



City of Seattle

Edward B. Murray, Mayor

Department of Construction and Inspections

Nathan Torgelson, Director

DESIGN
REVIEW

DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3024400

Address: 714 10th Avenue East

Applicant: Julian Weber, Julian Weber Architecture

Date of Report: Monday, November 07, 2016

SDCI Staff Present: Carly Guillory, Land Use Planner

SITE & VICINITY

Site Zone: Lowrise-Three (LR3)

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

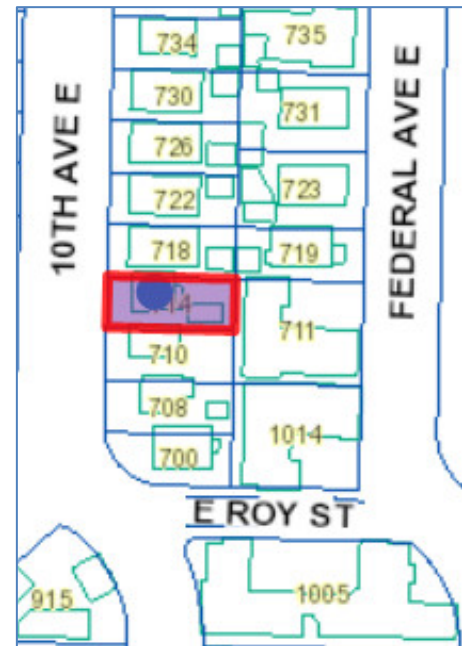
Lot Area: 4,000 square feet

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:

Pedestrian access to the site is proposed from 10th Ave E with the lobby door facing the street, and a pedestrian walkway along the north property line providing access to the amenity area at the rear of the site.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

Streamlined Design Review Application proposing a 5-story structure containing 18 small efficiency dwelling units and one apartment unit. Twelve spaces to be provided for bicycle parking within the structure at ground level.

PUBLIC COMMENT

The following public comments related to the design was received:

- Described the neighborhood as walkable and in proximity to superb transit.
- Concerned about loss of existing trees on site.
- Described the neighborhood as containing predominately single-family structures and three-story apartment structures.
- Concerned the height of the structure is not compatible with existing nearby development.
- Encouraged maintaining the historic character of the neighborhood.
- Recommended use of high quality materials.
- Recommended a design that matches the unique character of existing development on the block.
- Concerned proposal is out of scale with existing nearby development.
- Recommended the design respond to the nearby historic Anhalt Apartments.

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. **Exceptional Tree.**
 - a. A Japanese Maple (*Acer palmatum*), an Exceptional tree, is located on the site, adjacent to the north property line. An Exceptional tree may be removed if it is shown that the total floor area that could be achieved within the maximum permitted floor area ratio (FAR) and height limits cannot be achieved while avoiding the tree protection area

through development standard adjustments or a reduction in required parking (SMC 25.11.070).

- b. An analysis provided on pages 27, 29 and 30 of the design packet (October 27, 2016) demonstrates that the total permitted FAR may not be achieved while retaining the tree and that maintaining code compliant setbacks along the north and south property lines better responds to the existing context and better meet the intent of the Design Guidelines (CS3-A, DC3-II).
 - c. Removal of the Exceptional tree is supported with a tree canopy replacement of an equivalent area, upon maturity (CS1-D).
- 2. Site Planning and Public Realm.**
- a. The character of a neighborhood is often defined by the experience of walking along its streets. How buildings meet the sidewalk helps determine the character, scale and function of the streetscape. The siting of the building reinforces the existing desirable spatial characteristics of the Capitol Hill streetscapes and is supported (CS2-I).
 - b. To enhance the character and function of the streetscape, the Capitol Hill Guidelines suggest retaining or increasing the width of sidewalks. Consistent with this guideline, the Seattle Department of Transportation would also welcome a wider sidewalk at this location. Explore the concept of a wider sidewalk by extending the hardscape at the street to create a widened entrance into the front courtyard (CS2-I).
 - c. 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. The proposed courtyard integrates opportunities for passive enjoyment of the space by providing opportunities for seating. Maintain seating in the front entry space (DC3-I).
 - d. A pedestrian walkway is proposed along the north property line. Use a variety of hardscape materials to differentiate public and semi-public realms (DC3-I).
 - e. 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 walkway, in common spaces, and at entries (PL2-B, DC4-C).
- 3. Design Concept.**
- a. 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 brings rich visual detail that adds interest and character to the façade, reinforcing human scale (CS3-I).
 - b. The street-facing mass is clad in brick with black vinyl windows. The larger mass is treated with cementitious panel siding and fixed or operable wooden screens. This variety of massing and façade treatment give the impression of multiple, smaller-scale buildings, in keeping with the established development pattern. Maintain this massing and façade treatment approach (CS2-III).
 - c. The operable wooden screens with track system provides detail, interest, and texture to the façade. Include in the plan set details describing the functionality of these operable screens and tracks (DC4-II).
 - d. Overhead weather protection is proposed over the primary entry. 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).

- e. Wood elements are shown at the rear of the site in the form of stairs, a walkway, and soffit. Maintain these wood elements to ensure a consistent landscape and architectural concept (CS3-I).
- f. Care should be taken to design the north, south, and east facades to minimize views into abutting residential uses (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, one adjustment was requested.

1. **Rear Setback (SMC 23.45.518):** The Code requires a rear setback of 15-feet. The applicant proposes a reduction to 14.9-foot average.

SDCI staff indicated support of a reduction in the rear setback, and recommends a greater reduction to allow for a grander primary entry courtyard-style open space that is visually accessible to the public view and links to the open space of the sidewalk (PLS2-II, DC3-I).

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.