

Seattle Housing Authority – Lake City Village Design Review Board

October 5, 2009

HEWITT

Statement of Development Objectives	1
Aerial Map	2
Urban Design Diagram	3
Design Guidelines	4
Zoning Diagram	6
Streetscape Montage	7
Existing Uses	9
Tree Survey	10
Vicinity Plan	11
Site Analysis	12
Option F (from EDG April 6, 2009)	
Plan	13
Perspective View/Section	14
Illustrative Site Plan	15
Birdseye Perspective	16
West Entry Perspective	17
Breezeway Perspective looking South	18
Plans	19
Site Section looking East	22
Site Section looking North	23
Site Section looking South	24
Shadow Studies	25
West Elevation	28
North Elevation	29
East Elevation	30
South Elevation	31
Perspective – West Courtyard	32
Perspective – East Courtyard	33
Conceptual Lighting/Signage Plan	34
HEWITT Relative Experience	35



STATEMENT OF DEVELOPMENT OBJECTIVES

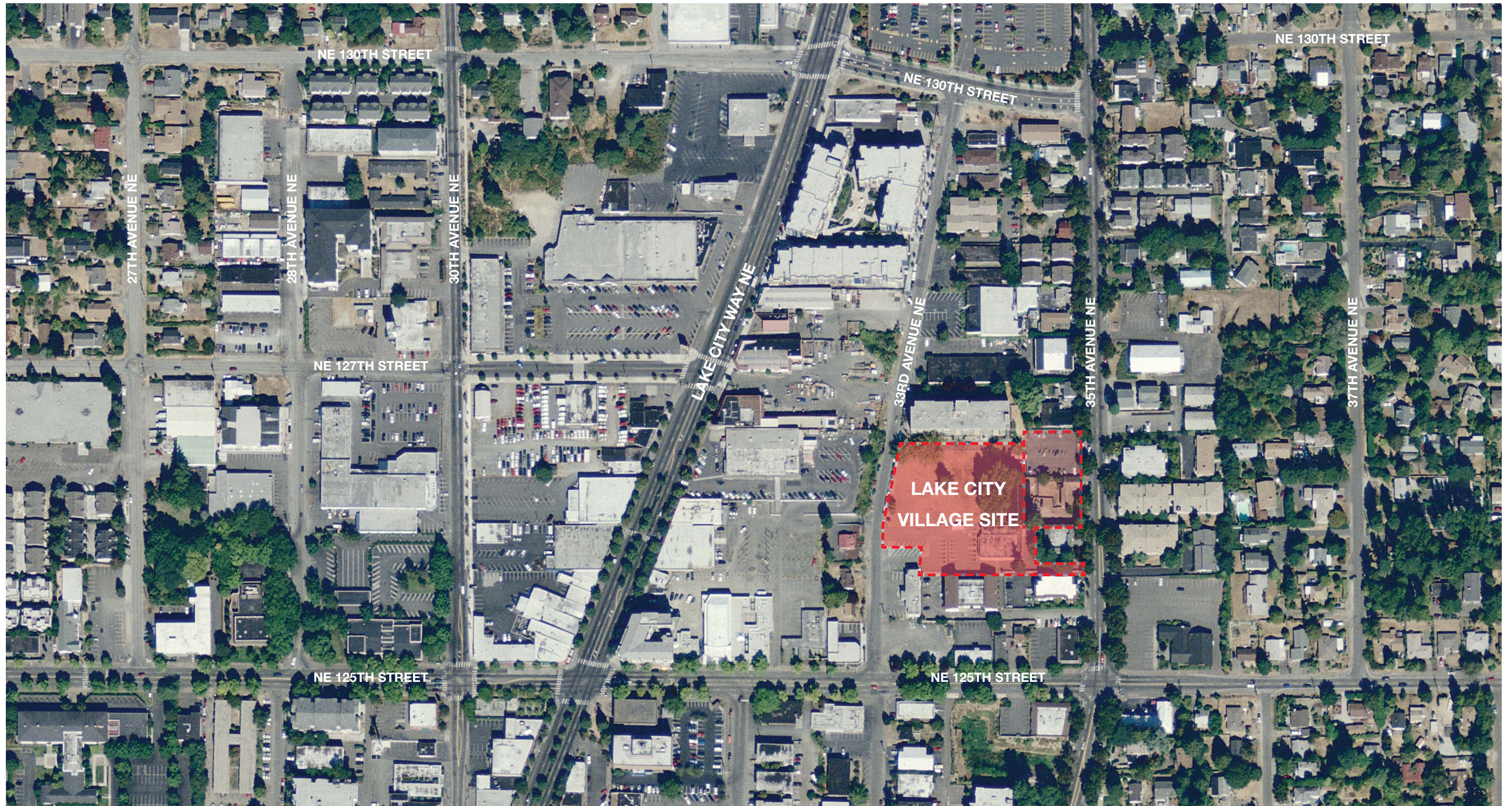
The Seattle Housing Authority has received a \$10.48M HOPE VI grant from the US Department of Housing and Urban Development to assist in the development of a mixed-income community on this site. The development will comprise 86 rental units of very-low-income and workforce housing, primarily for families,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

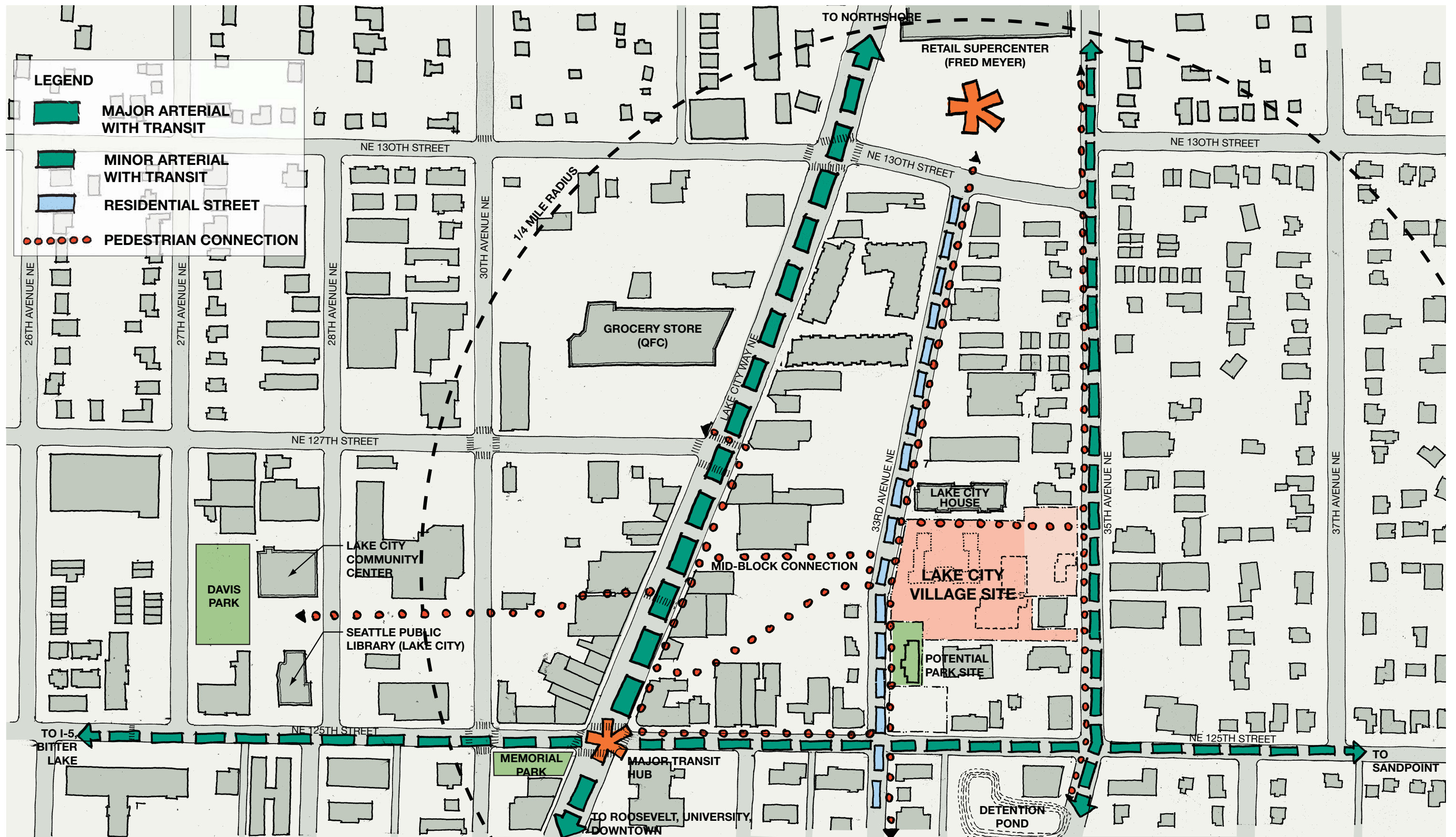
No commercial development is planned for the site. The site was exempted from requirements pertaining to non-residential development by Ordinance 120374.

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

A. SITE PLANNING *(Review the North District/Lake City design guidelines for full text)*

A-1 Responding to Site Characteristics

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

North District/Lake City design Guideline (augmenting A-1)

- New site development and structures should use sustainable building practices that reuse and retain surface water runoff on-site to recharge groundwater and reduce pollution before it enters the creek to improve the quality of the creek and the health of wildlife.

A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

North District/Lake City design Guideline (augmenting A-3)

- Clearly indicate main entries to new commercial and multiple family residential buildings through design, material changes, lighting and street visibility.

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 design Guideline (augmenting A-5)

- 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 to properties and pedestrian safety.

North District/Lake City design Guideline (augmenting A-8)

“Cut through” traffic—coming from outside the neighborhood and driving on residential streets to reach a destination outside the neighborhood—is a significant concern to residents. Consider the following:

- Vehicular traffic of the new development should ingress and egress toward the more intensive zoned area and not the lesser zoned area.

B. HEIGHT, BULK AND SCALE *(Review the North District/Lake City design guidelines for full text)*

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 design Guideline (augmenting B-1)

Consider the following when a sensitive edge condition calls for design methods to provide a positive transition:

- 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.
- Consider stepping back upper stories to maintain scale compatibility, provide for light and air on streets and avoid a canyon effect for structures in 65-foot and higher zones.
- Where there are zone edges between commercial and residential parcels, a vegetated buffer is encouraged between the differing zones. This, along with street trees and wider sidewalks, will be critical to creating the transition desired by the community that will make increased heights and densities compatible with surrounding areas.

C. ARCHITECTURAL ELEMENTS AND MATERIALS *(Review the North District/Lake City design guidelines for full text)*

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. In general, the roofline or top of the structure should be clearly distinguished from its façade walls.

North District/Lake City design Guideline (augmenting C-2)

The proper articulation of a building’s façade should add to the quality and variety of Lake City’s Hub Urban Village architecture.

- Establish a building’s overall appearance based on a clear set of proportions. A building should exhibit a sense of order.
- Employ a hierarchy of vertical and horizontal elements. Use materials to unify the building as a whole. Facade articulation should reflect changes in building form and function, from the base, to the middle, to the top. Vertical lines should be carried to the base of a building.
- Provide a clear pattern of building openings. The pattern of windows and doors should unify a building’s street wall—not detract from it—and add to a façade’s three-dimensional quality. Recessed windows are encouraged to create shadow lines and further promote three-dimensional expression.
- Large expanses of blank walls should be avoided.

C-3 Human Scale

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

North District/Lake City design Guideline (augmenting C-3)

- Use façade treatments and changes in materials to distinguish the ground level of a building from the upper levels, especially where a building orients to the street and/or defines public space.

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.

North District/Lake City design Guideline (augmenting C-4)

Design signs that are appropriate for the pedestrian scale and character that is envisioned for the area. Signs should be oriented and scaled for both pedestrians on sidewalks and persons in vehicles on streets within the immediate neighborhood.

Use materials, colors and details to unify a building’s appearance; buildings and structures should be built of compatible materials on all sides. Consider limiting the number of materials and colors used on the exterior of an individual building so that there is visual simplicity and harmony. If intense color is used it should only be used as an accent in a carefully executed and balanced color scheme. Buildings sided primarily in metal are discouraged. Design architectural features that are an integral part of the building. Avoid ornamentation and features that appear “tacked-on” or artificially thin.

D. PEDESTRIAN ENVIRONMENT *(Review the North District/Lake City design guidelines for full text)*

D-1 Pedestrian Open Spaces 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 space should be considered.

North District/Lake City design Guideline (augmenting D-1)

- Plazas and vegetated setbacks should be considered on sites located immediately across from and adjacent to natural drainage areas including Thornton Creek.
- Appropriate lighting, including at-grade lights, should be considered to help ensure safe pedestrian areas.
- Encourage a new development(s) to provide an open space pedestrian passageway, safe for pedestrians and secure for site tenants, which connects 33rd Avenue Northeast to 35th Avenue Northeast; and, 33rd Avenue Northeast to Lake City Way, preferably near Northeast 127th Street.
- Create visual interest in the block, building-faces or walls by adding small pedestrian indentations for seating and outdoor eating.
- New development is encouraged to support development of a new park mid-block to offset anticipated increases in low-income and affordable housing.

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-3 Retaining Walls

Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible. Where higher retaining walls are unavoidable, they should be designed to reduce their impact on pedestrian comfort and to increase the visual interest along the streetscapes.

D-4 Design of Parking Lots near Sidewalks

Parking lots near sidewalks should provide adequate security and lighting, avoid encroachment of vehicles onto the sidewalk, and minimize the visual clutter of parking lot signs and equipment.

North District/Lake City design Guideline (augmenting D-4)

- As sites with large surface parking areas, such as auto dealerships, are redeveloped, consider locating parking under, beside or behind new structures.

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 elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view 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 *(Review the North District/Lake City design guidelines for full text)*

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 Guideline (augmenting E-2)

- 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.

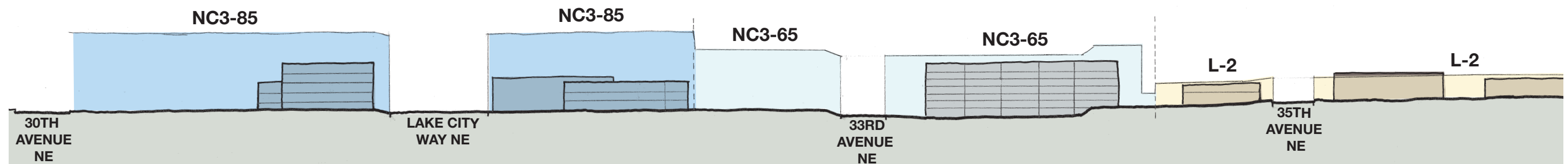
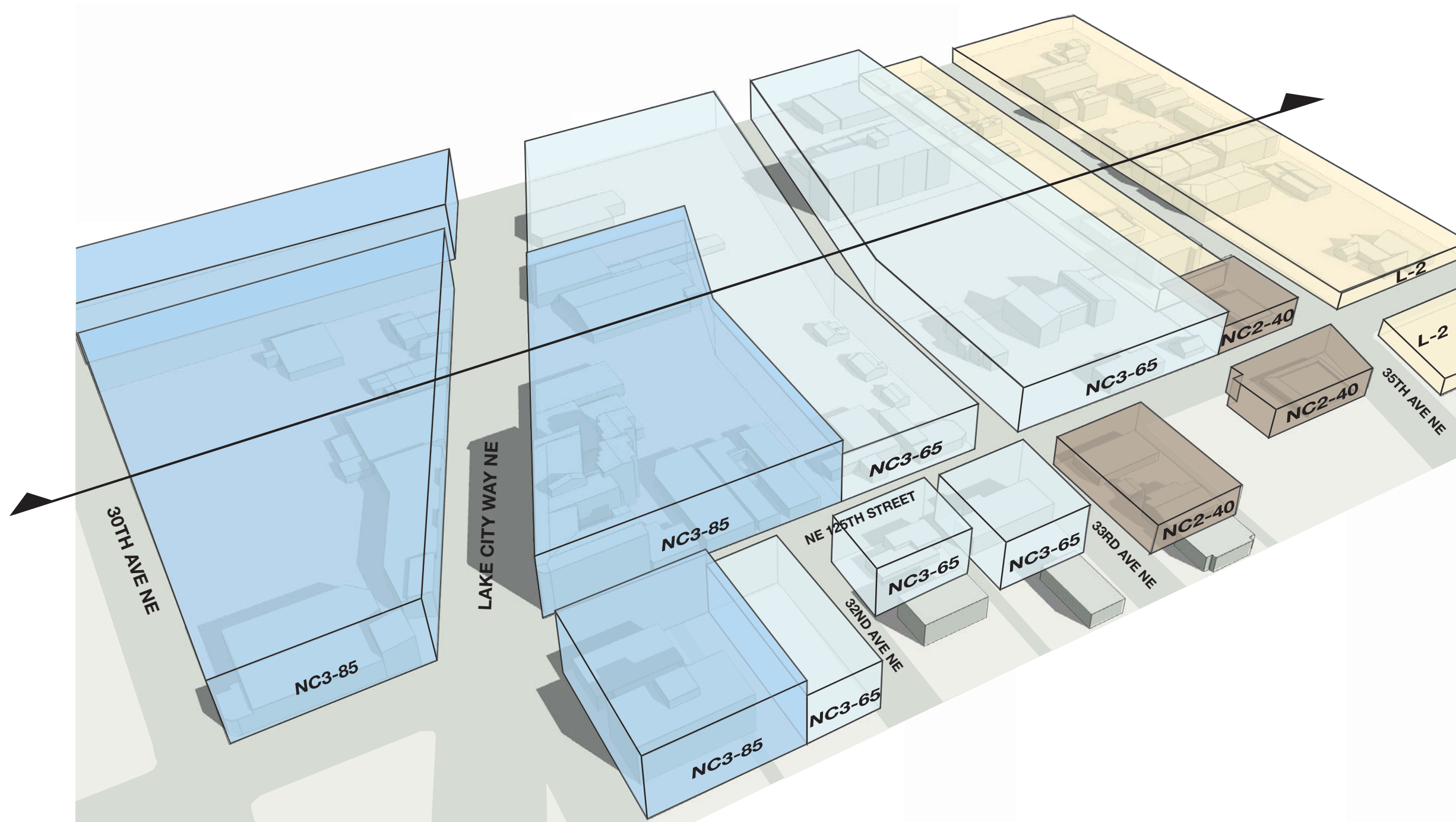
E-3 Landscape Design to Address Special Site Conditions

The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

North District/Lake City design Guideline (augmenting E-3)

The landscape design should attempt to re-inject into the ground water resource the run-off from buildings, sidewalks, streets, parking lots and large paved areas by using surfaces which allow filtration, grassy swales or other types of water runoff courses, landscaped detention areas or permeable detention vaults and other associated treatments to filter run-off and retain it.

Design Guidelines



Zoning Diagram



33rd Avenue NE – Looking East



33rd Avenue NE – Looking West

Streetscape Montage

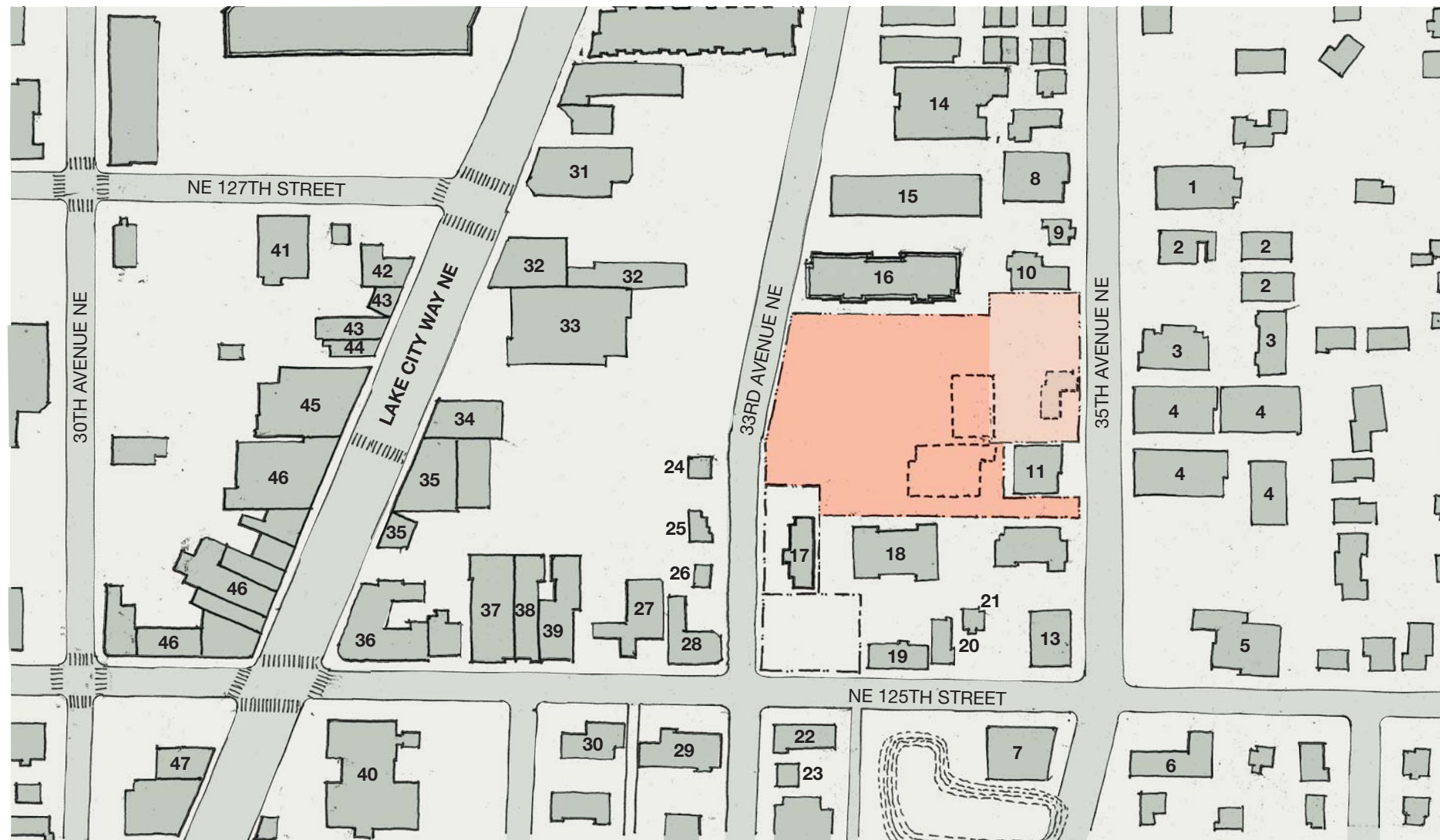


35th Avenue NE – Looking East



35th Avenue NE – Looking West

Streetscape Montage



LEGEND

- | | | | |
|----|--|----|--|
| 1 | Judson Babbist Church | 36 | Short Cuts, eBits, Piece of Mind, Minoo Bakery, Curves |
| 2 | Townhouses | 37 | Martin Vision Clinis |
| 3 | Shorecrest Apartments | 38 | Farmers Insurancecv |
| 4 | Spring lake Apartments | 39 | Seattle mennonite Church |
| 5 | 13th Church of Christ Scientist | 40 | Washington Mutual Bank |
| 6 | Apartments | 41 | US Post Office |
| 7 | Dentistry | 42 | Quick Lane Auto Center |
| 8 | Apartments | 43 | Watch and Battery |
| 9 | House | 44 | Toyoda Sushi |
| 10 | House | 45 | American Eagle Hobbies |
| 11 | Apartments | 46 | Bartells, Panda Express, BESCO, FedEx/Kinkos, The Money Tree, T-Mobile |
| 12 | Apartments | 47 | North Seattle Dental Clinic |
| 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 | | |

Existing Uses

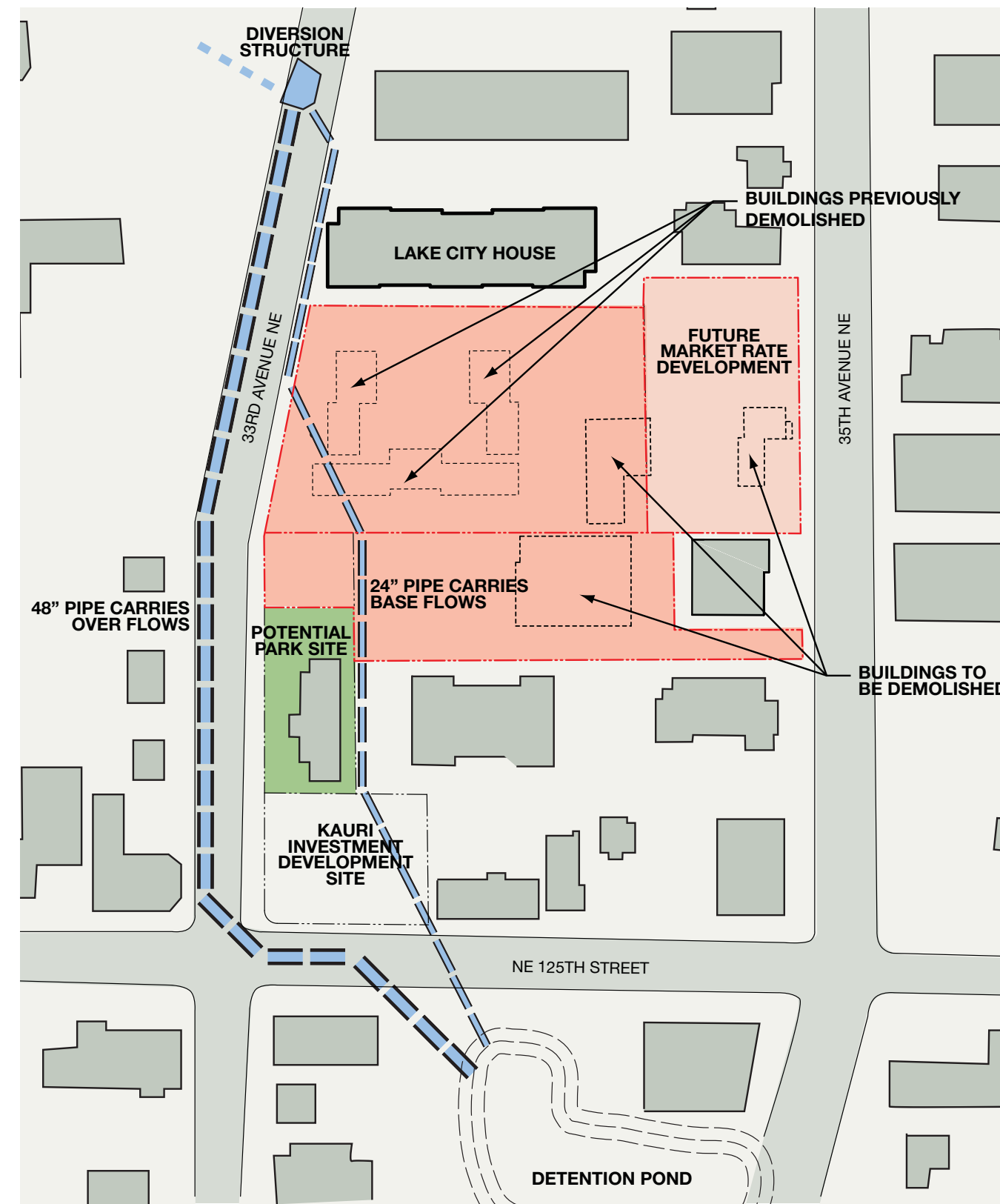
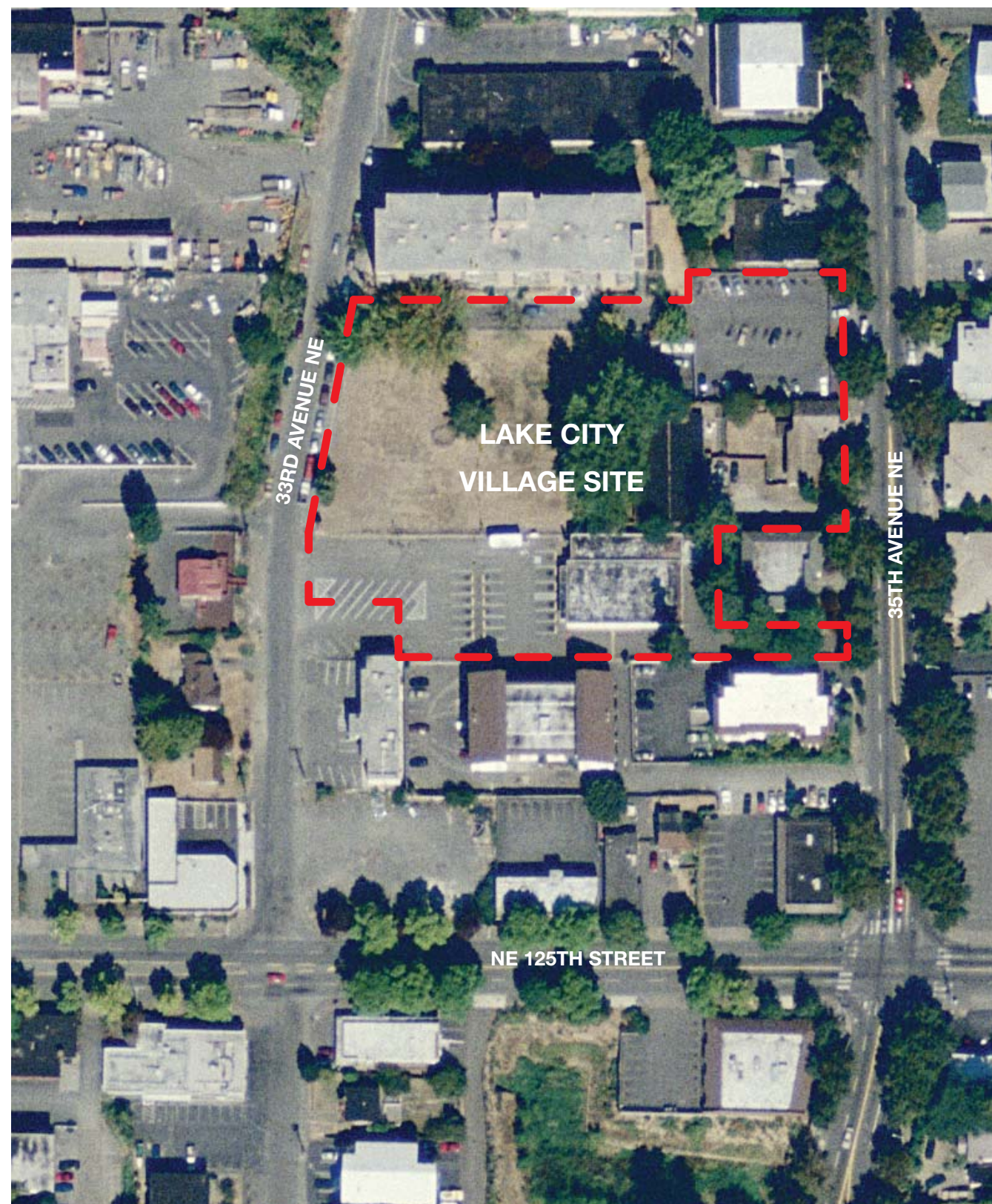




LEGEND

- 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

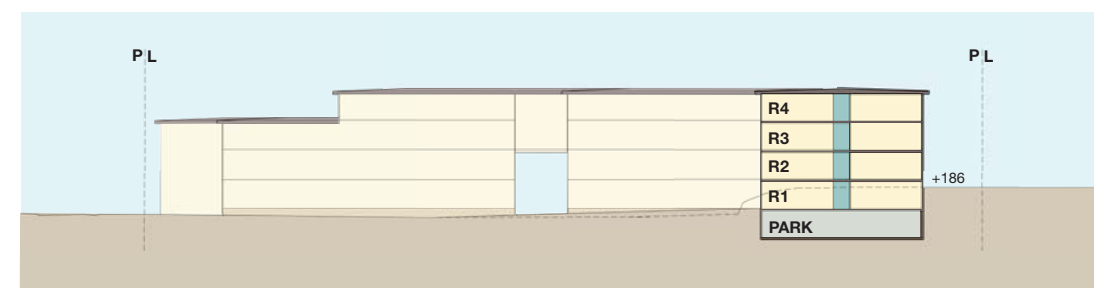


Site Analysis



FROM EDG APRIL 6, 2009

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

FROM EDG APRIL 6, 2009

Option F – Perspective View/Section



Illustrative Site Plan



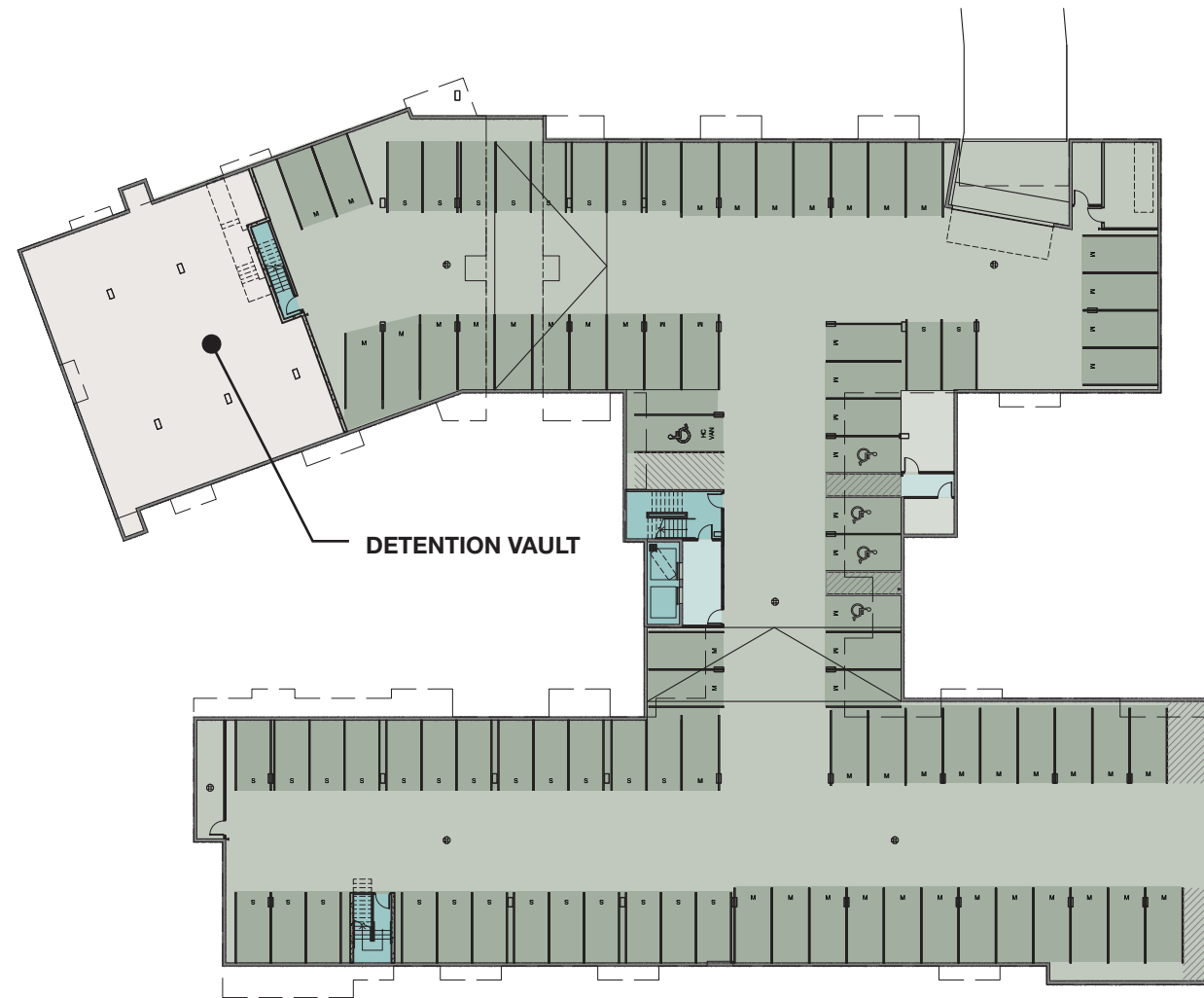
Birdseye Perspective



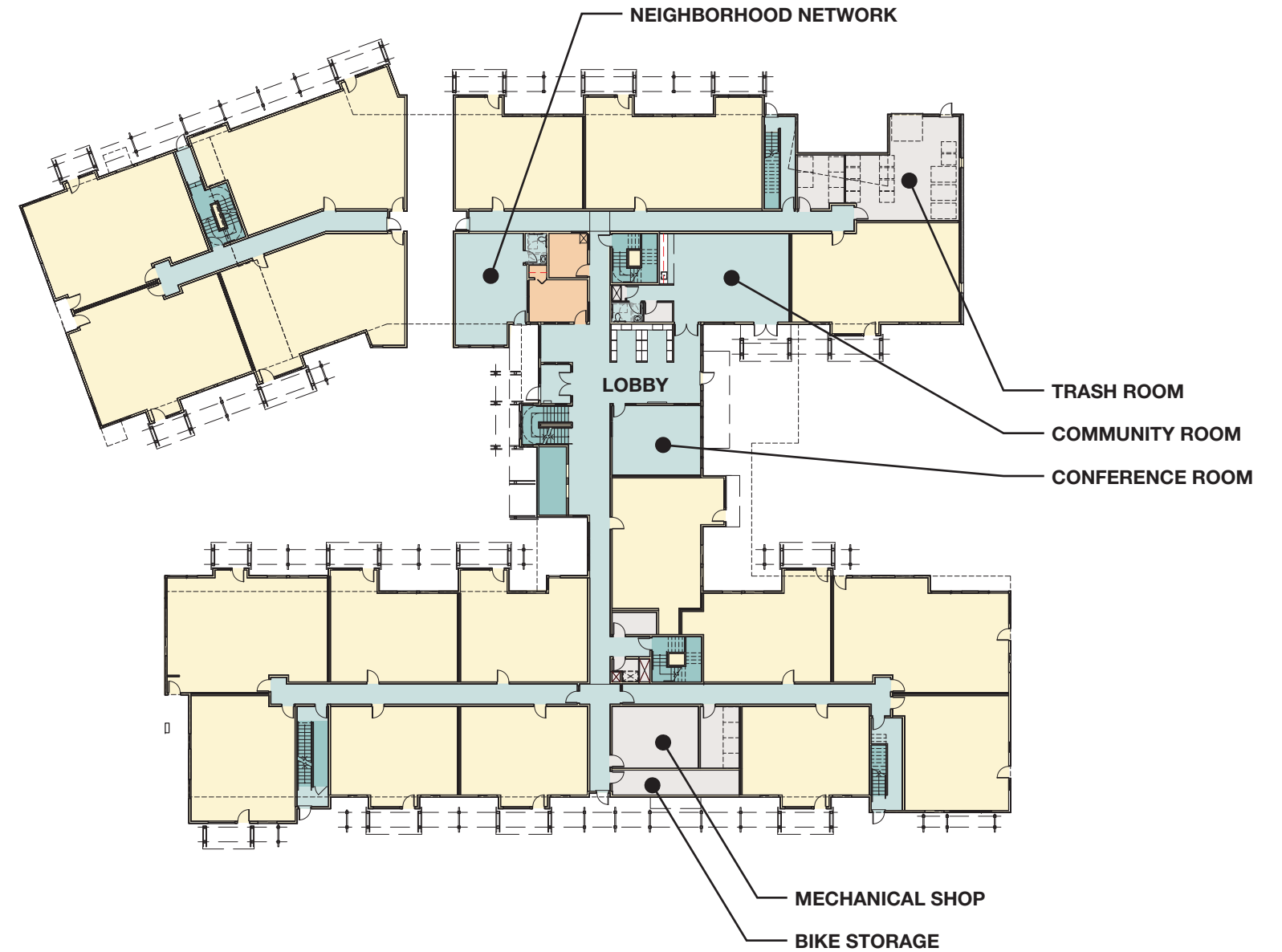
West Entry Perspective



Breezeway Perspective looking South

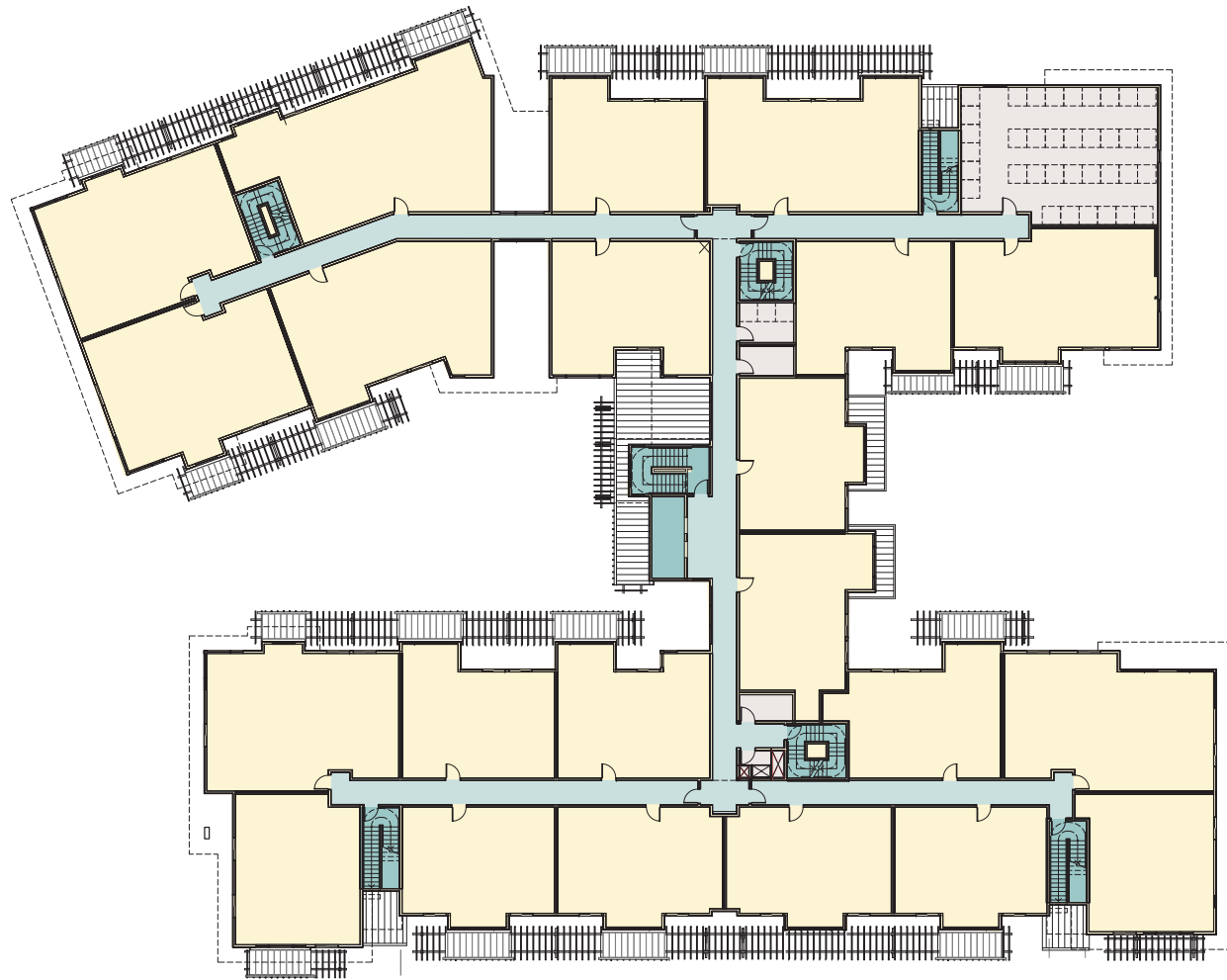


Level P1

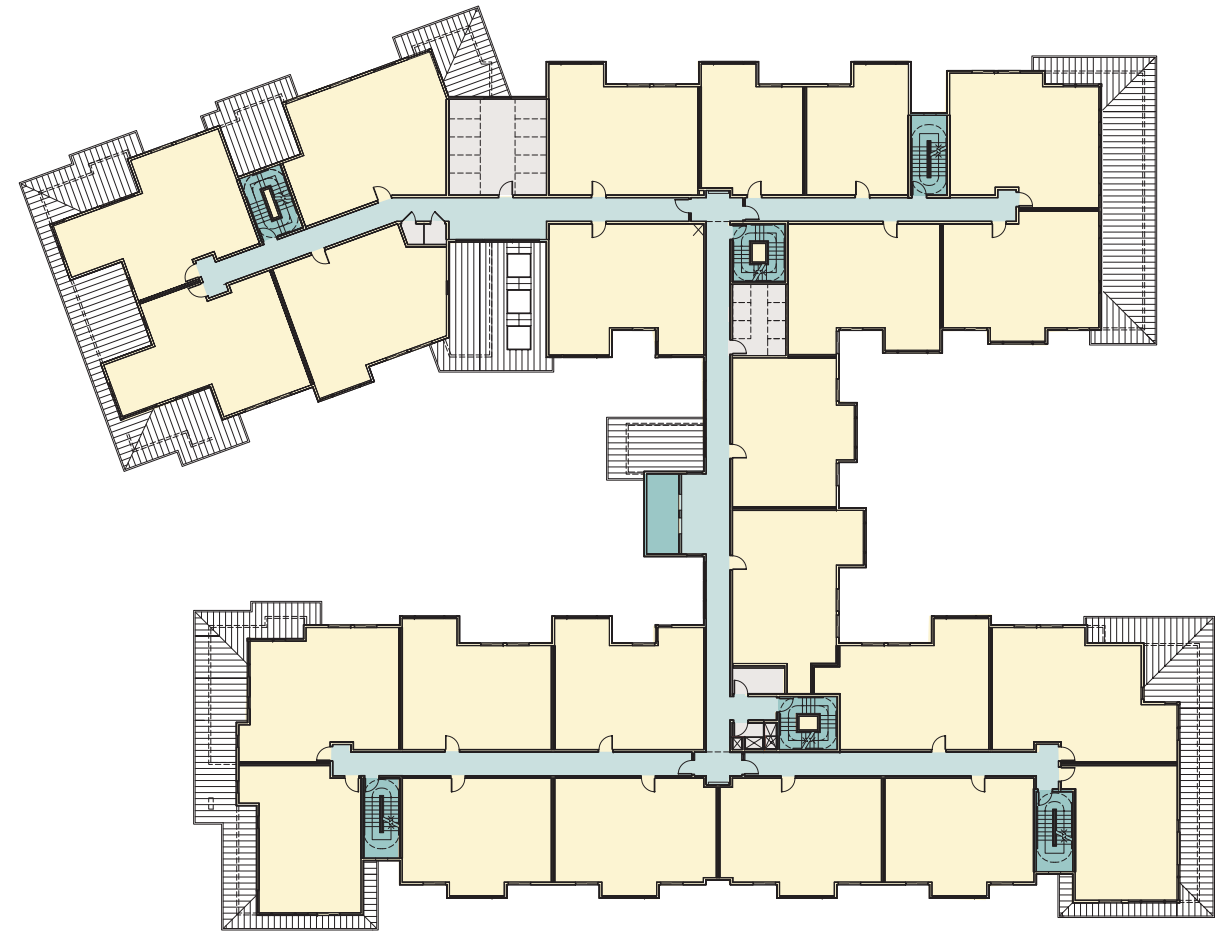


Level R1

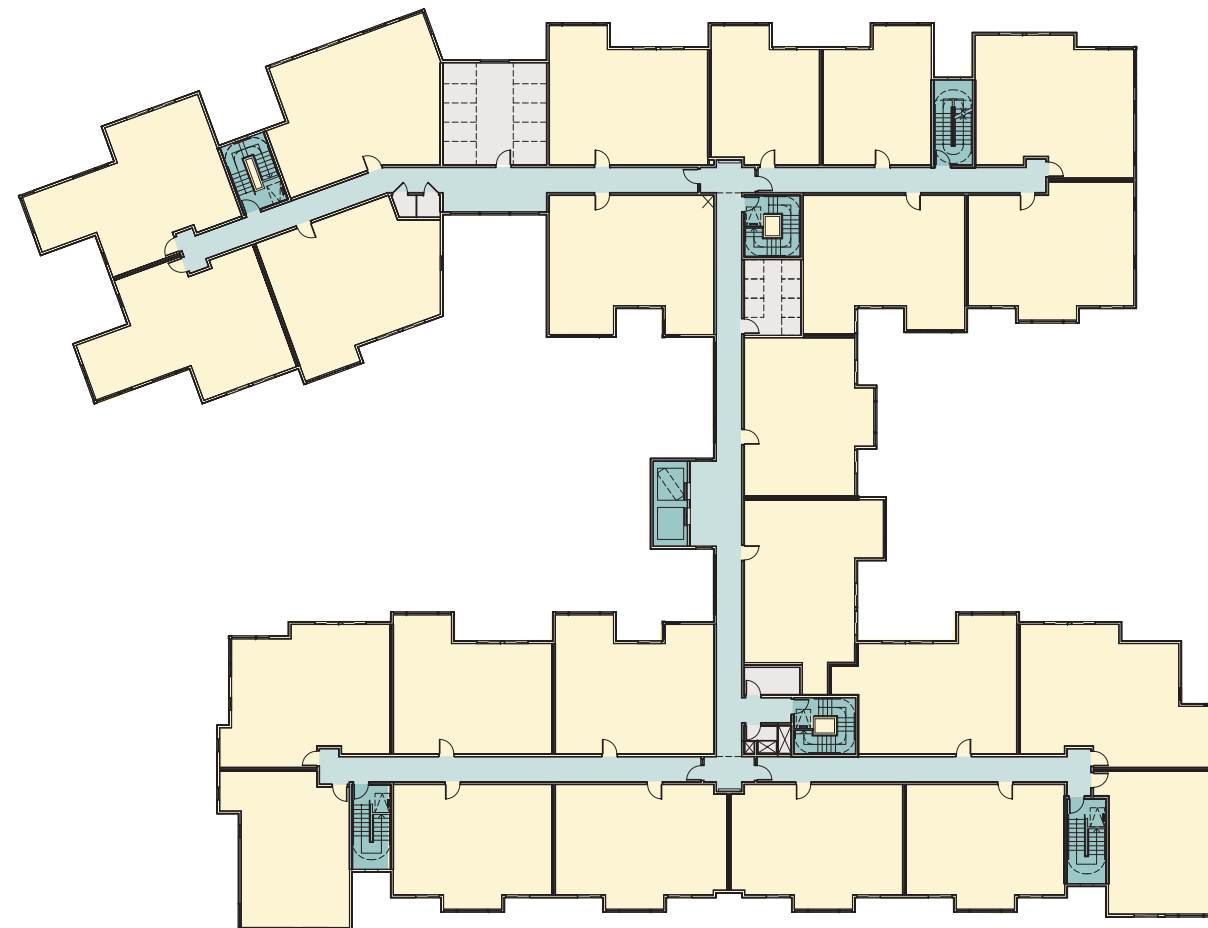
Plans



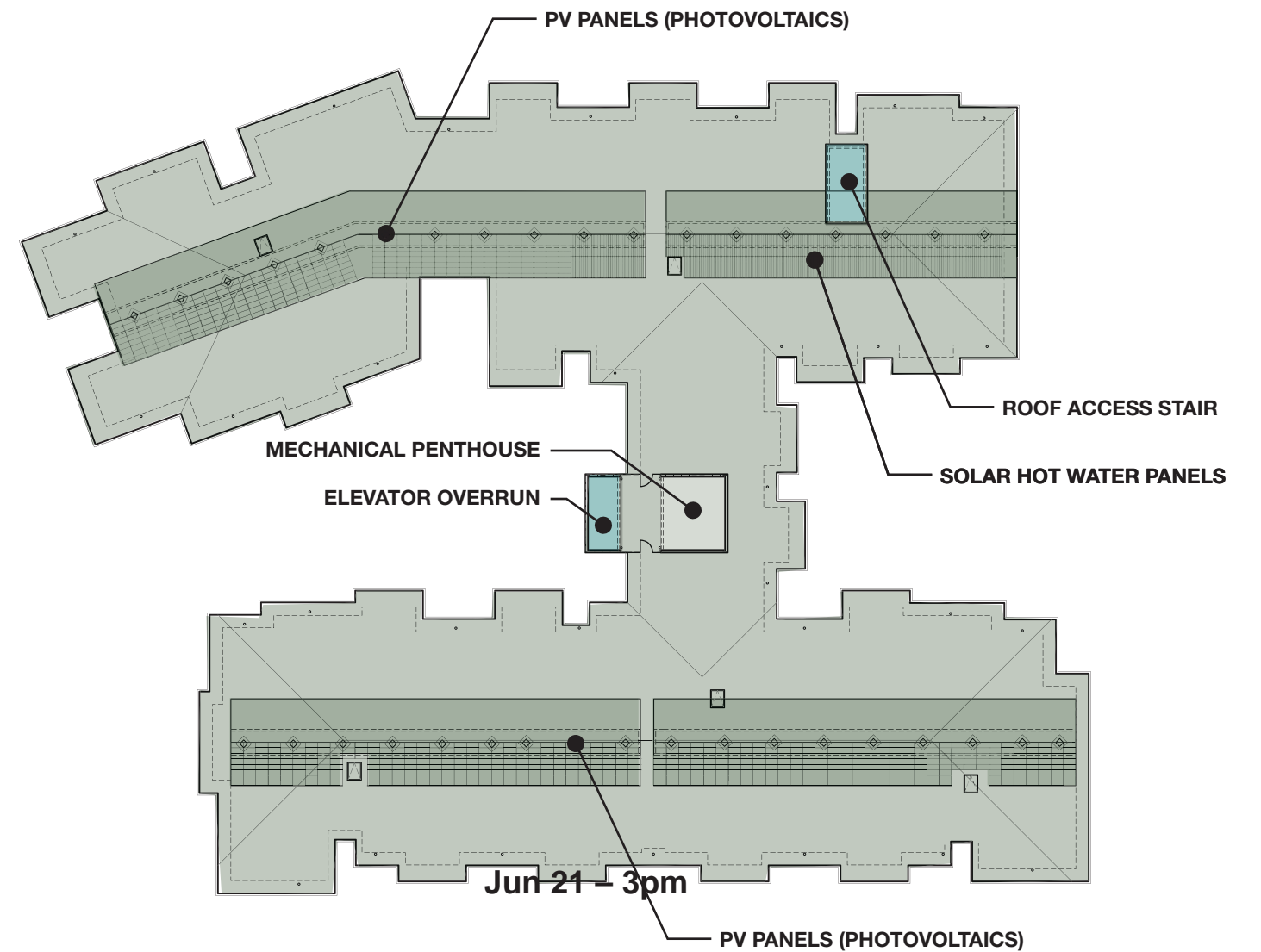
Level R2



Level R3



Level R2



Level R3



Site Section looking East



Site Section looking North



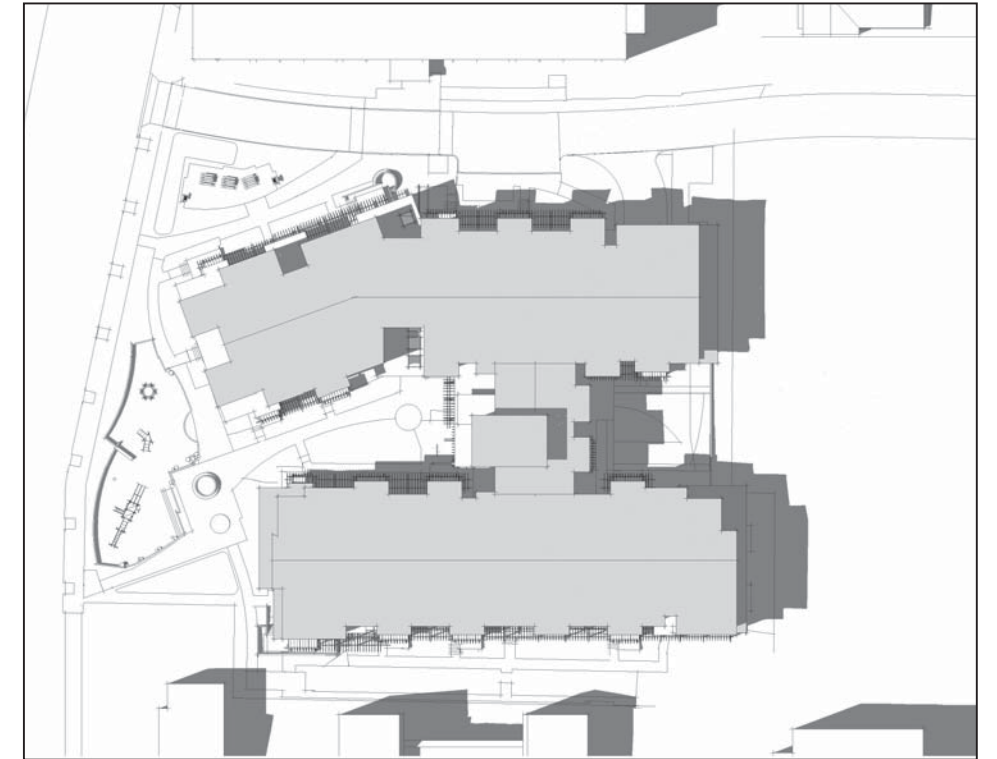
Site Section looking South



Jun 21 – 19am

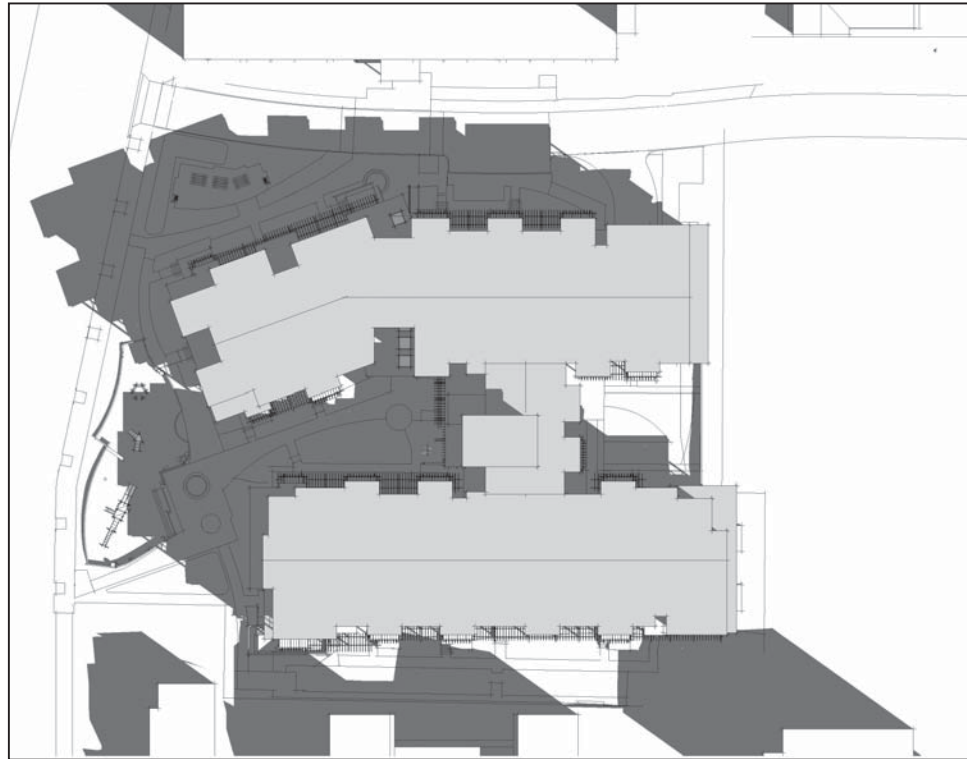


Jun 21 – 12pm

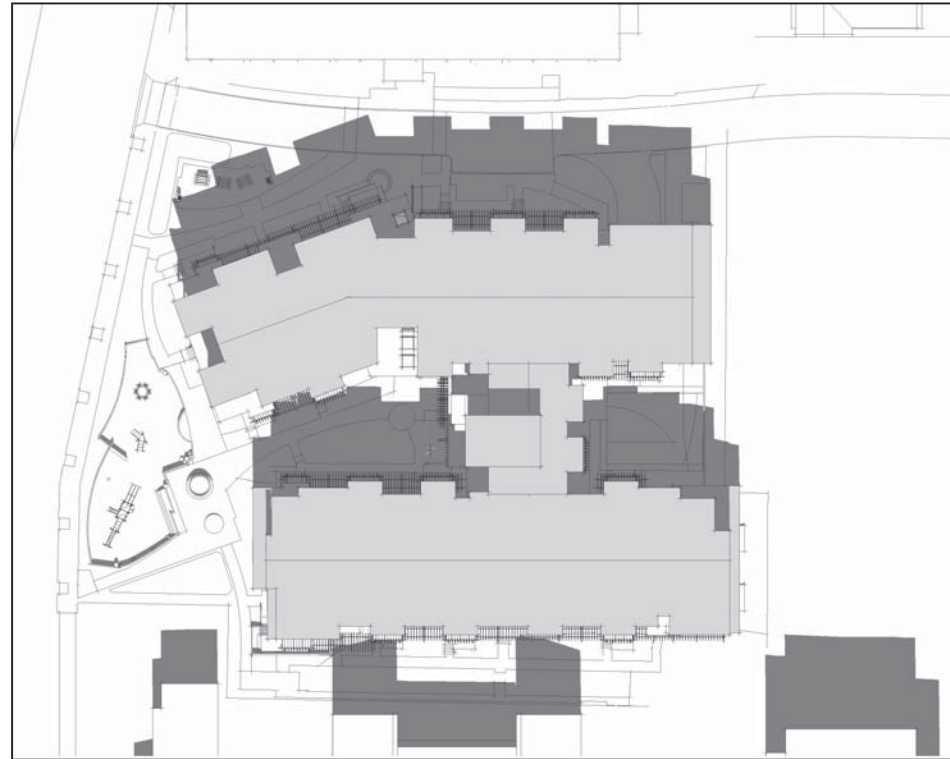


Jun 21 – 3pm

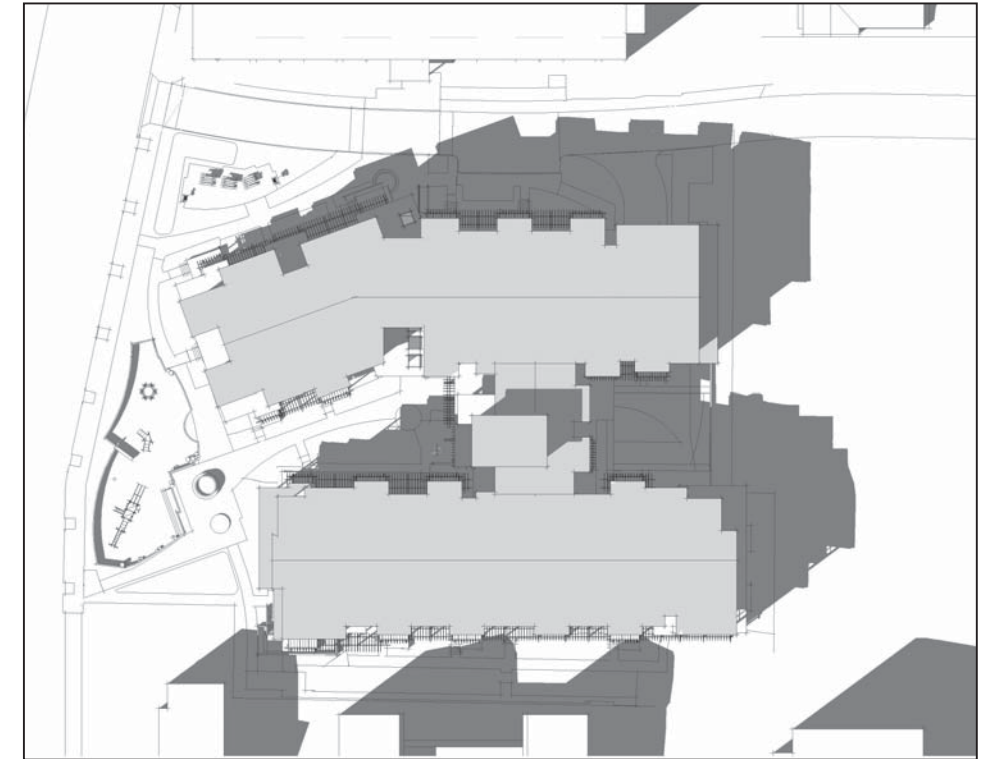
Shadow Studies



Sept 21 – 19am

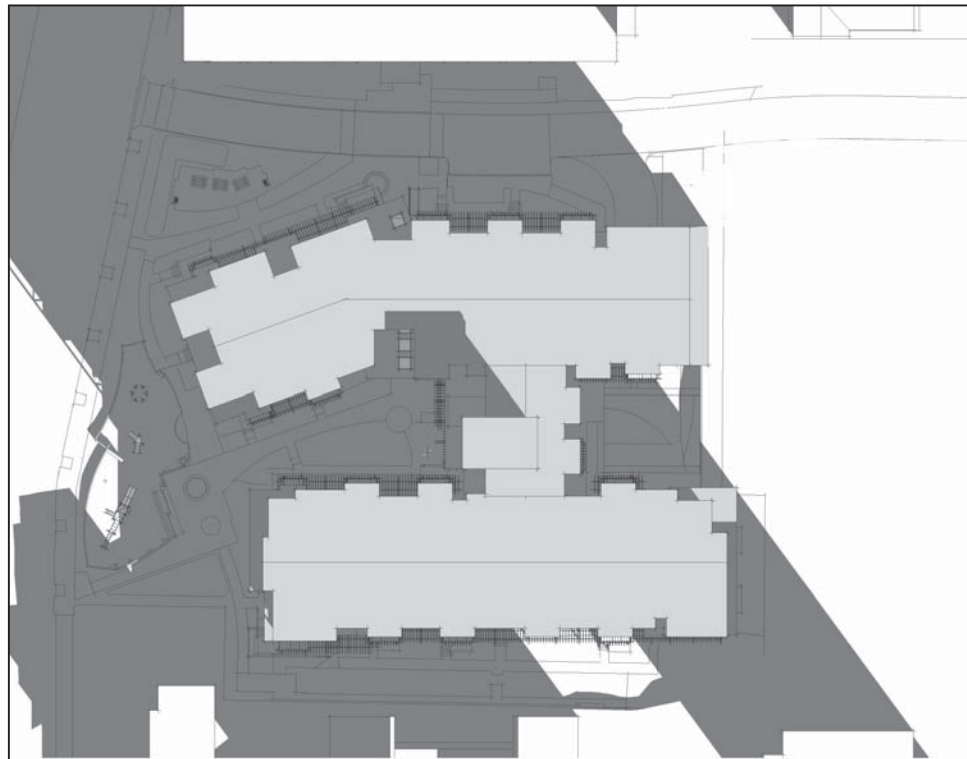


Sept 21 – 12pm

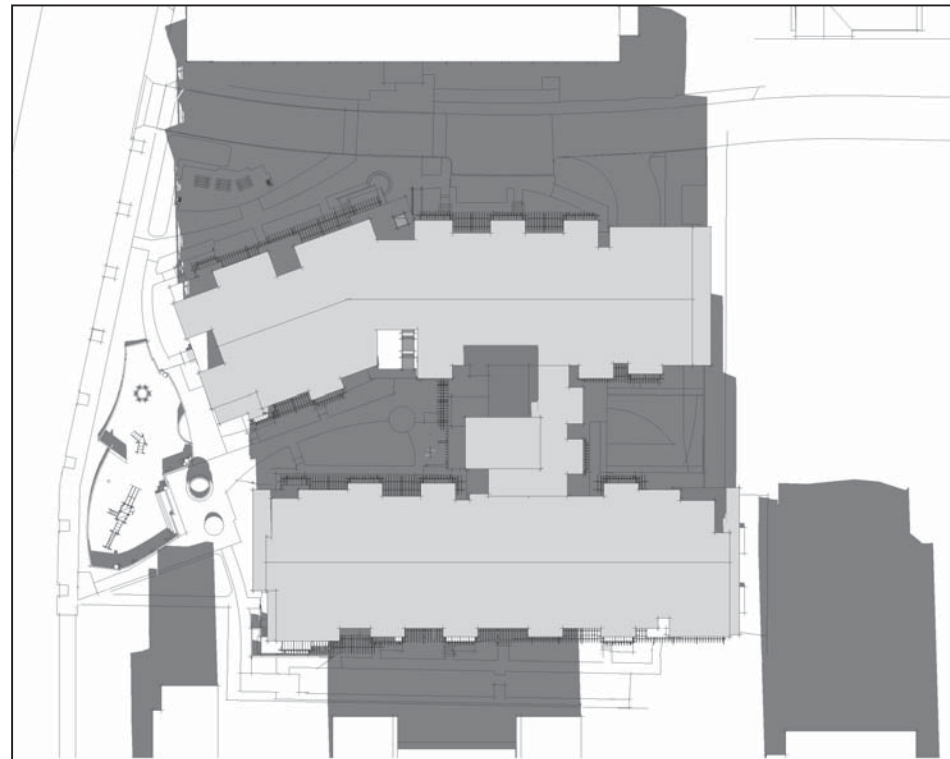


Sept 21 – 3pm

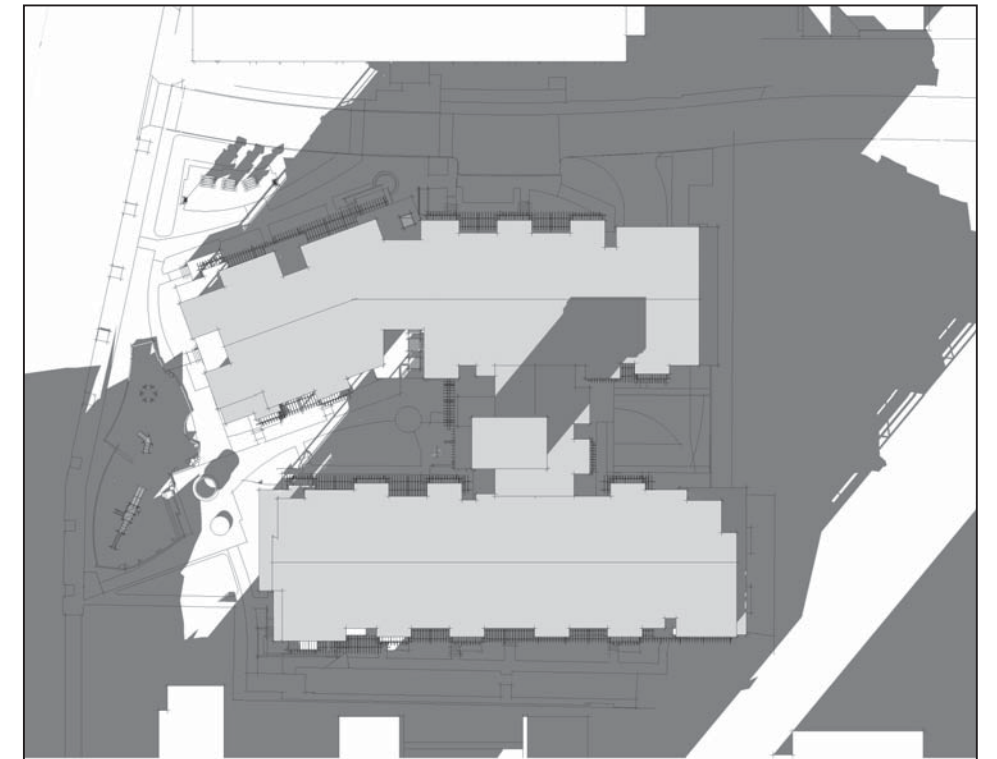
Shadow Studies



Dec 21 – 19am



Dec 21 – 12pm



Dec 21 – 3pm

Shadow Studies



West Elevation



North Elevation



East Elevation



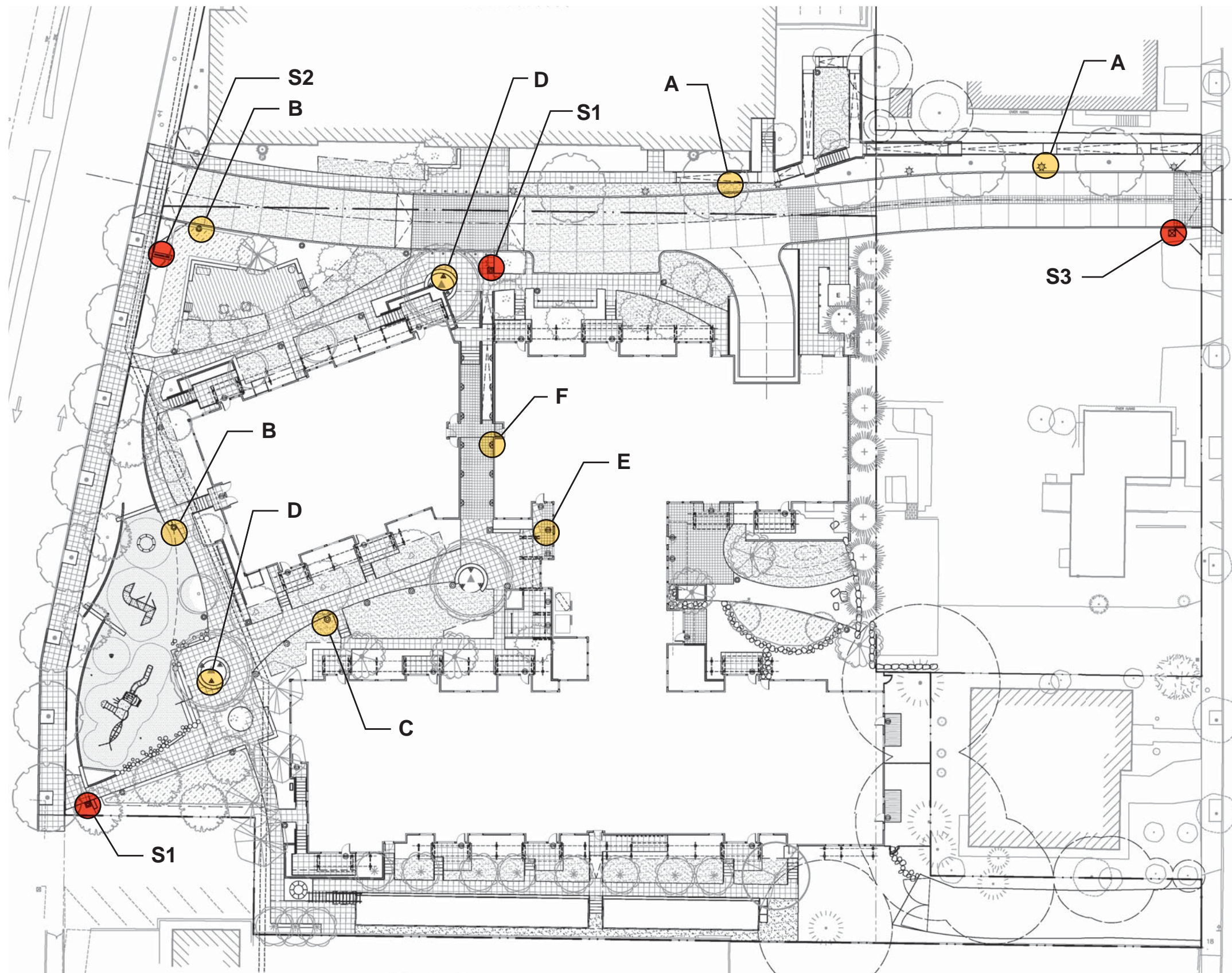
South Elevation



Perspective – West Courtyard



Perspective – East Courtyard



A - Vehicular Roadway Light
(20' Height)



B - Pedestrian Path Light
(12' Height)



C - Bollard Light



D - Tree Uplight



E/F - Wall Light



S1 - Wayfinding Directory Signage



S2 - Entry Monument Signage

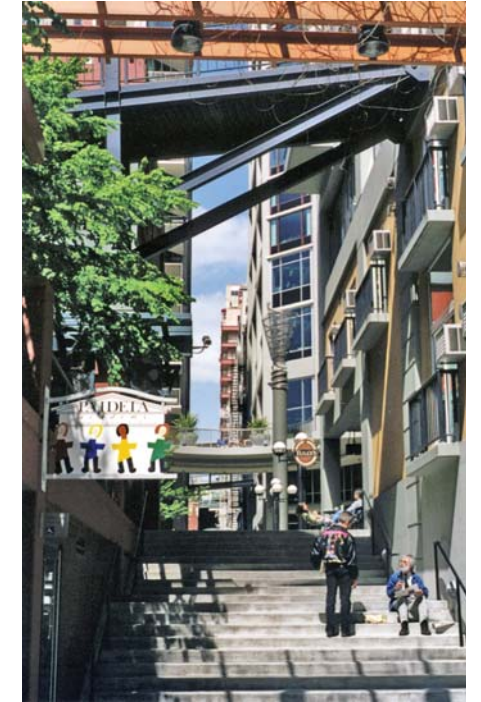


S3 - Signage - Private Drive

Conceptual Lighting/Signage Plan



12th & Cherry



Village at Overlake Station

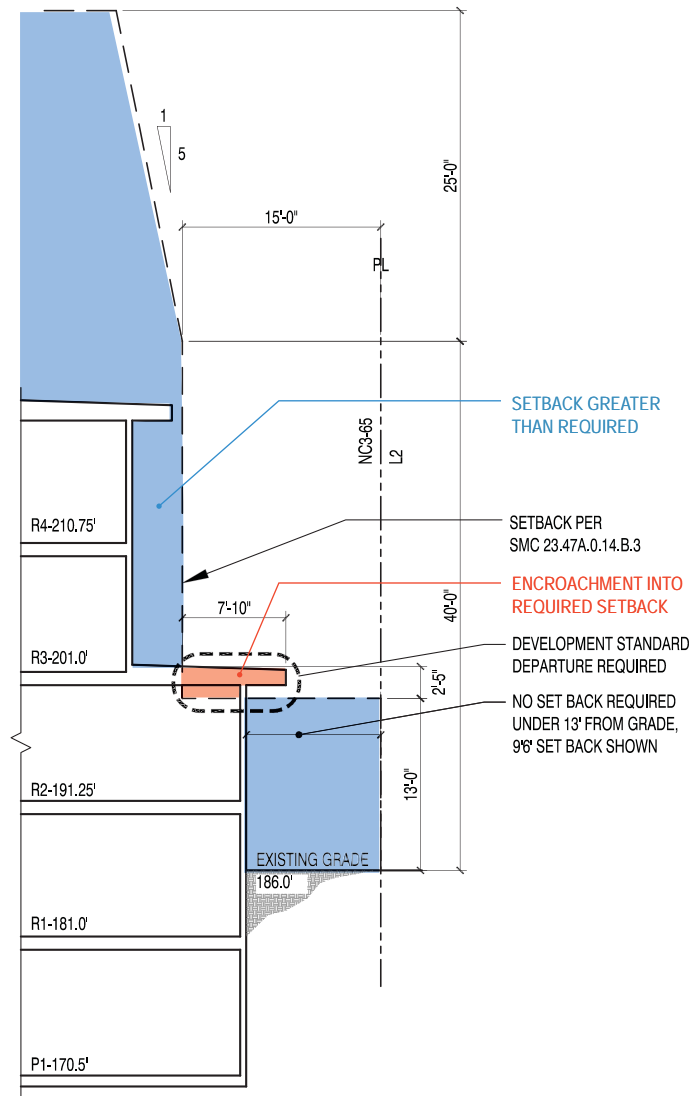


Mural

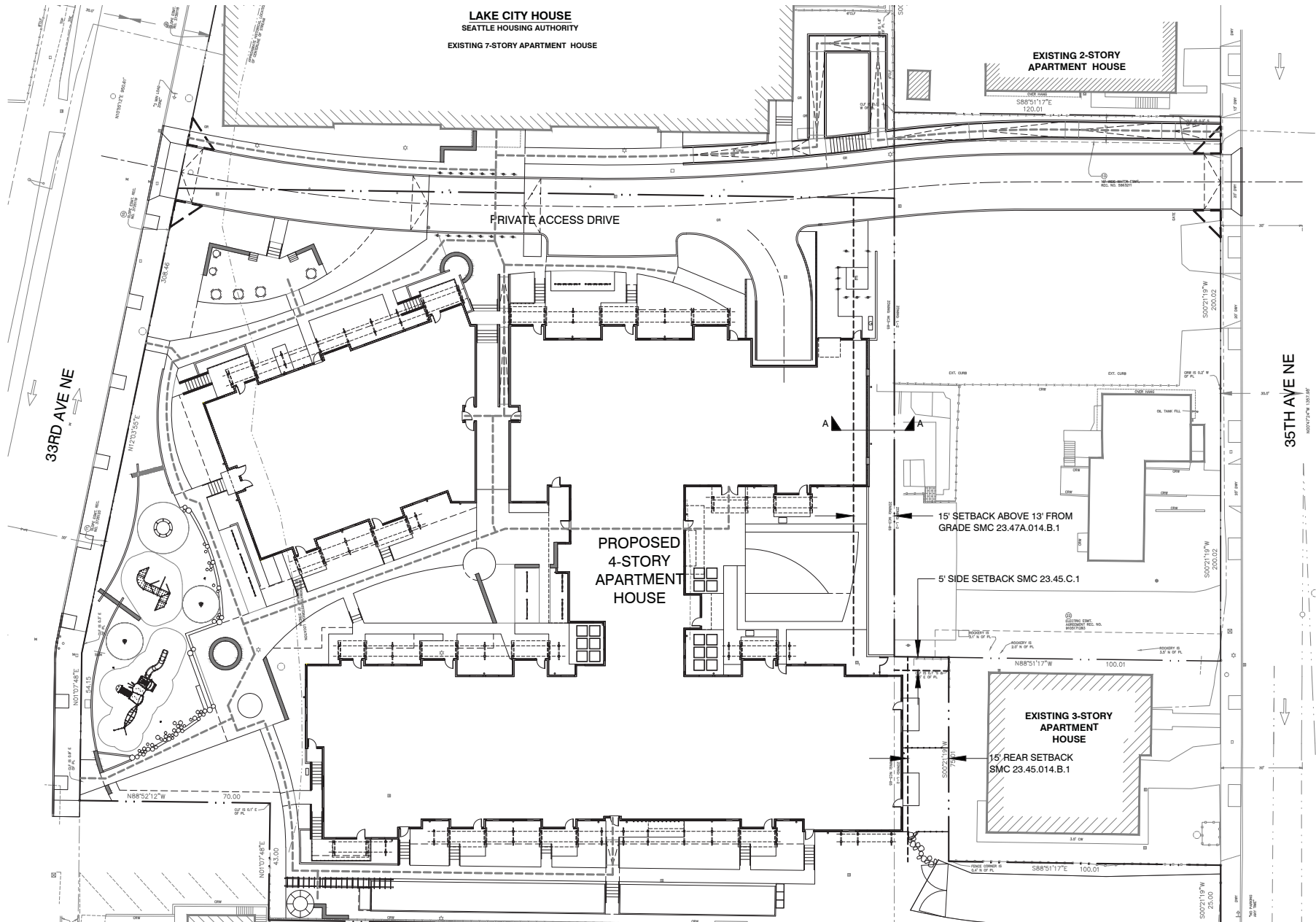


Harbor Steps

Relative Experience



Section AA
Setback at Rear Property Line



DEPARTURE MATRIX			
Code Issue	Code Citation	Required / Allowed	Proposed
Setback adjacent to a residentially zoned lot	23.47A.014.B	15 ft setback to 13 ft above grade, to a height of 40 ft, then additional setback of 1:4 H:V	Northeast wing extends slightly into the setback as shown on A-A/T1.002
Structures in required setbacks	23.47A.014.E.2	eaves may project no more than 18" into the required setbacks	eaves project as shown on A-A/T1.002
Reasoning: The Design Review Board requested additional modulation of the east façade adjacent to the L-2 zone. In response, approximately half of the east façade facing the L-2 zone has been set back approximately 75 ft., forming the east courtyard. The building footprint is otherwise constrained by other setbacks and by the presence of the 24" storm drain line. The resultant disposition of the program on the site requires a slight encroachment on the 23.47A.014 B setback, including an eave projection greater than allowed by 23.47.014.E.2. Overall, the building is setback much more than the code would require.			

Departures



Solar Array