

Seattle Housing Authority – Lake City Village Early Design Guidance

April 6, 2009

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STATEMENT OF DEVELOPMENT OBJECTIVES

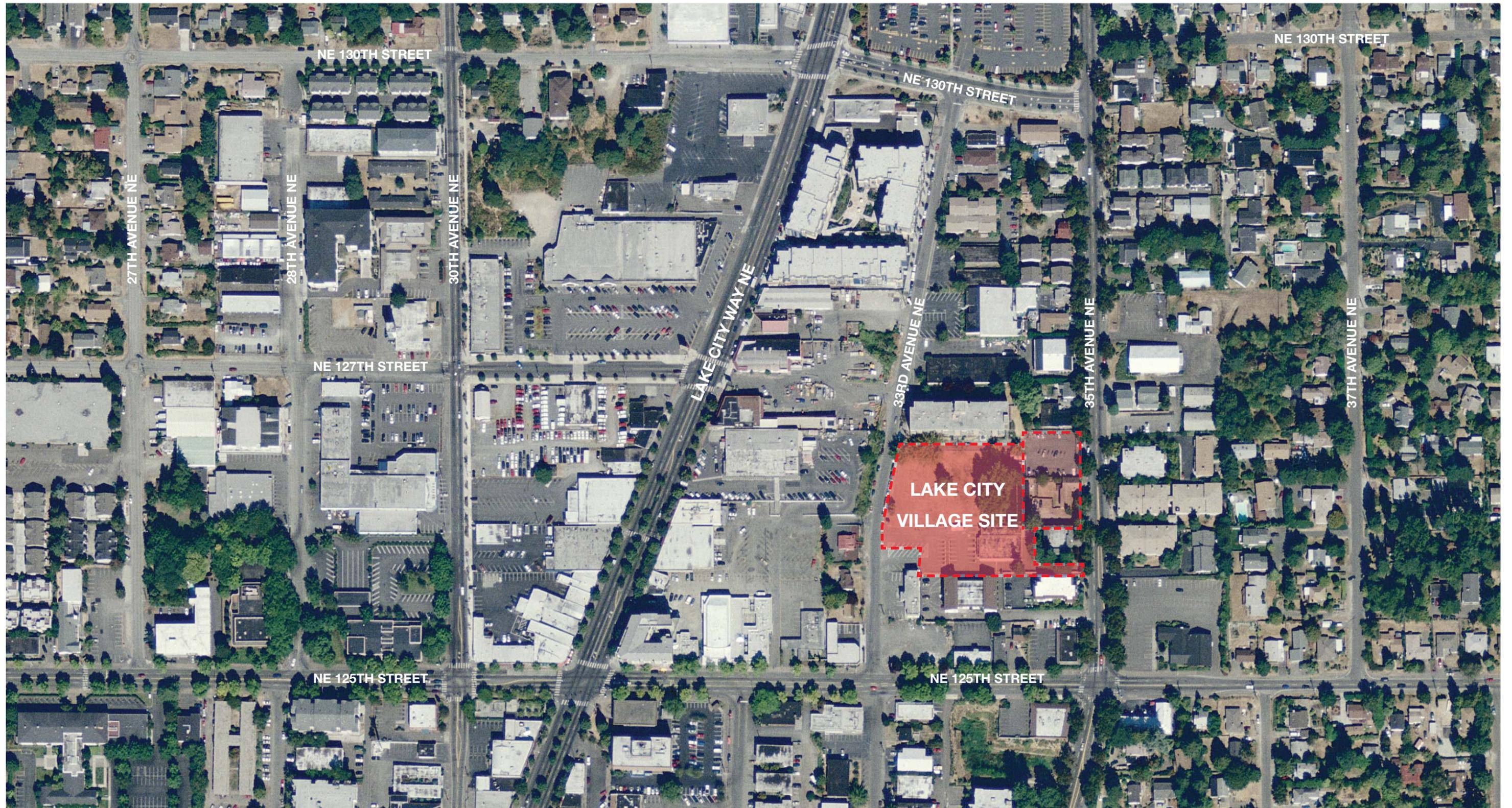
The Seattle Housing Authority has received a \$10.48M HOPE VI grant from the US Department of Housing and Urban Development to assist in the development of a mixed-income community on this site. The development will comprise 86 rental units of very-low-income and workforce housing, primarily for families, and 17 units of market-rate housing intended for sale to households with moderate incomes.

This application for Early Design Guidance concerns only the 86 units of rental housing. The site for development of the market-rate housing is shown on the plans because it is intended to be part of the larger community when developed, and some site preparation work may be done concurrently with the development of the rental housing.

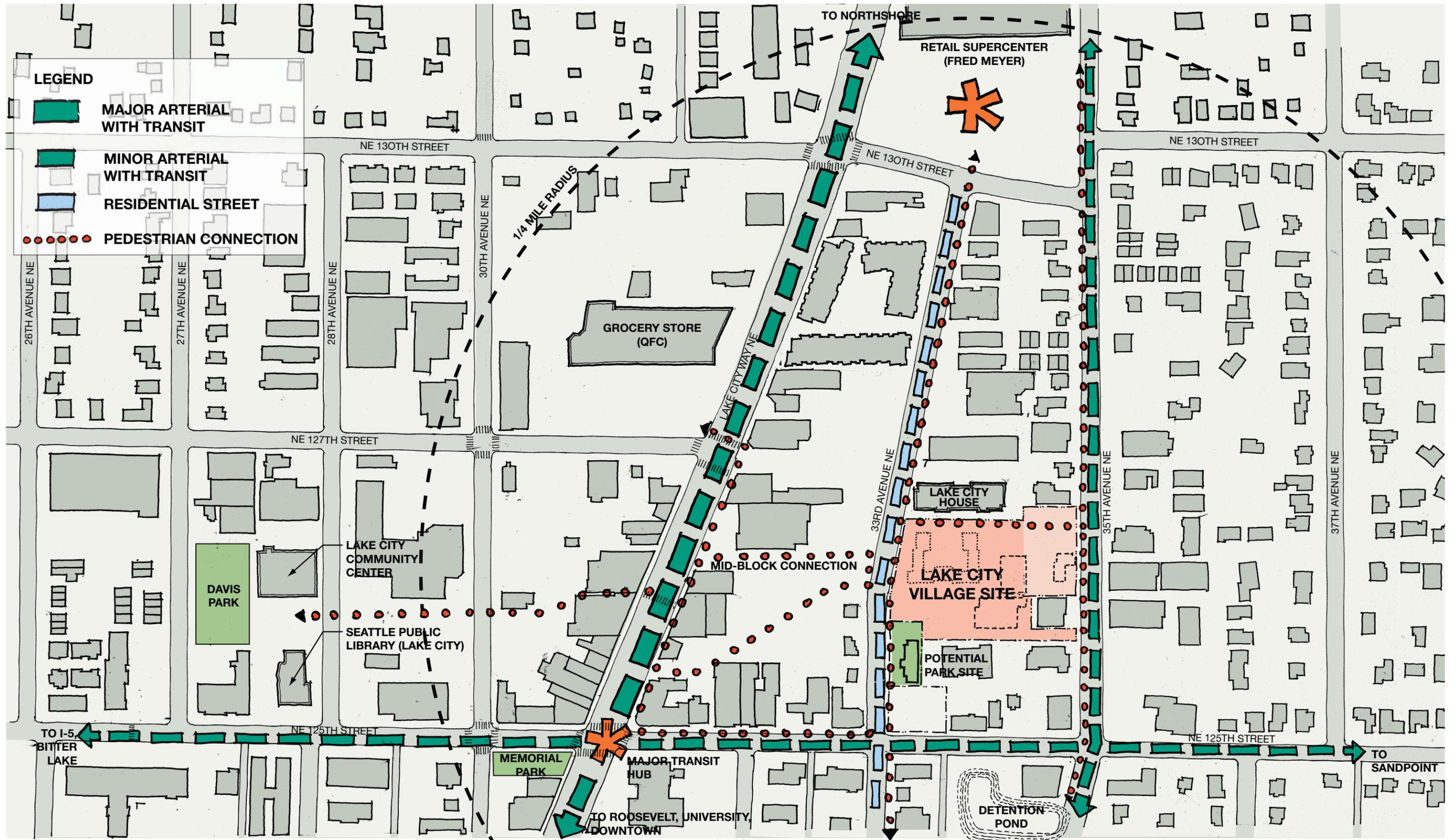
No commercial development is planned for the site. The site was exempted from requirements pertaining to non-residential development by Ordinance 120374.

The development also has certain urban design and environmental objectives, including:

- a mid-block pedestrian connection which will extend the existing informal system of mid-block pedestrian connections in the neighborhood.
- contribution to improvement of 33rd Avenue NE as a primary pedestrian connection in the neighborhood
- improvement of the quantity and quality of stormwater runoff from the site



Aerial Map



Urban Design Diagram

Guidelines Most Pertinent to the Site and Design of the Project

A. SITE PLANNING

A-1 Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location of prominent intersections, unusual topography, significant vegetation and views or other natural features.

A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

A-4 Human Activity

New Development should be sited and designed to encourage human activity on the street.

A-5 Respect for Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

North District/Lake City Community Design Guidelines:

Avoid locating exterior lights above the ground floor on the sides of structures facing residential uses.

A-6 Transition Between residence and Street

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

A-8 Parking and Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

B. HEIGHT, BULK AND SCALE

B-1 Height, Bulk and Scale Compatibility

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 near-by, 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 the adjacent zones.

North District/Lake City Community Design Guidelines:

Varying color, texture and materials to break up the potential monolithic character of a large structure; perhaps create more of a townhouse look facing the lower-intensity residential neighborhood.

Articulating the building façades vertically or horizontally in intervals that respond to the existing structures or platting pattern in the vicinity.

Using exterior siding materials that are compatible with residential structures.

Locating features such as open space on the zone edge to create further separation and buffering from the less intensive zone.

Setting back the structure from the property line of less intensely zoned areas.

C. ARCHITECTURAL ELEMENTS AND MATERIALS

C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.

Buildings should exhibit form and features identifying the functions within the building.

C-3 Human Scale

The design of new buildings should incorporate architectural features elements and details to achieve a good human scale.

C-4 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.

C-5 Structure Parking Entrances

The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

D. PEDESTRIAN ENVIRONMENT

D-1 Pedestrian Open Space and Entrances

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 spaces should be considered.

D-2 Blank Walls

Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.

D-6 Screening of Dumpsters, Utilities and Service Areas

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When it is not possible to locate these elements away from the street front, they should be screened from view using high quality and compatible materials and should not be located in the pedestrian right-of-way.

D-7 Personal Safety and Security

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

D-12 Residential Entries and Transitions

For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.



E. LANDSCAPING

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscapes.

E-2 Landscaping to Enhance the Building and/or Site

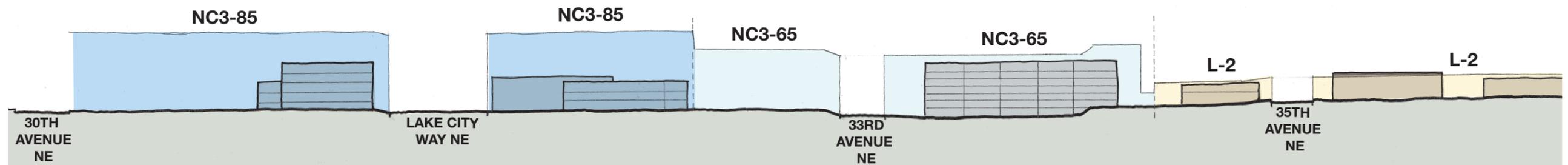
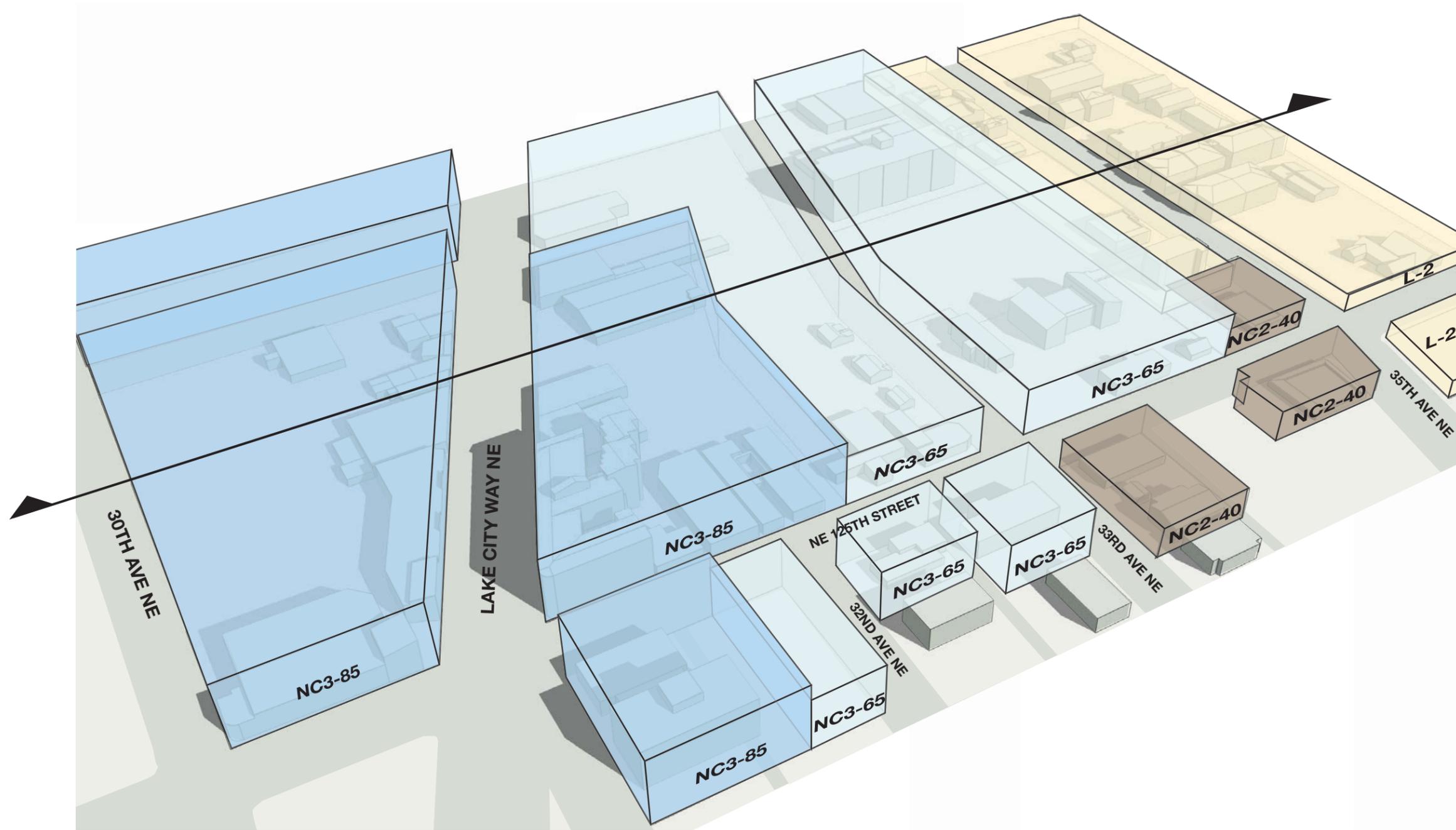
Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

North District/Lake City Design Guidelines:

Use landscaping to further define and provide scale for open space. Lush plants, warm materials and pleasing details are encouraged. Retain existing mature trees wherever possible.

Use lighting to emphasize landscaping where appropriate.





Zoning Diagram



33rd Avenue NE – Looking East



33rd Avenue NE – Looking West

Streetscape Montage

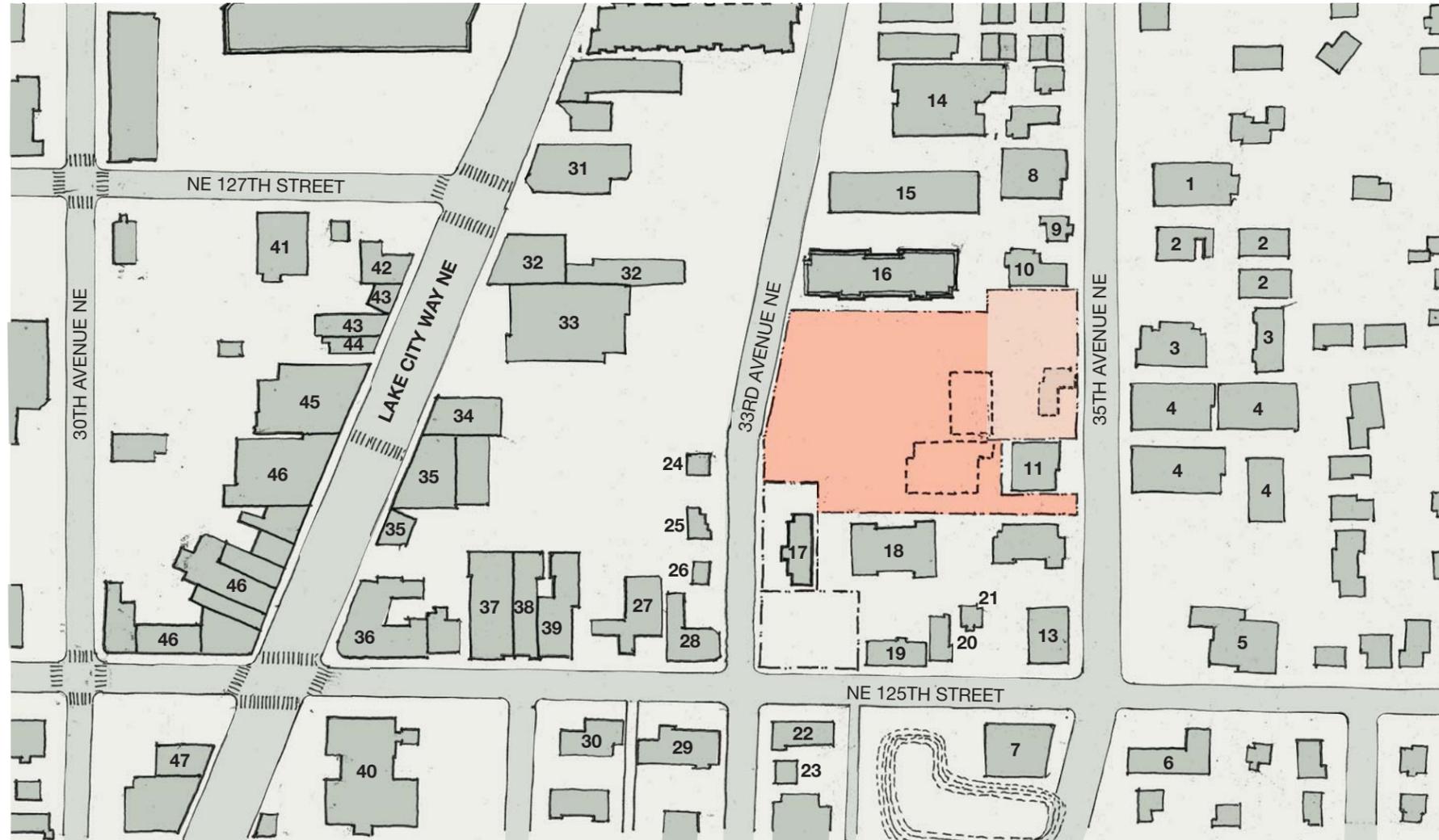


35th Avenue NE – Looking East



35th Avenue NE – Looking West

Streetscape Montage



LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> 1 Judson Babtist Church 2 Townhouses 3 Shorecrest Apartments 4 Spring lake Apartments 5 13th Church of Christ Scientist 6 Apartments 7 Dentistry 8 Apartments 9 House 10 House 11 Apartments 12 Apartments 13 Dentistry 14 Apartments 15 The Arwine Co., EnviroDrain, Northwest Heating 16 Lake City House 17 Varsity Plaza 18 Carlynn Apartments 19 Victoria Professional Building 20 Mike's Dry Cleaning 21 House 22 Lake City Chiropractic 23 House 24 House 25 House (Mennonite Church) 26 House 27 Grace Dental 28 The Williams Building 29 Peak Sports & Spine Physical Therapy 30 Office Building 31 Pawn Exchange 32 Hertz Equipment Rental 33 Value Village 34 Barber Shop, Tobacco Shop 35 Sporthaus | <ul style="list-style-type: none"> 36 Short Cuts, eBits, Piece of Mind, Minoo Bakery, Curves 37 Martin Vision Clinis 38 Farmers Insurancecv 39 Seattle mennonite Church 40 Washington Mutual Bank 41 US Post Office 42 Quick Lane Auto Center 43 Watch and Battery 44 Toyoda Sushi 45 American Eagle Hobbies 46 Bartells, Panda Express, BESCO, FedEx/Kinkos, The Money Tree, T-Mobile 47 North Seattle Dental Clinic |
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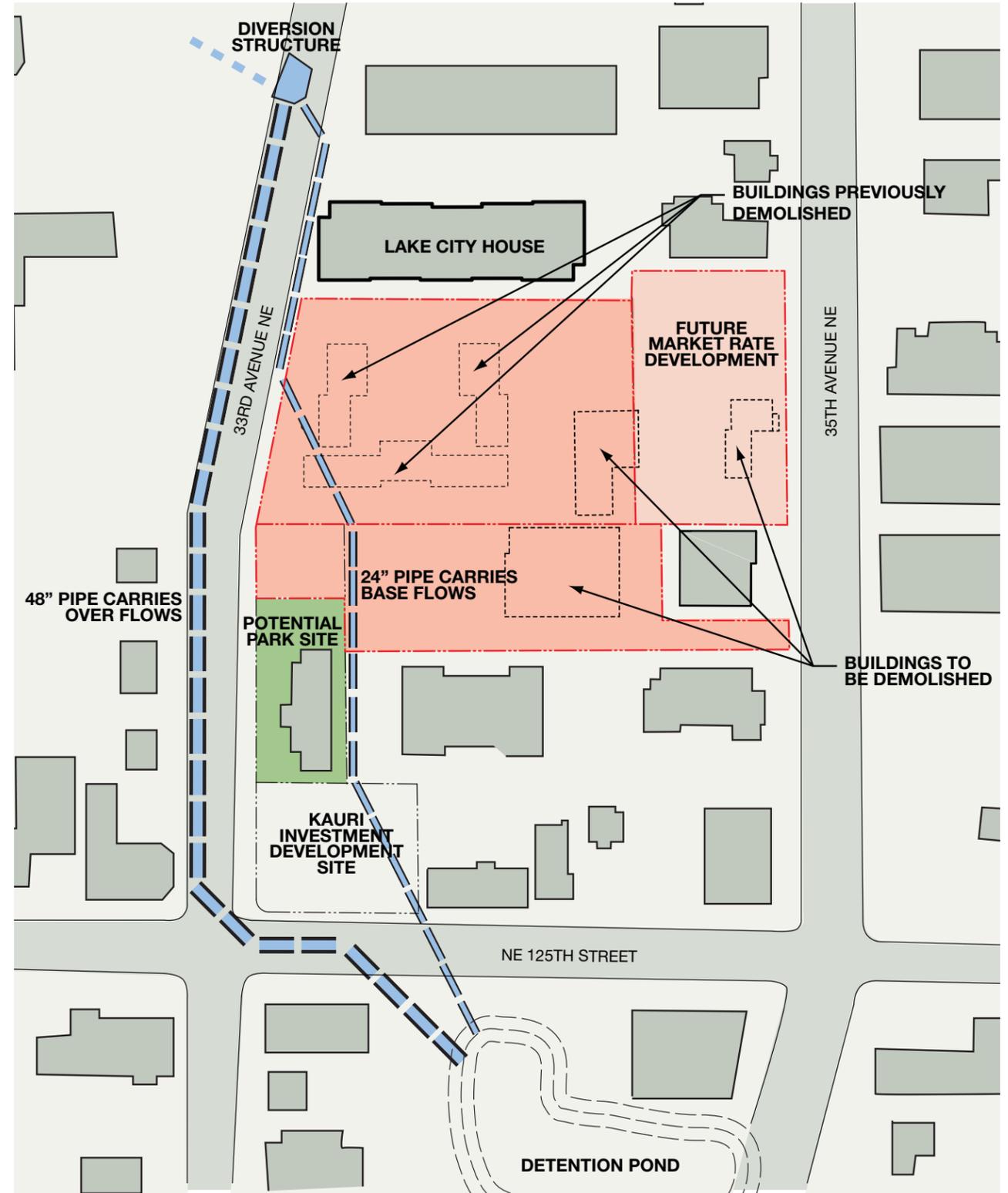
Existing Uses



LEGEND

- 1 Douglas Fir
- 2 Red Maple
- 3 Silver Maple
- 4 Quaking Aspen
- 5 Black Locust
- 6 Black Cottonwood
- 7 Washington Hawthorn
- 8 European Hornbeam
- 9 Colorado Blue Spruce
- 10 Narrow Leaf Ash

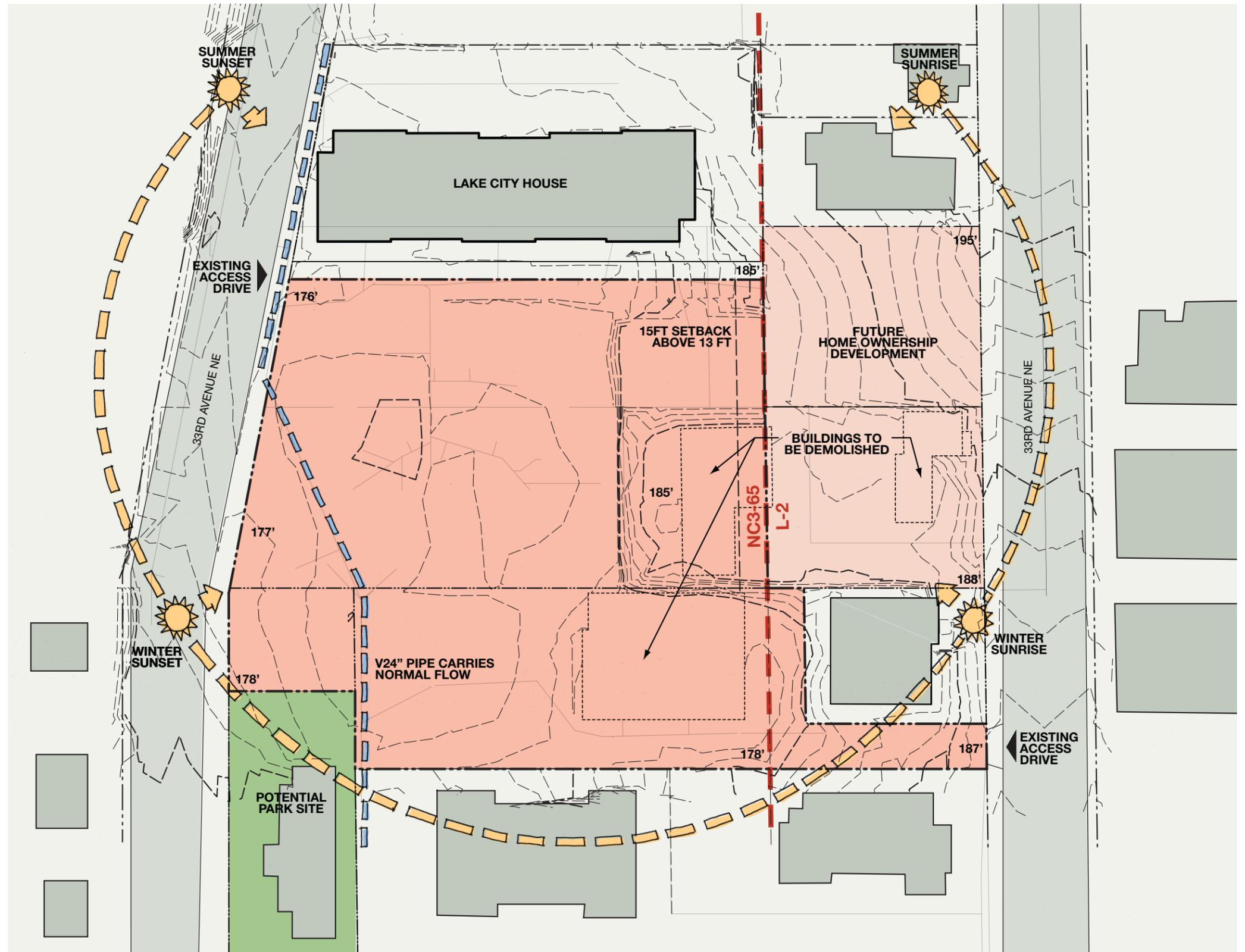
Tree Survey



Vicinity Plan

ZONE NC3-65 REQUIREMENTS	
SEPA Threshold	4000sf
F.A.R. (Equivalent sf)	4.75 (351,717sf)
Parking (Stalls per unit)	1.0 stall
Basic Height	65ft
Green Factor	0.30
Amenity Space	5% of gross floor area in residential use
Rear Setback	15ft above 15ft height at rear lot line abutting residential zone

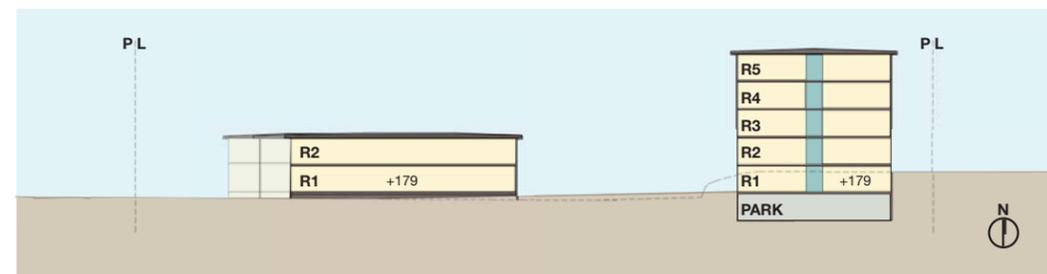
ZONE L-2 REQUIREMENTS	
SEPA Threshold	≤ 20 in urban village
Density	1200sf lot area per unit (37 d.u.a)
Parking (Stalls per unit)	1.15-1.30 stalls 1.0 stall ≤ 10 units
Basic Height	25ft
Landscaping	3x lot perimeter
Open Space	300sf/ea for ground related units 30% lot for apartments
Lot Coverage	40% 50% TH
Front Setback	average of adjacent 5-20ft minimum
Rear Setback	20ft
Side Setback	5-7ft
Building Width	50ft apartments 90ft townhouses
Building Depth	60% lot apartments 65% townhouses



Site Analysis



Option A – Plan

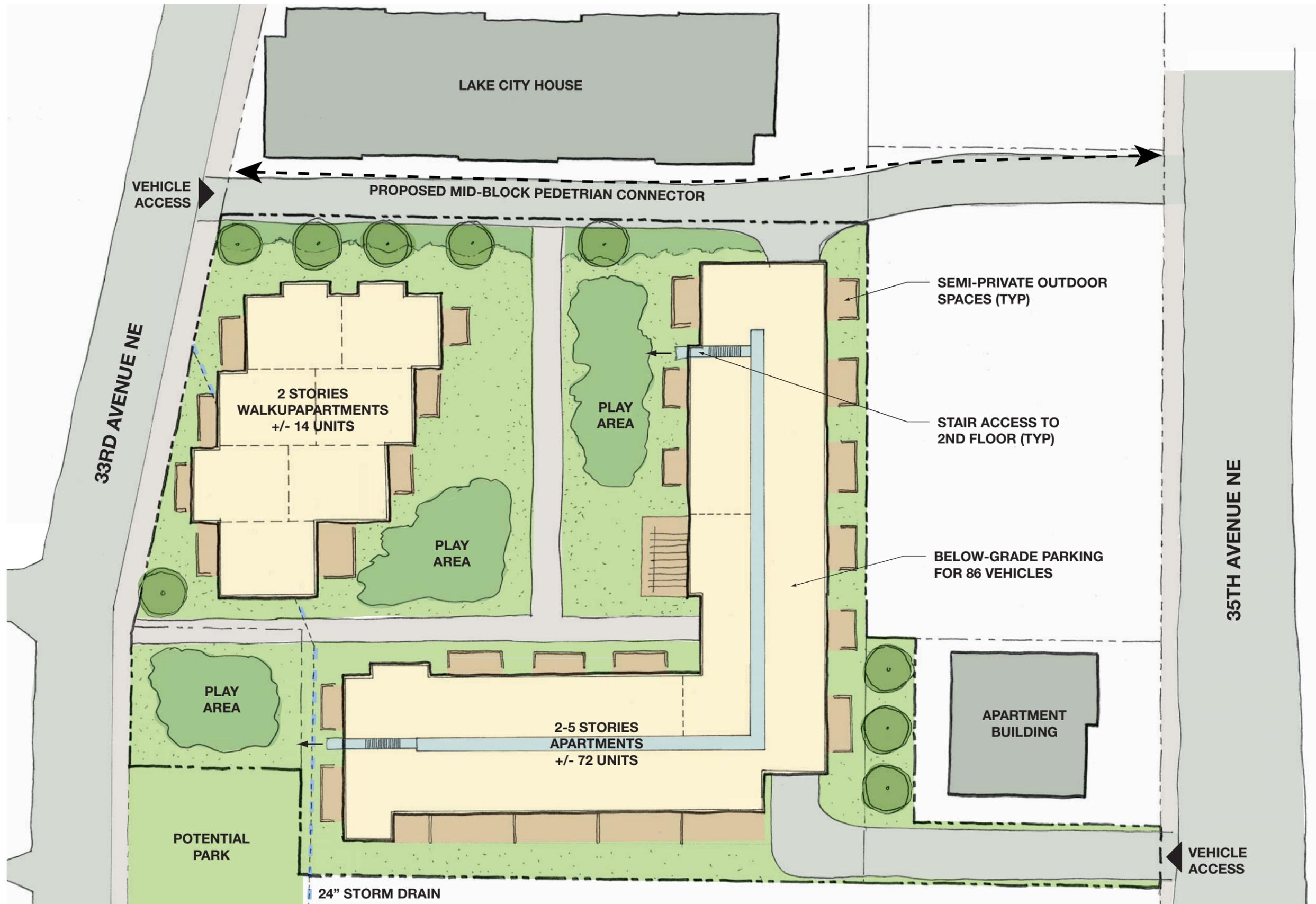


Section

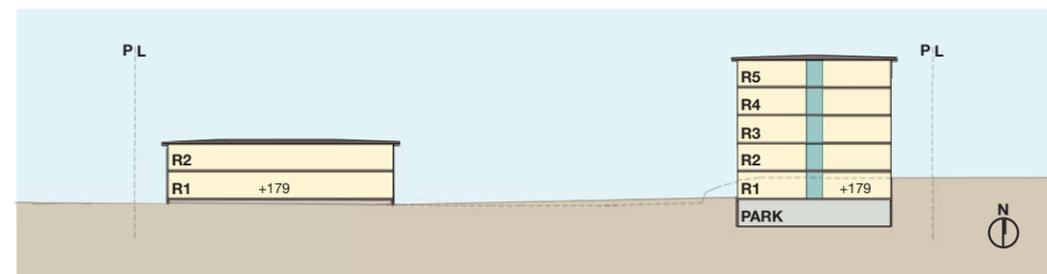
Characteristics:

- Orients central open space toward Lake City House
- Significant open space and play areas toward the street are a visual extension of the potential park
- Maintains storm drain in place
- Taller building elements are to back of site where grade is higher
- 1BR and 2BR units in L-shaped building; most 3BR and 4BR units in separate structure

Option A – Perspective View/Section



Option B – Plan



Section

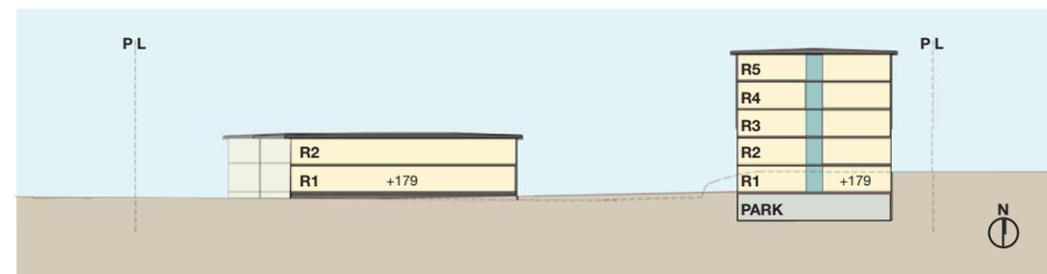
Characteristics:

- Orients central open space toward Lake City House
- Central open space is larger, less open space and play area oriented to street
- Storm drain is relocated
- Taller building elements are to back of site where grade is higher
- 1BR and 2BR units in L-shaped building; most 3BR and 4BR units in separate structure

Option B – Perspective View/Section



Option C – Plan

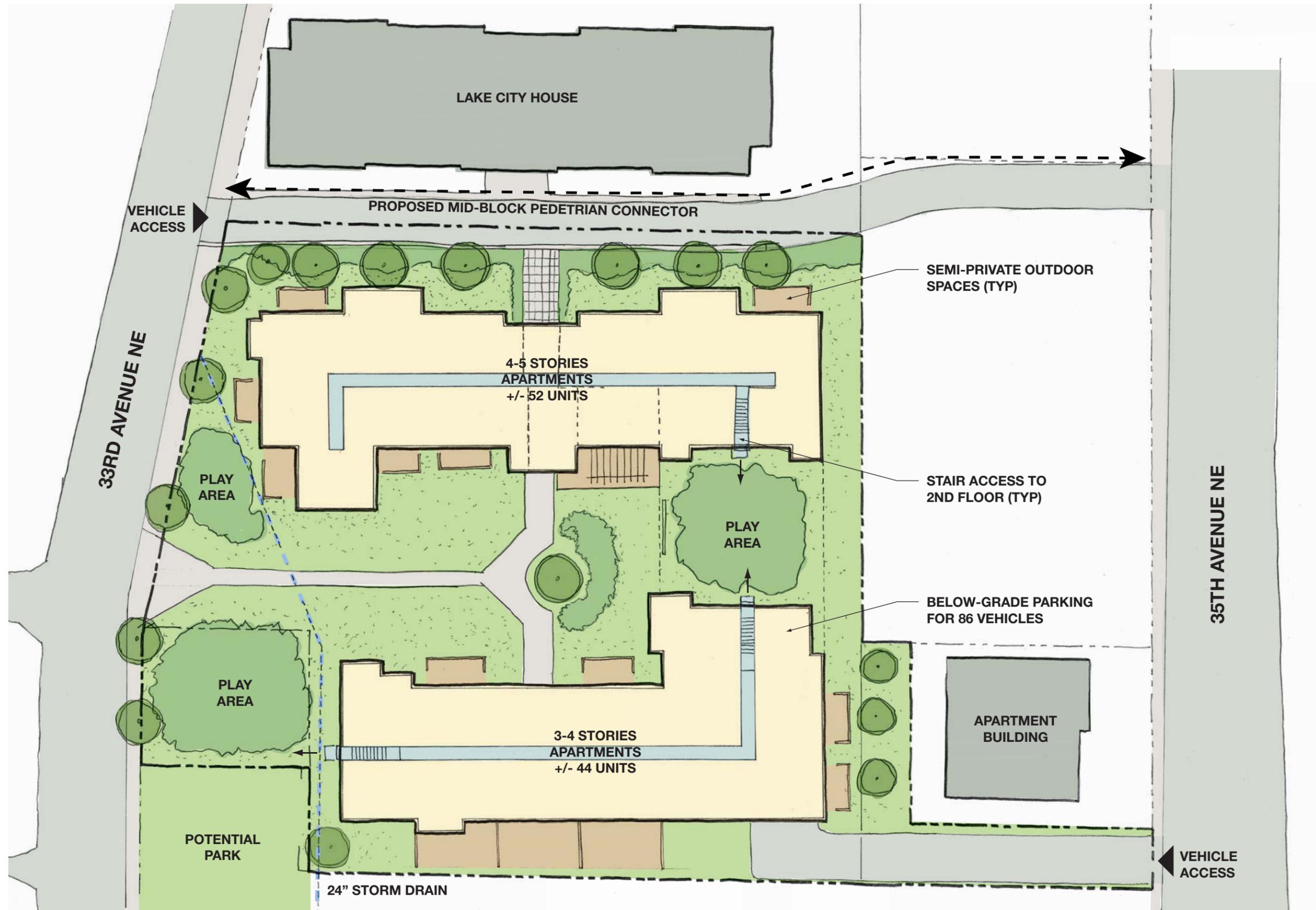


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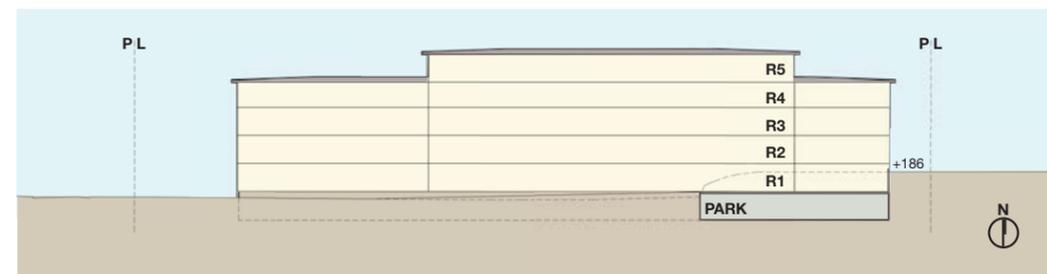
Characteristics:

- Orients central open space toward Lake City House
- Significant open space and play areas toward the street are a visual extension of the potential park
- Maintains storm drain in place
- Taller building elements are to back of site where grade is higher
- 1BR and 2BR units taller building; most 3BR and 4BR units in separate structure
- Entrances more centrally located

Option C – Perspective View/Section



Option D – Plan

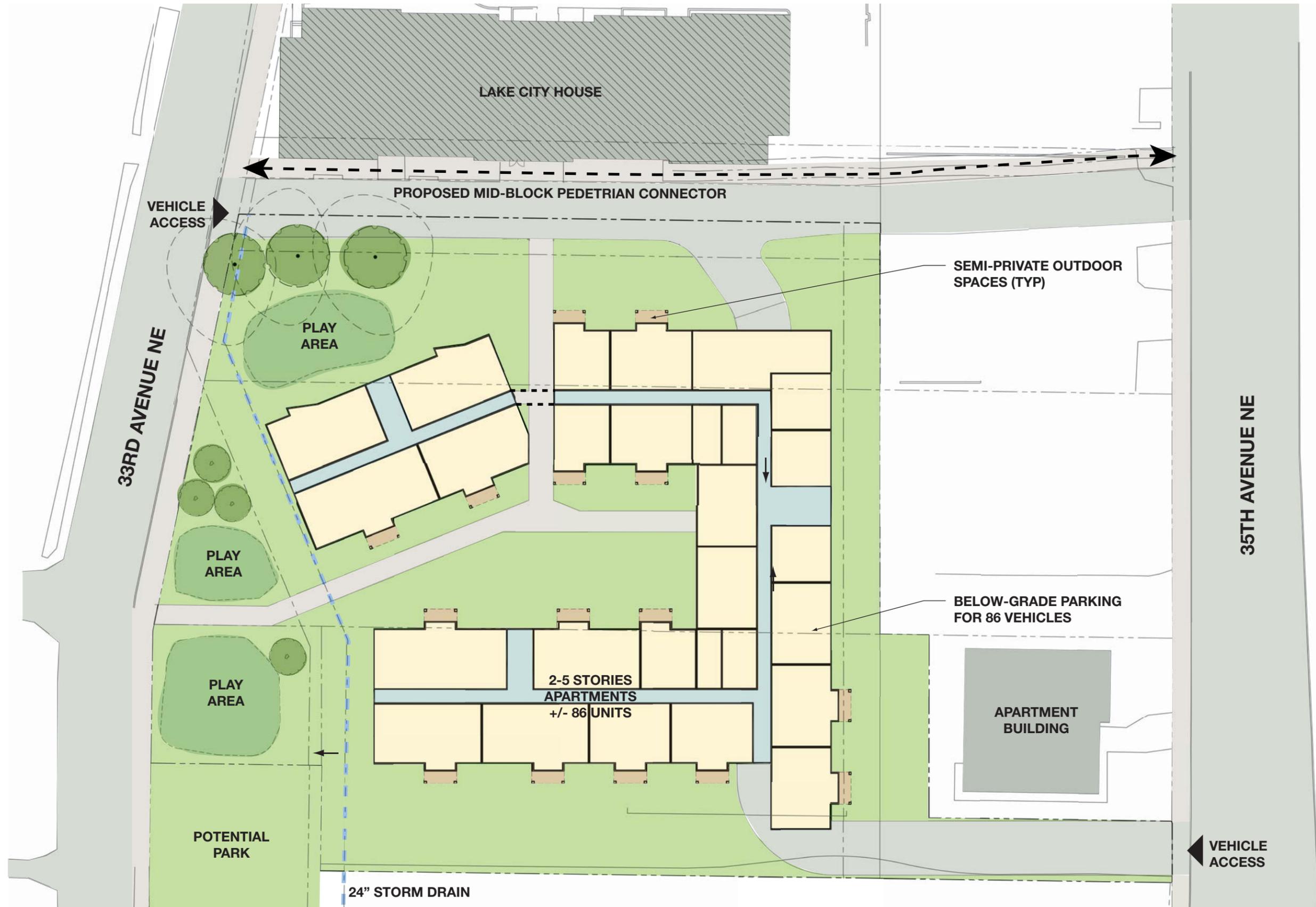


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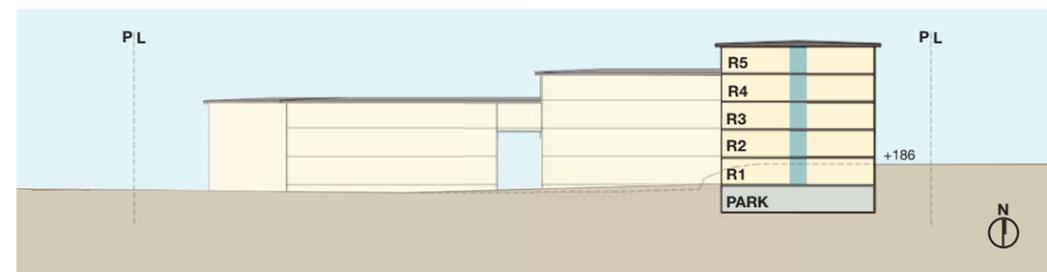
Characteristics:

- Orients central open space toward 33rd Avenue NE and the market-rate development on 35th Avenue NE
- Significant open space and play areas toward the street are a visual extension of the potential park
- Maintains storm drain in place
- North building has street-like relationship to Lake City House
- Smaller and large units are mixed
- Entrances more centrally located

Option D – Perspective View/Section



Preferred Option E – Plan



Section

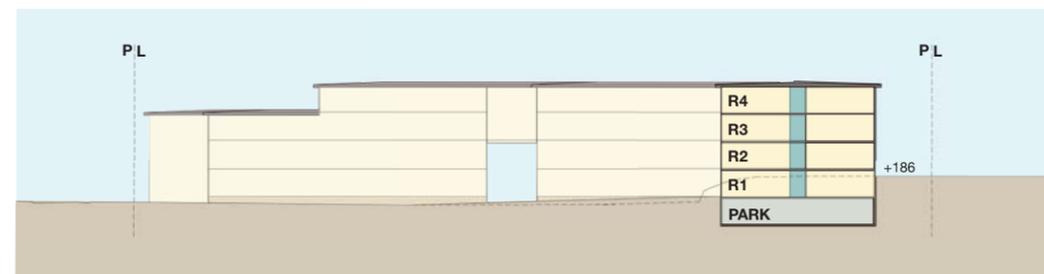
Characteristics:

- Orients central open space toward 33rd Avenue NE
- Significant open space and play areas toward the street are a visual extension of the potential park
- Maintains storm drain in place
- Canted orientation of northwest wing opens Lake City House to 33rd Avenue NE
- Smaller and large units are mixed
- Single entrance is centrally located

Preferred Option E – Perspective View/Section



Option F – Plan



Section

Characteristics:

- Four Story limitation for possible cost considerations
- Orients central open space toward 33rd Avenue NE
- Significant open space and play areas toward the street are a visual extension of the potential park
- Requires relocation of storm drain
- Canted orientation of northwest wing opens Lake City House to 33rd Avenue NE
- Smaller and large units are mixed
- Single entrance is centrally located

Option F – Perspective View/Section