



RECOMMENDATION OF THE EAST DESIGN REVIEW BOARD

Record Number: 3023932-LU

Address: 740 Harvard Avenue East

Applicant: Robert Humble for Hybrid Development, LLC

Date of Meeting: Wednesday, December 12, 2018

Board Members Present: Melissa Alexander, Acting Chair
Betsy Anderson
AJ Taaca
Alastair Townsend
Andrew Haas
Carson Hartmann

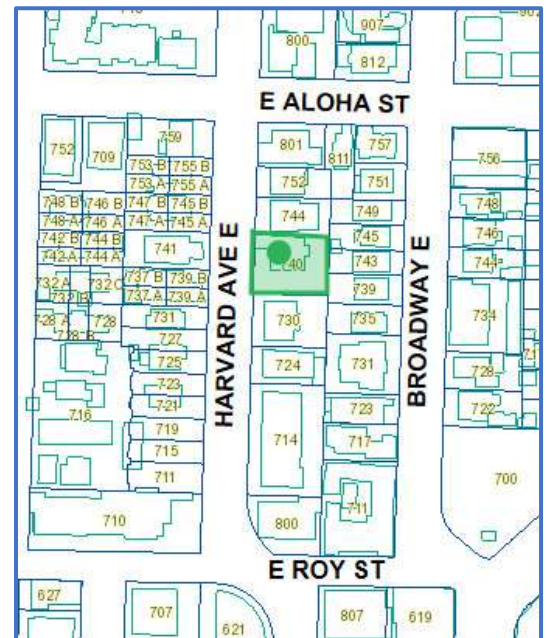
SDCI Staff Present: Holly J. Godard, planner

SITE & VICINITY

Site Zone: Lowrise 3 (LR3)

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

Lot Area: 8,000 square feet



Current Development:

Currently there is a two-story brick apartment building with underground parking accessed from Harvard Avenue East. There is an existing access easement on south side of the property for the benefit of the site and the neighboring site to the south.

Surrounding Development and Neighborhood Character:

Development in the area includes new apartment structures, older apartment buildings to south and a mix of townhouses and older homes which have been converted to multifamily housing. The neighborhood character is a mix of older, established multifamily buildings, new multifamily, and significant commercial buildings at the south edge of the block along East Roy Street.

Access:

Pedestrian and vehicle access are via Harvard Avenue East.

Environmentally Critical Areas:

Steep slopes are mapped at the front of the site.

PROJECT DESCRIPTION

Land Use Application to allow a 4-story apartment building containing 25 small efficiency dwelling units and 13 apartment units. Parking for 16 vehicles proposed. Existing structure to be demolished.

The design packet includes information presented at the meeting, and is available online by entering the record 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 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 April 19, 2017**PUBLIC COMMENT**

The following public comments were offered at this meeting:

- The bulk and scale of the proposal is too large for the site.
- The proposed use of brick is important to blend into the neighborhood fabric.
- The density of the proposal is too high with 51 units.

- The massing of Option #3, Open Court, creates a front façade building height which is a good fit with neighboring buildings and is a good architectural proposal.
- The broad steps at the entry are a good relationship- building to street.
- Option #3 Open Court is the preferred option.
- The proposal to store trash in a trash room is a good solution.
- There may be false assumptions that guide this design to a too large bulk and scale.
- The design appears to be too stark in that building details are lost to modern interpretations.
- Use old clinker brick to recall the building that will be demolished and to fit in the neighborhood.
- The proposals do not look like a good fit for the neighborhood due to size, scale and previously stated reasons.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

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. Height, bulk and scale:

- a. The Board commented that Option #3, the Open Court option, was the strongest concept presented at the meeting, echoing public comment. It pointed out the strengths of the lower front massing, balconies on the street and higher rear massing and directed the applicant to develop Option #3 going forward. (CS2A2, CS2D1,2,5)
- b. The Board agreed that the proposed setback from the street was important to retain as shown to meld with neighboring building setbacks for a good street building face. (CS2B1, PL2 I, CS3A1)

2. Relationship to street:

- a. Similar to public comment, the Board commended the applicant on the concept of a broad stair and simple ramp function to relate easily to the street. (PL2li, PL3A1, A2)
- b. The main door at the front façade is an important element to retain during project design. (DC1A2, DC2C3)
- c. The Board requested the building setback from the street match the neighboring developments to best fit in neighborhood context as shown in the Early Design Guidance packet . (DC2C3)
- d. The proposed balconies are an important element to create a sense of relationship to the street and should be retained. (DC2C1)

- e. The Board approved of the entry sequence and asked that the gate at the courtyard be pushed back as far as possible to leave the entry area open and inviting and the gate element to meld with the design and not look like a barrier. (PL2I, PL2B1)
- f. The Board agreed with public comment and approved the trash room location and functional explanation. (DC1Iiii)
- g. The Board was supportive of an easily accessible bicycle room and simple access to it via the ramp or stairs with a rill (a shallow channel) for bike tires. (PL4B)

3. Materials:

- a. The Board reacted positively, and echoed public comment, to using brick on the exterior of the building with a residential style lap siding at other places and at the rear. (DC4A1)
- b. The color of the building behind the brick façade should complement the use, the building and the neighborhood. (DC4A1)

4. Relationship to neighboring sites:

- c. The Board affirmed the applicant's suggestion to keep a large hedge at the rear property line for a sense of privacy for both sites. (DC4D1)
- d. The Board approved of the elevator location which helps minimize the elevator penthouse impact on neighboring sites. (CS2D4)

5. Amenity spaces:

- a. The Board requested "quiet" colors for the courtyard and keen use of quality materials. They also asked for a well-designed and useable space for the residents in the courtyard. (DC4A1, Cs31)
- b. The Board requested the applicant continue with the concept to provide small gathering areas at the roof top amenity space. (PL1C1)

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. **SMC 23.45.518 A (Setbacks):** The Code requires 15 feet rear setback. The applicant proposes 10 feet rear setback.

The Board indicated that they support the departure request in that the request helps the project better meet front setbacks to blend with current development north and south and also allows for a useable courtyard mid-site. (CS2A2, CS2D1,2,5, DC2C3)

2. **SMC 23.45.527 B1 (Structure Width and Depth):** The Code allows up to 65% of the façade within 15 feet of the property line, 65 feet at this site. The applicant proposes approximately 72% façade length, about 72 feet.

The Board indicated they are supportive of the departure because the elevator run is located at this location, which the Board supports. Pushing the elevator run to the north would shrink the interior courtyard which the Board supports for a better amenity for residents. (CS2D4,CS2D5)

RECOMMENDATION December 12, 2018

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Provide a lot of landscape screening at the north property line to mitigate the new development for the neighboring building to the north.
- A lighter color building would be better to live next to than the proposed dark grey.
- Departure number one should not be approved because it blocks light to the building to the north.
- Site lighting should not shine into windows of the building to the north.
- The vehicle entrance should not be so close to the north property line. Move it to the south as much as possible.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

All public comments submitted in writing for this project can be viewed using the following link and entering the record 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. Height, bulk, and scale:

- a. The Board discussed the applicant's response to guidance and recommended approval of the height, bulk and scale of the building noting that the lower front massing, balconies on the street and higher rear massing all helped create a good fit for the neighborhood. (CS2A2, CS2D1,2,5)

- b. The Board examined the effects (mentioned above) of the proposed setback from the street and confirmed their guidance and recommended approval of the setback and the setback departure request to reduce the rear setback. (CS2B1, PL2 I, CS3A1)

2. Relationship to street:

- a. The Board discussed at length the nature of the building base and security elements. They felt the monochromatic proposal across building gates, screens and cementitious panels was a good solution for the location and building concept. They questioned the applicant on the location of the entry gate, hoping it could be pushed back into the courtyard, but learned that the resulting open and covered area may be difficult to manage.
- b. The Board complimented the applicant on a successful marriage of site access and trash pick up to minimize the impact of the weekly trash collection.
- c. The Board thought the vehicle access was in the right location considering the site constraints of utility poles and a water hydrant. The Board thought the balconies were a necessary element to bring a sense of community and positive relationship to the street. (PL2ii, PL3A1, A2, DC1A2, DC2C3, DC2C3, DC2C1, PL2I, PL2B1, DC1Iiii, PL4B)

3. Materials:

The Board reacted positively to the proposed brick of the front building and residential style lap siding on the rear building. The Board asked the applicant to consider using color on some facades in the courtyard but did not recommend this as a condition for the project. (DC4A1, DC4A1)

4. Relationship to neighboring sites:

- a. The Board affirmed the applicant's proposal to keep a large hedge at the rear property line for a sense of privacy for both sites.
- b. In response to public input the Board asked that the north property line be planted as heavily as possible to create a landscape screen between the proposed building and the building to the north but did not recommend this as a condition.
- c. The Board approved of the elevator location which helps minimize the elevator penthouse impact on neighboring sites. (DC4D1, CS2D4)

5. Amenity spaces:

- a. The Board thought that the courtyard, courtyard stairs, and rooftop amenity spaces will provide usable outdoor space for the building residents. They also called out the positive impacts expected by using the external balconies for unit access. They thought the combination of amenity spaces would positively influence a sense of community. (DC4A1, CS31, PL1C1)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) were 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).

At the time of the Recommendation the following departures were requested:

1. **Setbacks (SMC 23.45.518 A):** The Code requires 15 feet rear setback. The applicant proposes 10 feet rear setback.

The Board recommended approval of the departure request in that the request helps the project better meet front setbacks to blend with current development north and south and allows for a useable courtyard mid-site. The Board considered the impacts of the setback on neighboring sites and concluded that even without the departure substantial impacts to neighboring buildings would be felt, compared to the existing conditions. The Board recommended approval of the departure which helps better meet the intent of guidelines CS2A2 (Location in the City and Neighborhood), CS2D1 (Existing Development and Zoning), 2 (Existing Site Features), 5 (Respect for Adjacent Sites), and DC2C3 (Fit With Neighboring Buildings) and their earlier guidance.

2. **Structure Width and Depth (SMC 23.45.527 B1):** The code allows building façade width up to 65% of the lot depth within 15 feet of the property line, 65 feet at this site. The applicant proposes approximately 76.25 feet for a departure of 11.25 feet on the south façade.

The Board recommended approval of the departure because the elevator run is located on the south facade, which the Board supports. Pushing the elevator run to the north would shrink the interior courtyard. The Board supported the courtyard as is proposed for a better residential amenity. Additionally, the Board acknowledged the presence of the existing access easement along the south property line which eases the building's impacts. The Board recommended approval of the departure citing earlier guidance and guidelines CS2D4 (Massing Choices) and CS2D5 (Respect for Adjacent Sites).

3. **Structure Width and Depth (SMC 23.45.527 B1):** The code allows building façade width up to 65% of the lot depth within 15 feet of the property line, 65 feet at this site. The applicant proposes approximately 65.83 feet for a departure of .83 feet on the north façade.

The Board recommended approval of the departure because it helps better meet the intent of earlier Board guidance for a unified massing concept and façade composition as outlined in earlier guidance DC2A (Massing) and B (Architectural Façade Composition).

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-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-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-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-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

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.

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-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.

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-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.

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.

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

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

DC1-A Arrangement of Interior Uses

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

Capitol Hill Supplemental Guidance:

DC1-II Screening of Dumpsters, Utilities, and Service Areas

DC1-II-ii. Screening: For new development along Broadway that extends to streets with residential character—such as Nagle Place or 10th or Harvard Avenues East (see map on page 12)—any vehicle access, loading or service activities should be screened and designed with features appropriate for a residential context.

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 Façade Composition

DC2-B-1. Façade Composition: Design all building façades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all façades 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 façades 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 façades 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-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

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

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-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 using distinctive and durable paving materials. Use permeable materials wherever possible.

Recommendations

At the conclusion of the Recommendation meeting, the Board unanimously recommended approval of the project with no conditions.

The recommendation summarized above was based on the design review packet dated Wednesday, December 12, 2018, and the materials shown and verbally described by the applicant at the Wednesday, December 12, 2018 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the six Design Review Board members recommended APPROVAL of the subject design and departures with no conditions.