL2-B-3; PL3-C**
- c. Providing overhangs along both streets to further enhance the building’s connection to the public space. **PL3-A-4**
- d. The Board also discussed opportunities for smaller retail/commercial spaces, as well as a larger restaurant, to further activate the retail/commercial edge i.e. walk-up window opportunities.
- e. The Board further discussed supporting the ground floor departure as it relates to the building’s surrounding context, noting many of the buildings within the surrounding context are built up to the property line. **CS2-D-1**
- f. The Board unanimously agreed the location of service uses and parking entry, as it relates to the reduced setback, should be further resolved (see Parking and Services comments page 4).

3. Materials.

- a. A majority of the Board supported the proposed materials, including: concrete, steel, wood soffit at the entries, wood panels, and glass along the ground floor. **CS3-A-1; CS3-A-3; DC4-A**

- b. The Board strongly recommended the applicant apply materials to the residential portion of the building which will reinforce the character of the neighborhood. **CS3-A-1; CS3-A-3; DC4-A**
- c. The Board also acknowledge the public comments related to the proposed materials. Public comments echoed the Board’s discussion of selecting an appropriate material palette to create legible texture and residential scale more compatible with the neighborhood context, than the currently proposed large panels.
- d. The Board directed the applicant to further resolve the materials above the ground floor and requested more information on proposed materials including precedent images and character sketches.

4. Parking and Service Uses

- a. The Board unanimously agreed that the parking entrance along Union Street and service uses along University Street would need to be further resolved at the Recommendation meeting, especially as related to the departure. **DC1-B; DC1-C**
- b. Analysis is required to understand the functionality and pedestrian experience, as well as, impacts to the façade design.
- c. The Board requested more information including character sketches, precedent images, and street level perspectives to better evaluate both the parking entry and location of service uses.

5. Exceptional Tree. The Board unanimously expressed preliminary support for removal of the Exceptional Tree granted provided that Landscape/hardscape along the sidewalks and adjacent related pocket-park are well integrated into the site design and developed simultaneously with the building. **CS2-B-3**

6. Landscape/Pocket Park. Although the scope of the Design Review Board is limited to the project site, the integration of the park design and building warranted general feedback from the Board as it relates to the overall site design.

- a. The Board supported an integrated design between the building, sidewalk, and park; blurring the public and private spaces. **CS2-A; PL1-A-1; PL1-A-2; PL1-B-3; DC3-B; DC3-C; DC4-D**
- b. A majority of the Board expressed enthusiasm related to development of park. However, the Board had the following concerns regarding the park design:
 - i. Maintain the perception of the park as public.
 - ii. Select park furniture and overhead coverings. Specifically, that large overhead canopies may not be appropriate at this park site as it relates to safety and security.
 - iii. Create a clear and functional bike path connection.
 - iv. Compensate for the removal of the Exceptional Tree by planting a significant tree within the park space.

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Complemented the design team on connecting with the neighborhood groups.
- Supported the design commenting on the potential of the building to fit in with neighborhood and encouraged use of brick to further tie into neighborhood fabric.
- Encouraged traditional size red brick, stating that the larger grey brick tile clashes with neighborhood architecture.
- Supported not using covered structures in the park area stating the proposed structures offered shade in the summer but not weather protection, which could encourage loitering.
- Supported accommodation of comfortable seating in the park area.
- Concerned with the location of the window and impacts on adjacent building on the southwest corner
- Commended design team for collaborative initiative taken by the design team in developing the pavement park and working with First Hill Improvement Association.

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.

1. Design and Materials/Façade Composition:

- a. Th Board remained supportive of the general form of the massing and relationship of the ground floor to the street, as well as the efforts made to improve the public realm related to the adjacent pavement park. **CS2-B, CS2-C, CS2-D, PL3-C, DC3**
- b. The Board discussed the design evolution from EDG to now, commenting the presented design at REC had gotten busier with many changes in planes rather than the simple rhythm the Board reviewed at EDG which seemed to reflect more strongly the neighborhood character. **CS3-A-3, DC2-B**
- c. The Board commended the design team on the thoughtful selection of materials. The Board was supportive of the board form concrete base and prow, dark weathered steel (as shown at REC meeting), and brick material. Overall the Board was supportive of the strong material palette, however commented that the materials seemed to be competing and conflicting. **DC2-D, DC4-A**
- d. The Board further discussed concerns related to the execution of material application. The Board commented that the relationship of the ground level

expression and upper stories needed to be further resolved. As presented the strong horizontality of the concrete form and stacked-bond brick seemed to be conflicting. **DC2-D, DC4-A**

- e. The Board further discussed the brick application and recommended several changes to better reflect the use of brick in the neighborhood and to aid in resolving the relationship of the lower to upper stories. The Board recommended the following condition:
 - i. Use smaller scale traditional brick rather than tile sized presented at REC **DC4-A**
 - ii. Use running bond **DC4-A**
 - iii. Explore a lighter color **DC4-A**
- f. The Board agreed that resolving the brick application would help resolve the material hierarchy and the disconnect of the base and upper stories. **DC2-B, DC4-A**

2. Retail Openings

- a. The Board was supportive of the highly transparent ground floor and roll-up retail windows. **PL3-C**
- b. The Board supported the additional full height retail entry proposed on Alternative 3 of page 23B. **PL3-A**

3. Landscape/Pocket Park. Although the scope of the Design Review Board is limited to the project site, the integration of the park design and building warranted general feedback from the Board as it relates to the overall site design. **CS2-A; PL1-A-1; PL1-A-2; PL1-B-3; DC3-B; DC3-C; DC4-D**

- a. The Board commended design team on thoughtful site design and interweaving the sidewalk with the park design. The Board echoed the public's comments which supported the use of fixed features that offered shade, while also deterring loitering.
- b. The Board recommended consideration for noise buffering along residential edges of the roof top amenity area. **CS2-D-5**

4. Signage.

- a. The Board felt that the retail tenants should have flexibility to design signage which reflected the character of the tenant. **DC4-B**
- b. The Board commented permanent building signage should reflect the overall palette and complement the building design. **DC4-B**

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 Recommendation the following departures were requested:

- 1. Reduced Front and Side Setback from street lot line (SMC 23.45.518 Table B):** The Code requires a 5' minimum and a 7' average along both Union Street and University Street. The applicant proposes a minimum setback of 0'-3" and an average setback of 0'-7" along both Union Street and University Street.

The Board expressed unanimous support for the reduced setback at the ground floor given the proposed use of high quality materials, transparency, and operable windows, and efforts to improve the public realm. The Board expressed unanimous support for the requested departure at the upper levels given the complexities of design on a triangular lot and reduced height compared to the allowable zone height which created greater compatibility with the surrounding neighborhood context and contributed to the reduction of bulk/scale which is the intent of this setback standard. **CS2-D, PL3-C-1, CS2-C-1; CS2-D, DC2-D**

- 2. Reduced Side Setback from Interior lot line (SMC 23.45.518 Table B):** The Code requires structures 42' or less provide a 5' minimum setback and a 7' average setback; structure above 42' require a 7' minimum setback and a 10' average setback. The applicant proposes a minimum setback of 2'-2" and an average setback of 4"-1" for the full height of the structure.

The Board indicated unanimous support, acknowledging the site constraints of triangular lots, and the efforts made to fit the building into the existing context. **CS2-D**

- 3. Sight Triangle (SMC 23.54.030 G)** The Code requires a 10' x10' triangle at each side of the driveway with no obstruction in the vertical spaces between 32" and 82" from the ground. The applicant proposes encroachments within the sight triangles with an overall provided clear width of driveway viewing area of 17'-10".

The Board indicated unanimous support, acknowledging the site constraints of triangular lots, and the efforts made to fit the building into the existing context. At EDG the Board commented the likelihood of this departure being needed and suggested further analysis of the driveway. Analysis resulted in the requested departure, which was supported. **CS2-B-1**

- 4. Reduced Deck Setback (SMC 23.45.518.I)** The Code states that unenclosed decks may project 4' into required setbacks, though not closer than 5' to any lot lines. The applicant proposes a 0' setback from the lot line.

The Board indicated unanimous support, acknowledging the site constraints, and supporting the decks as an integral component of the overall design composition. **CS2-D, DC2-B**

5. **Commercial Use Standards – Ground Floor (SMC 23.45.532.A.1):** The Code limits commercial uses to the ground floor. The applicant proposes a mezzanine level open to the ground floor with commercial use.

The Board indicated unanimous support for additional commercial space which would further activate this street edge. **CS2-B-1**

6. **Garage Door Size (SMC 23.45.536.D3):** The Code limits the size of garage doors facing a street to 75 square feet. The applicant proposes one garage door which is 100 square feet (10' wide by 10' tall).

The Board indicated unanimous support for this departure as the proposed door was in proportion with the overall fenestration pattern and façade composition. **DC2-B-1**

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified 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-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-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

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.

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

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-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.

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-B Walkways and Connections

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

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.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer’s markets, kiosks and community bulletin Boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

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.

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-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-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.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

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.

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-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-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-B Open Space Uses and Activities

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

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.

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.

C4-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-D Trees, Landscape, and Hardscape 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.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the RECOMMENDATION meeting, the Board recommended approval of the project with conditions.

The recommendation summarized above was based on the design review packet dated Wednesday, November 16, 2016, and the materials shown and verbally described by the applicant at the Wednesday, November 16, 2016 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Change from tile brick to traditionally scaled brick applied with a running bond and lighter color.