



FIRST EARLY DESIGN GUIDANCE OF THE EAST DESIGN REVIEW BOARD

Project Number: 3023460

Address: 1730 19th Avenue

Applicant: Leon Holloway, nk Architects

Date of Meeting: Wednesday, June 22, 2016

Board Members Present: Natalie Gualy (Chair) ¹
Barbara Busetti
Dan Foltz²

Board Members Absent: Curtis Bigelow
Christina Orr-Cahall
Amy Taylor

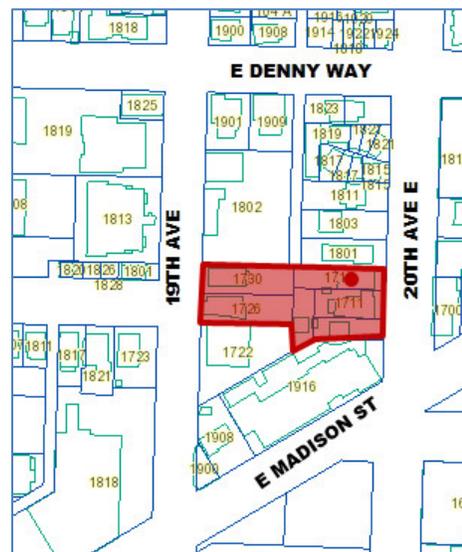
DPD Staff Present: Carly Guillory, Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 2 – 40’ Height Limit (NC2-40)

Nearby Zones: (North) NC2-40
(South) Neighborhood Commercial 3 – Pedestrian Overlay – 65’ Height Limit
(East) NC3P-65
(West) NC2-40

Lot Area: 23,237 square feet



¹ Natalie Gualy disclosed that her employer, Eagle Rock Ventures, is currently working with Justen Company, LLC on a different project, and this relationship would not affect her ability to provide neutral guidance.

² Dan Foltz disclosed that he was previously hired by Justen Company, LLC and this relationship would not affect his ability to provide neutral guidance.

Current Development:

The subject site is currently developed with single- and multiple-family structures and accessory structures,

Surrounding Development and Neighborhood Character:

The surrounding development and neighborhood character consists of a variety of building scales and types. E Madison St, south of the site, is a mixed-use commercial corridor providing access for pedestrian, bicycle, and vehicular traffic between downtown and Lake Washington. Development north of E Madison St displays a residential character and consists of one- to four-story residential structures. Adjacent development includes a four-story multiple-family structure and a two-story multiple-family structure.

Access:

Vehicular access is proposed from 20th Ave E.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

Design Review Early Design Guidance application proposing a six-story structure containing 180 residential units, 4 live-work units, and parking for 122 vehicles. The proposal also contemplates a contract rezone from NC2-40 to NC3-65.

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The packet includes materials presented at the meeting, and is available online by entering the project number (Will auto-update on save/print) at this website:

http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

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

The following public comment was expressed at the First Early Design Guidance meeting:

- Concerned about impacts to availability of light and air to the existing residential units to the north.

- Concerned about privacy impacts to the existing residential units to the north.
- Concerned that three options are misleading because parking is not shown with option 1.
- Concerned about vehicular access from 20th Ave E, and recommends 19th Ave E instead because 19th has more traffic.
- Characterized 19th and 20th Avenues as residential in character.
- Recommended that design cues be taken from the residential character of the neighborhood, not the commercial character of the Madison Street corridor.
- Recommended the alley not be used for vehicular access or trash and recycle pickup.
- Concerned that the project will dwarf adjacent development.
- Concerned about window placement and the impact on privacy to adjacent development.
- Supported the midblock walkway.
- Recommended vehicular access from 20th Ave E because it is safer than 19th Ave E.
- Recommended upper level setbacks.
- Recommended lower heights on 19th Ave E.
- Noted that E Howell St used to connect 19th and 20th Avenues.
- Recommended moving the walkway to the north property line to stitch back the pedestrian realm and connectivity in the neighborhood.
- Concerned the walkway will have a locked gate.
- Concerned the walkway will be dangerous.
- Recommended the walkway have clear lines of sight, be lit with no gates.
- Recommended the building mass be separated mid-site, at the alley, to reduce perceived bulk and scale.
- Noted that the multifamily project across 20th Ave E to the east has a pedestrian walkway. Recommended this project provide a walkway that connects to that existing walkway.
- Noted that this site should be the buffer site between the NC3P-65 zoning along E Madison St to the existing residential development to the north.
- Concerned the bulk and scale is not compatible with the residential development to the north.
- Concerned about impacts to on-street parking availability.
- Concerned about impacts to views.
- Noted that emergency fire access to the building abutting to the north (at 1802 19th Ave E) is along the shared property line (north property line of the subject site).

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.

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- 1. Height, Bulk, and Scale:** The Board noted that context analysis is important, particularly to the north.
 - a. The Board agreed with public comments and described 19th Ave E as having a residential character, while 20th Ave E has a stronger connection to E Madison St and its commercial character. The Board recommended the project respond to this difference in design

character. One suggested response was variety of structure height: the height along 19th Ave E should be lower than the height along 20th Ave E. (CS2-D)

- b. Respect for adjacent sites is an important consideration. Existing development to the north consists of a four-story and two-story multiple-family residential structures (both in an NC2-40 zone). The Board agreed the project should 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. Include the following information in the second EDG packet: site plans with dimensions (including setbacks along 19th and 20th Avenues and proximity of adjacent development), building sections, and fenestration studies. (CS2-D)
- c. The adjacent structure to the north, on 19th Ave E, has a ground level setback and ground floor units. The Board acknowledged public comment expressing concerns about impacts to availability of sunlight, and recommended the project be designed to minimize shading on adjacent sites through structure placement, setbacks, and/or modulation (CS1-B).

2. Pedestrian Walkway: The Board supported the through-site walkway concept, and agreed with public comment about the proposed location on site and connection to other walkways in the neighborhood.

- a. The Board recommended the walkway be located along the north property line to better respond to existing walkway to the east and to provide a greater setback to development to the north (CS2-D, PL1-A, PL1-B).
- b. In addition to placing the walkway along the north property line, as noted in 2.a. above, the Board recommended the walkway be as straight as possible with clear lines of sight (PL2-B).
- c. The Board agreed with public comment expressing concern about the security and functionality of the walkway recommended the walkway be un gated and designed to appear and function as a publicly accessible space (PL1-A, PL1-B).

3. Vehicular Access, 20th Ave E: The Board agreed with public comment that vehicular access should be from 20th Ave E rather than the alley. The Board noted that 20th Ave E has a strong connection to E Madison St with a commercial character, while the alley's relationship to the street system could create a safety hazard. Visibility and pedestrian safety are important considerations for the design of the vehicular access. (DC1-B)

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

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-1. Land Form: Use natural topography and desirable landforms to inform project design.

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

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

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.

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-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-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

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.

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-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.

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.

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.

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-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-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.

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 **FIRST** Early Design Guidance no departures were requested.

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the **FIRST EARLY DESIGN GUIDANCE** meeting, the Board recommended the project return for another meeting in response to the guidance provided.