

ADMINISTRATIVE DESIGN REVIEW - RESPONSE

ADMINISTRATIVE DESIGN REVIEW RESPONSE
ADR 3034692
2335 Boylston Ave E
Seattle, WA 98102

PROJECT DESCRIPTION:
6-story congregate residence with 72 sleeping rooms. Existing buildings to be demo'd. No parking proposed.

ADMINISTRATIVE EARLY DESIGN GUIDANCE
October 13, 2020

PUBLIC COMMENT

The Seattle Department of Transportation offered the following comments:

- Stated that a 1' setback is required on Boylston Ave E and is not reflected in the plan set.
- Stated that a 6' sidewalk and a 5.5' planting strip are required; however, the width of the planting strip can be reduced by 0.5' if there is insufficient ROW behind the existing curb line.
- Supported the code compliant proposal to provide waste access and bike parking access from the alley.
- Supported the proposal to not provide parking.

RESPONSE: 1ft SDOT setback included on site plan. Planting width will be reduced by 0.5 due to insufficient width of the ROW.

PRIORITIES & RECOMMENDATIONS

ADMINISTRATIVE EARLY DESIGN GUIDANCE

1. Massing:

- a. Staff is supportive of continued exploration of the preferred option, Massing Option 3, that

relies on the carving and shifting of the building masses. Staff appreciates how the building mass has been carved away along both the northwest and southeast corners of the building as a method for breaking down the building scale as seen in Option 3. **(CS1-C-1, CS1-C-2, CS2-A-2, DC2-A-2)**

RESPONSE: Massing option 3 is further explored, and maintains the cut outs at the NW and SE corners as methods for breaking down the building massing.



- b. Staff is less supportive of the southeast, upper level, carved area along Boylston Ave, which is designated as a private balcony space overlooking the I-5 corridor and suggests that the design work on ways to design the space to be more equitable. **(DC2-B, DC2-C-1, DC2-C-2)**

RESPONSE:

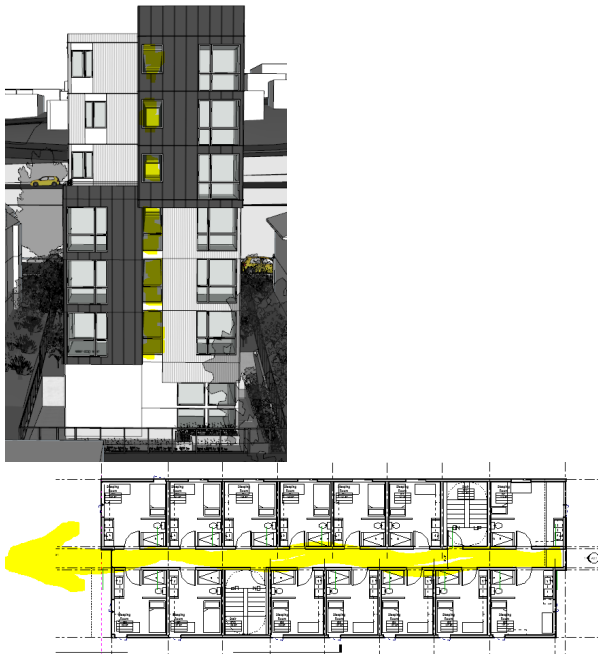
The SE corner is no longer a deck. The NW corner deck provides a better opportunity for a successful outdoor space because of views and solar exposure. While the SE facing deck overlooks I-5 it is a less desirable deck location.

- c. Staff believes that there are opportunities to take advantage of views to the west which have not been pursued. Staff directs the

ADMINISTRATIVE DESIGN REVIEW - RESPONSE

design team to further explore opportunities for view toward the west. (DC1-A-4, DC2-B, DC2-C-1, DC2-C-2)

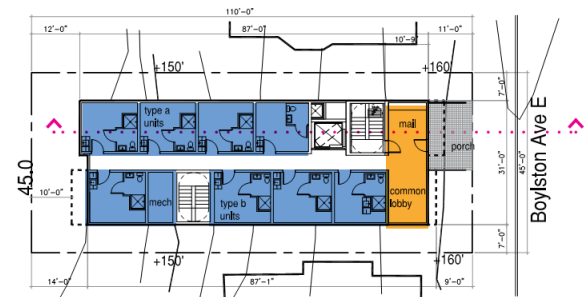
RESPONSE: To take advantage of views to the West, additional windows are added at the end of each level, allow for direct views down the corridor and out to the view. Also, the NW corner deck is proposed as a common amenity.



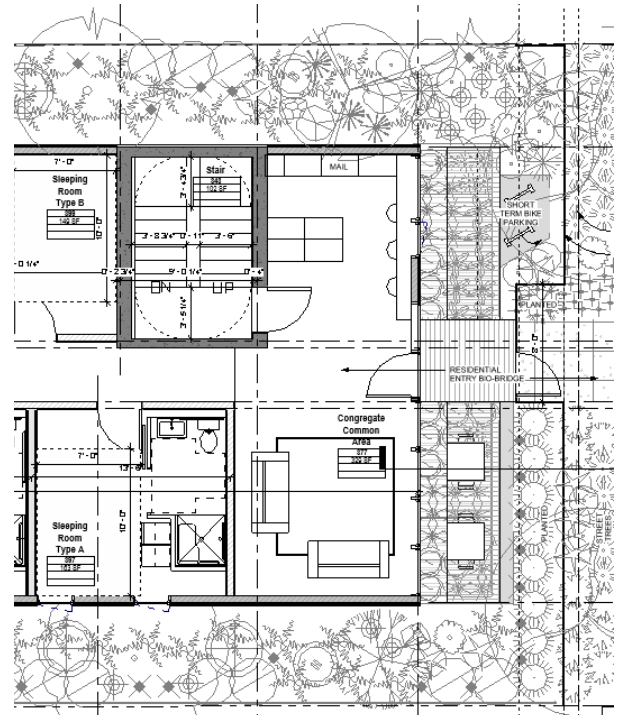
- d. Staff supports the recessed northeast corner of the building, designed to accommodate the double floor height building entry. However, Staff is concerned that the size of the entry transition and lobby are less than adequate. (CS2-A-1, CS2-A-2)

RESPONSE:
To expand the entry transition, the project proposes to expand the front porch shown at ADR across the entire building frontage. This porch is a soft hardscape, and uses a decking surface suspended over planting. A solid 'bridge' crosses the landscape at the building entry.

At ADR:



Revised:



- d. Staff supports how the massing steps down at to the alley and Northwest which aids in reducing light and air impacts on the adjacent property to the North. (CS1-B-2, CS1-C, CS2-B)

RESPONSE: The massing stepdown, for the benefit of the neighboring property to the North, is maintained.

2. Architectural Concept and Programming:

ADMINISTRATIVE DESIGN REVIEW - RESPONSE

a. Staff supports the overall architectural concept which emphasizes strong rectilinear forms and secondary architectural elements designed to reduce the perceived mass of the building. (DC2-A-02, DC2-B-1, DC2-C-1)

RESPONSE: Proposed massing further emphasizes the stacked rectilinear masses and secondary architectural elements to reduce the perceived mass of the building.



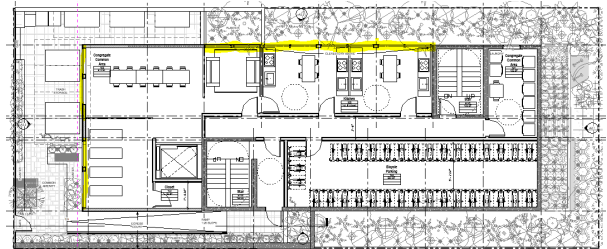
b. Staff supports how the proposed design responds to datum lines of the adjacent buildings with the first three floors and recessed area at the southeast corner. (DC2-A-02, DC2-B-1, DC2-C-1)

RESPONSE: Horizontal Datum lines at the SE corner, as shown in the ADR packet, are preserved.

c. Staff is not in support of and is concerned with the programming of the building which relies on private balconies overlooking the highway, below ground amenity spaces with no windows and a reported congregate living

facility that does not have a common kitchen per floor. (CS2-C-2, DC3-B-4)

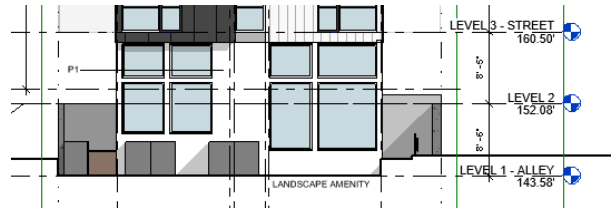
RESPONSE: The project team agreed that the balconies overlooking the high-way were not desirable and this has been eliminated. Because of the steep topography, the amenity spaces are day lit and at grade at the alley side. The interior common spaces are able to provide high ceilings and clerestory windows to allow in additional daylight, as well as windows providing views to the West and North onto amenity space and planting.



North Facade



West Facade



d. Staff is not in support of the notched corners being targeted as private amenity space in a congregate living facility while relegating the congregate common space to the lower alley level which has no windows or view. Staff could be in support of the open space design if the notches were used for congregate common space which would be more equitable. (CS2-C-2, DC2-B-1, DC2-C-1)

ADMINISTRATIVE DESIGN REVIEW - RESPONSE

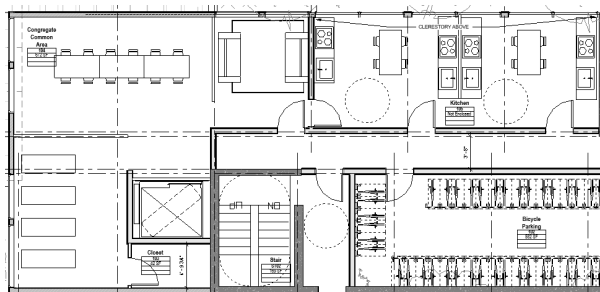
RESPONSE: To provide a more equitable use, the rear notch is proposed as common amenity space. Note that the NW deck does not meet the dimensional requirements for a common amenity space and the project will ask for an additional departure for a reduction in required amenity space.

- c. Staff is concerned with the single room layout of the congregate common area. Modify the design to provide common areas in smaller spaces distributed throughout the building, in addition to a larger common area. The mechanical room located on the first level could potentially move to the alley level making more room for the lobby and common area which seem cramped. (PL3-A-2, PL3-A-4, DC2-C)

RESPONSE: The alley level amenity space is divided into smaller volumes. Interior clerestory windows connect the spaces at the high ceilings. These spaces include multiple spaces for cooking, dining, living and exercise.

At the Boylston entry level, the mechanical room (identified by the board) has been removed. The units were able to shift to expand the front common amenity. Floor to ceiling windows visually expand the common spaces onto the front patio.

Congregate space with dividers:



3. Residential Entry:

- a. Staff supports the location of the common lobby area in relationship to the mail facilities. Staff also supports the recessed double floor height entry which aids in creating a direct path as well as line of sight into the building. (PL2-A, PL2-B, PL2-D-1, PL3-A-4, PL3-A-1, PL3-C-2, PL4-A)

RESPONSE: The adjacencies of lobby and mail are maintained, as is the double floor height entry, to create a direct path and line of sight into the building.



4. Landscape:

- a. Staff supports the general concept for the landscaping elements designed to be a combination of hardscape and lush vegetation that will activate the sidewalk and delineate pathways. (CS2-D-5, PL1-B-3, PL2-D, PL3-A-4, DC3-C-2)

RESPONSE: Project furthers concept for landscape elements as a 'soft hardscape' with walkways over planters such that planting pokes through the walking surface.

ADMINISTRATIVE DESIGN REVIEW - RESPONSE



- b. Staff supports the west concept behind the alley community space and the landscape as imagined in the precedent imagery located on page 48 of the EDG packet. (CS2-D-5, PL1-B-3, PL3-A-4, DC3-C-2, DC4-C)

RESPONSE:

The common amenity space at the SW corner includes benches and planting as shown in the precedent.



5. Materials:

- a. Materials and façade treatments will be critical to the success of the massing and as such the design team shall explore different ways of applying material and textures to create greater visual interest along all building facades. (DC4-A-1, DC4-C, DC4-D-2)

RESPONSE: The design aims to distinguish the masses using distinct materials and fenestration patterns. White masses are box ribbed metal siding, while the dark masses are a fiber cement with extruded profile to resemble a standing seam metal. Both masses use high quality materials that will be both durable and contribute to the quality of the neighborhood. The fenestration pattern further distinguishes the upper and lower masses.

MASSING AT ADR:

ADMINISTRATIVE DESIGN REVIEW - RESPONSE



MUP:



- b. The Design Guidelines call for appropriate high-quality materials which should have sufficient thickness to prevent warping and deformation. **(CS3, DC4-A1, DC4-A2)**

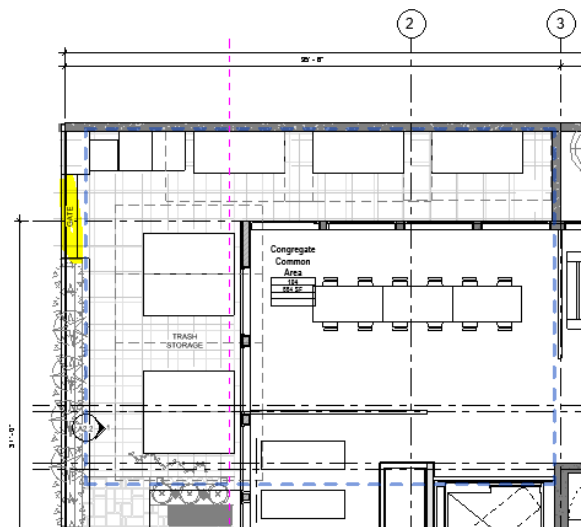
RESPONSE: High quality materials are important to this project both in terms of aesthetic presence and creating an elegant building, but also in terms of maintenance and durability, considering the location.

White siding is a box-rib metal siding that will provide significant relief and depth. The dark mass is a fiber cement panel that is cut into vertical strips with pronounced flashing profiles. This profile detail allows the fiber cement to appear like a standing seam metal. Fiber cement is chosen, instead of metal for instance, to allow for a better selection of colors. Rather than the colder colors available in metal siding, this project will use a warm gray color.

6. Trash:

- a. The design team shall provide the methodology and location for all trash staging on pick up days. **(DC2-B-1, DC1-C-4)**

RESPONSE: The trash corral is designed so that SPU may enter the corral and collect the trash directly from the site without staging on pick up days.



DEVELOPMENT STANDARD DEPARTURES

SDCI's preliminary 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

ADMINISTRATIVE DESIGN REVIEW - RESPONSE

than could be achieved without the departure(s).

At the time of the EARLY DESIGN GUIDANCE review, the following departures were requested:

At the conclusion of the Administrative EARLY DESIGN GUIDANCE phase, Staff recommended moving forward to MUP application.

1. Upper Level Side Setback Reduction

(23.45.518.- Table B) The code requires that for apartment developments in MR Zones, an upper level setback along interior lot lines requires a 10' average and a 7' minimum side setback above 42'-0" in building height.

The applicant is requesting to be allowed average side setback of 9.12 feet which is a 9% departure from the requirement.

The rationale is based on the notched side setback breaks the side facade into smaller masses, achieving greater relief on the sides than would be achieved with a terraced building. This respects neighboring properties by increasing access to light and air. Additionally, the eroded corners provide greater front and rear setbacks with more variety and visual interest facing the street and alley.

Staff is inclined to support the departure providing that the notch could become more of a multi-use or common amenity area or shifting a portion of the amenity space further to the west to accommodate both private and common amenity area. **(CS2 - Urban pattern and form, DC2-B Architectural and Façade Composition)**

RECOMMENDATIONS