



EARLY DESIGN GUIDANCE
STREAMLINE DESIGN REVIEW

Project Number: **3029406**

Address: **1106 E. Denny Way**

Applicant: **Steve Bull, workshop AD**

Date: **May 14, 2018**

SDCI Staff: **David L. Landry, AICP, Land Use Planner**

SITE & VICINITY

Site Zone: Multi-family Low Rise Three (LR-3)

Nearby Zones: (North) LR-3
 (South) LR-3/Neighborhood Commercial Three with a 40' height limit NC3-40
 (East) LR-3/ LR-3 RC (Residential Commercial)
 (West) LR-3

Total Project Area: 3,600 Square Feet (Sq. Ft.)

Overlay District: First Hill/Capitol Hill
 Capitol Hill/First Hill Urban Center Village
 Frequent Transit zone



The top of this image is north.
 This map is for illustrative purposes only.
 In the event of omissions, errors or differences,

Current Development:

The proposal site is located on the north side of E. Denny Way, mid-block between 11 Ave E. to the west and 12th Ave E. to the east. A 1.5 story single-family residential structure built in 1908 and currently used as a multi-family residence occupies the site. The structure sits on a relatively small 45' x 80' site with a total area of 3,600 square feet with a cross slope of approximate cross slope of 3.0% from an east to west direction. The front yard is defined by a +/- 3' tall retaining wall at the edge of the sidewalk and stairs leading to the structure.

Surrounding Development and Neighborhood Character:

The proposal site is located in the smaller Broadway neighborhood within the western portion of the Capitol Hill neighborhood and on the north side of E. Denny Way a half a block away from Cal Anderson Park located to the southwest. The property is also located to the west of 12th Ave E, a significant north-south thoroughfare and east of Broadway E., a major public transit street which provides direct access to Seattle University to the south and other east-west thoroughfares or arterials that lead to downtown area.

12th Ave E. between E. Denny and E Howell St. is lined with a mix of single-family walk ups, older multi-story brick or stucco apartments and newer or recently constructed apartment complexes. Located to the north of E Denny, along 12th Ave E before E. John is a small number of older single family residences, a number of two and three story brick and lap sided apartments and newer – recently built apartment complexes. Many of the single-family residences in the area were built in the early 1900's.

Access:

Access the site is from E. Denny Way. There is no alley access.

Environmentally Critical Areas (ECAs):

There are no Environmentally Critical Areas onsite.

PROJECT DESCRIPTION

The applicant proposes to construct a 5-story apartment building with 10 small efficiency dwelling units and 8 apartment units (18 units total). No parking proposed. Existing building to be removed.

PUBLIC COMMENT

The public comment period ended on May 31, 2018. Multiple written comments were received which did not pertain directly to design review issues but rather to construction timing and methodology, and home warranty related issues.

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/>

The design packet includes materials presented to Staff, 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 SDCl:

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

Email: PRC@seattle.gov

SDR EARLY DESIGN GUIDANCE May 31, 2018

PRIORITIES & STAFF RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, Staff provided the following siting and design guidance.

1. Façade Composition, Materials, & Massing: Staff is generally supportive of the proposed massing in terms of height, bulk and scale of the proposal and its relationship to adjacent properties. Staff is also support of how the upper floor units are programmed to receive light from two sides. Further staff supports the use of vertical cedar siding and the painted fiber cement panels as accent areas denoting the different floor levels. Staff questions the depiction of the retaining wall being located in the right-of-way as seen on page 20 of the SDR packet date stamped April 12, 2018. and off property and request additional information as to the true location of the retaining in relationship to the property line. **(CS2-B, CS2-D, CS2-C, CS2-III, CS3-A-1, DC2-B, DC2-C, DC2-D, DC3-I)**

2. Retaining Wall

Staff is concerned with the large expanse of blank facade associated with the street facing retaining wall and its lack of transparency into the site. The design team should develop an alternative approach to the retaining wall that adds greater visual interest and variety while maintaining the needed structural integrity of a retaining wall. Alternative approaches could include a much shorter gabion or dry stacked moss rock wall, which could then allow for the addition of windows or grill work into the trash and bike rooms close to the ceiling for an added source of natural light. With the removal of the taller retaining structure next the garbage room and the introduction of a reduced gabion wall, a small courtyard with additional greenery could be installed giving users a place to gather or wait for transportation.



Example of Gabion Wall Regensis Ecological Design Landscape Contractors

In addition Staff is concerned that the trash area is located so close to the front entry and believes that the spaces would be better programmed if the location of the bike parking and garbage room were switched. This would allow bike users to enter the premises more easily without having to navigate doors and hallways with bicycles in tow. An example of a similar configuration can be seen with SDCI project number 30148455 - 741 Harvard. **CS2-A-1, CS2-B-2, PL2-B-3, PL2-II, PL3-A**

3. Streetscape & Entries

- a. The project should include a visually prominent street-facing entry that is further distinguished with secondary architectural features appropriately scaled for the project, with lighting, signage as a way establishing a safe presence with clear lines of sight and areas of natural surveillance. The entry hallway seems dark and narrow with potential ambush points. **(CS1-C, PL2-B, PL2-I-i, PL2-II-ii, PL3-A)**
- b. The landscaping located at the street edge shall be redesigned so that it complements the redesigned retaining structure and helps to create a transitioning and visual connection between the front entry and the street. **(PL3-A-4, PL3-B-1, DC4-D)**
- c. An artistic gate rather than an off the shelf variety should be used to help to establish a sense of place and identity. There is no need for the gate to extend above the retaining wall as shown on p. 28. Further the private pathway leading to the residential entry should also use fieldstone pavers or other materials to help guide users as a way finding element and to create further aesthetic appeal. **CS2-A-1, PL2-B-3, PL3-A)**

4. Balcony/Open Space: Staff does not understand how the street facing second floor ‘balcony spaces’, located above the vertical retaining wall, are to work. It appears that the balconies would likely need safety railings in their current configuration. The balconies also appear to be easily accessible from the street by intruders. The design team should develop an alternative approach to the placement of the balconies when redesigning the retaining wall. **(DC3-C-2, DC3-I)**

5. **Indoor Amenity Space:** Provide additional details showing where mail and packages will be delivered and/or picked up. **(DC1-A, PL3-B-2)**
6. **Trash Containers:** Staff questions the need for residents to exit the building for purposes of depositing refuse in the trash room. An interior door to the trash room should be provided so that residence may remain secure within the building rather than having to go outside. **(DC2-B.1, DC1-C.4)**
7. **Side Yard:** Staff discussed internally the design of the retaining along the eastern property line, immediately adjacent to the exterior wall of the bike room as depicted on page 22 of the SDR packet. In the perspective drawings the structure is depicted as what appears to be a solid retaining wall adjacent to a neighboring rock retaining wall. On page 3 of the packet the structure is depicted as a bio-retention planter. On page 20 of the packet the structure has not been called out.
 - a. Provide additional details for the design of the bio-retention structure; its placement and sizing in relationship to the side yard access, side yard stairway, landscaping and pavers. **(DC3-C-2. , DC4-C, DC4-D)**
 - b. It is unclear how the side yard stairs function or the direction the stairs are designed to ascend or descend, whether to the north or south. It is also unclear if the stairs require a retaining or cheek wall adjacent to the neighboring property at this point due to the extreme change in grade. The design team shall provide additional section details, perspectives, or vignettes to address these concerns. **(DC3-C-2, DC4-C)**
8. **Side Yard:** The images depicting the amenity open space to the rear of the building are deceiving in that the images depict the use of pavers or turf for active play such as soccer, or a fully paved area with fit pit. The team shall program the spaces with clear intention as to how the spaces are intended to be used. **(DC3-B-1, DC3-C-2)**

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified by Staff 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-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-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.

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-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.

Capitol Hill Supplemental Guidance:

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-III. Height, Bulk, and Scale Compatibility Neighborhood Priority: Preserve and augment the neighborhood's architectural qualities, historic character and pedestrian scale. Contemporary building practices can potentially create visual conflicts with older buildings due to differences in scale, massing and degrees of articulation. Capitol Hill emphasizes the notion of historical continuity—the relationship of built structures over time. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of adjacent zones.

- i. Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.

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-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.

Capitol Hill Supplemental Guidance:

PL2. Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-I. Human Scale: The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

- i. 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-II. Pedestrian Open Spaces and Entrances Neighborhood Priority: Maintain and enhance pedestrian scale, activity and comfort. The pedestrian environment (sidewalks, pathways, crossings, entries and the like) should be safe and accessible. The pedestrian environment should connect people to places they want to go, and should provide good spaces to be used for many things. New development should reflect these principles by enhancing commercial district streetscapes that make street-level pedestrian activity a priority.

Convenient and attractive access to the building's entry should be provided to ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

- i. Provide entryways that link the building to the surrounding land-scape.
- ii. Create open spaces at street level that link to the open space of the sidewalk.

- iii. Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles.

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-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-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.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence. In addition to the ideas in PL3.B1, design strategies include:

- b. pedestrian-scaled building addressing and signage, and entry elements such as mail slots/boxes, doorbells, entry lights, planter boxes or pots.

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

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-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-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-C Design

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

Capitol Hill Supplemental Guidance:

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

DC3-I. Residential Open Space: Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. With one of the highest residential densities in the city, Capitol Hill’s neighborhoods are remarkably green. Street trees and private landscaping contribute to this pleasant environment. Redevelopment should retain and enhance open space and landscaping. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

- i. Incorporate quasi-public open space with new residential development or redevelopment, with special focus on corner landscape treatments and courtyard entries.
- ii. Create substantial courtyard-style open space that is visually accessible to the public view.

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-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.

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

ADJUSTMENTS: No adjustments are requested.

STAFF DIRECTION

At the conclusion of the Design Guidance, SDCI 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. If applicable, please prepare your Master Use Permit for SEPA review with a thorough zoning analysis listing the 23.45 and SMC 23.54 code section criteria, showing both required and proposed information (include page number where you graphically show compliance). You may want to review Tip 201 (<http://web1.seattle.gov/dpd/cams/CamList.aspx>) and may also want to review the MUP information here: <http://www.seattle.gov/dpd/permits/permittypes/mupoverview/default.htm>
3. Along with your building permit application, please include a narrative response to the guidance provided in this report.