



EARLY DESIGN GUIDANCE

02.27.12
DPD Project Number: 3011758

Valor Apartments

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Valor Apartments

12517 33rd Avenue NE, Seattle, WA

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Development Objectives:

(21) one-bedroom residential units

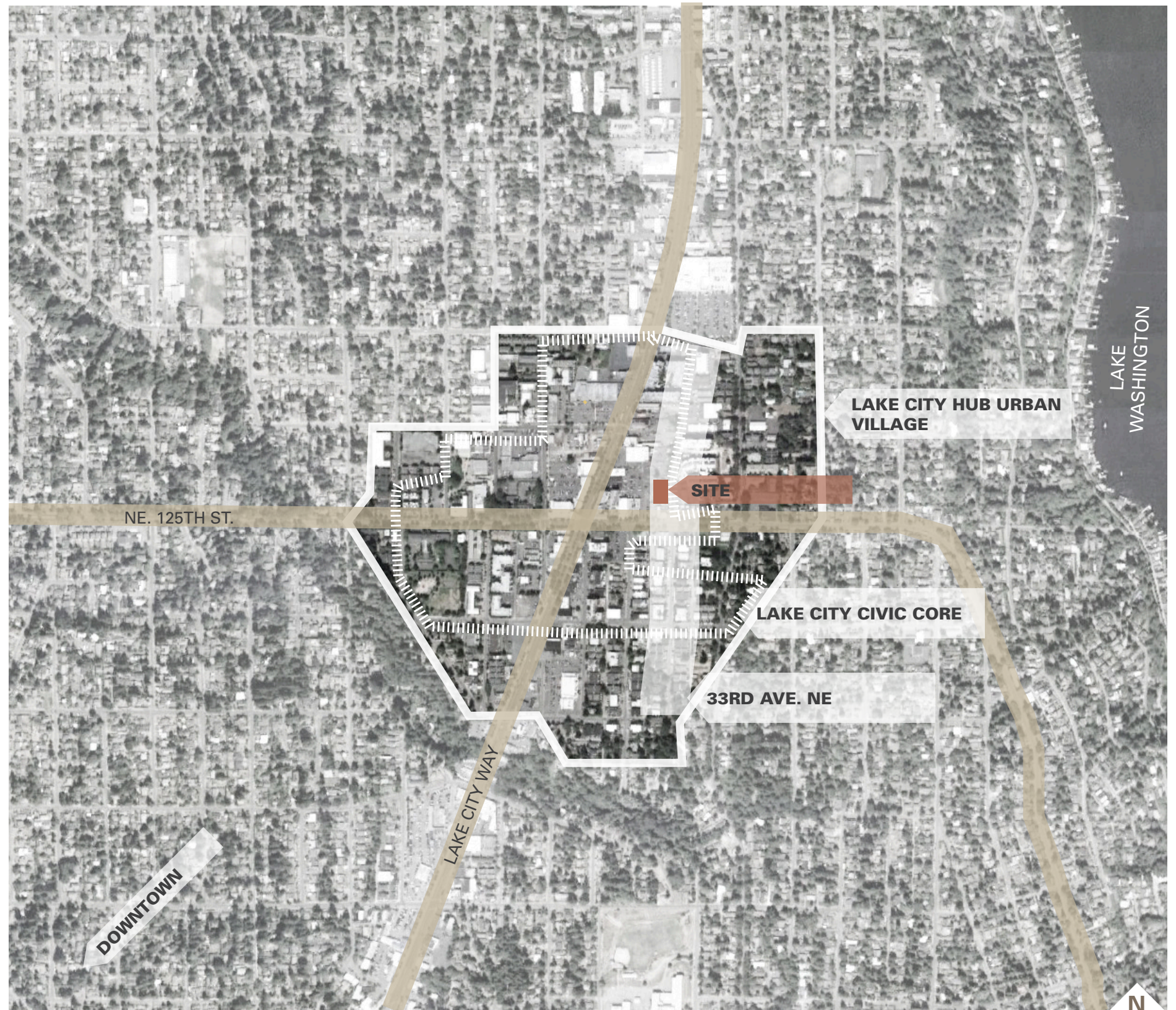
1450 square feet of non-residential space- *not required*.

(2) Parking Stalls- *not required*

This project will provide (21) residential units to low-income veterans with disabilities. Community Psychiatric Clinic will be managing the project and providing support services to the residents. Seattle Mennonite Church will occupy the commercial space on the ground floor and will continue to provide a drop-in center God's Little Acre, which currently occupies a portion of the site. While being commercially zoned, this space will take on a more residential feel due to the tenants occupying the commercial space and contribute to the growing civic nature of the developing neighborhood.

Site Zoning:

The site is in a commercial zone (C1-65) and lies within the Lake City Hub Urban Village as well as what the North District Neighborhood Plan calls the Civic Core. 33rd Avenue is intended to be a transition from the allowed 85-foot tall structures along Lake City Way to the less intensely zoned areas to the east. Adjacent zoning to the west is NC-85 and to the east and south is NC-65, followed by a gradual decline in the height limits to Single Family zones.



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Project Location

03

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Zoning Analysis:

Permitted Use Standards:

SMC 23.47A.004 B- All permitted uses allowed as principal or accessory use, per Table A
SMC 23.47.004 Table A:
Commercial- permitted
Residential- permitted
Religious- permitted

Street Level Uses:

23.47A.005-C.4.c- Residential uses may be up to 100% of the street facing façade

Street Level Development Standards:

23.47A.008-A.2- Blank facades may not exceed 20' in width between 2' and 8' feet.
23.47A.008-A3- Street-level street-facing facades shall be located within 10 feet of the street lot line. **Average 3' proposed**
23.47A.008-B- at nonresidential street level uses 60% of street facing façade between 2-8 feet shall be transparent.

Review for potential departure

Structure Height:

23.47A.012- the maximum structure height is 65'. **Height of about 45' proposed.**

Floor Area Ratio:

23.47A.013 Table A- 4.75 FAR for all uses within a mixed-use structure in C1-65' zones.

Landscaping and Screening Standards:

23.47A.016-A- Landscaping to achieve Green Factor Score of .30, per 23.86.019
23.47A.016-B- Street trees are required.
23.47A.016-D.1.a- No landscaping required when less than 20 parking spaces.
23.47A.016-D.1.b- One tree required for every ten parking spaces.
23.47A.016-D.1.c.1- 3' screening is required along street lot lines.








Amenity Area:

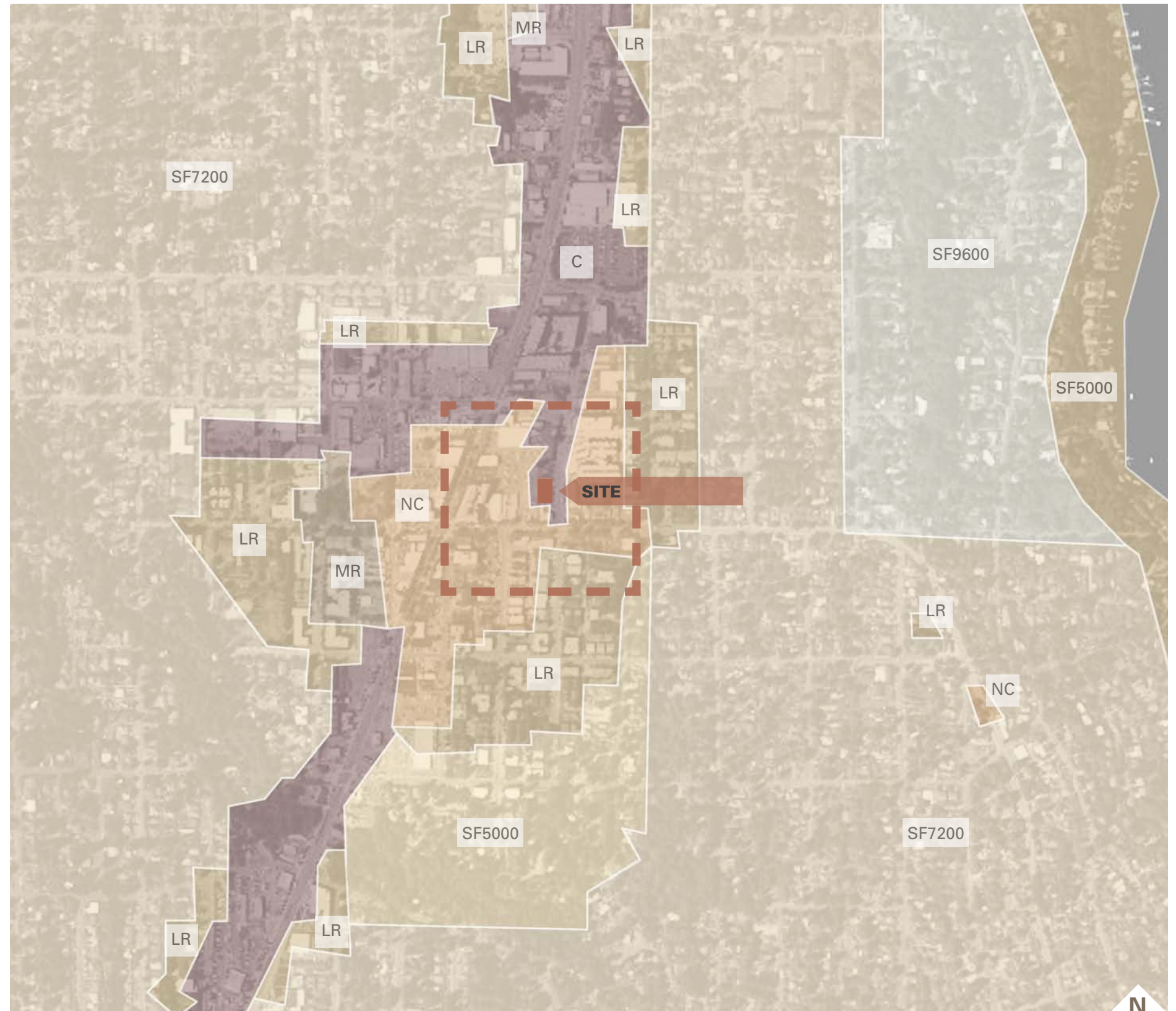
23.47A.024- 5% of total gross floor area in residential use, excluding mechanical equipment. Common amenity areas shall have a minimum horizontal dimension of 10'; no common amenity area shall be less than 250 square feet in size. **About 300 square feet provided.**

Required Parking:

23.54.015-D.2- no parking is required for the first 1500 square feet of each business establishment.
23.54.015 Table B- No minimum requirement for residential uses within urban centers
23.54.015 Table E-
A.5- Provide space for 1 long term and 1 short term bicycle storage for commercial uses. **Outdoor bike rack provided.**
D.2- Provide space for 1 per 4 units of bicycle storage for residential use. **5 required, 6 provided.**

Legend:

-  Single Family (SF5000)
-  Single Family (SF7200)
-  Single Family (SF 9600)
-  Lowrise (LR)
-  Midrise (MR)
-  Neighborhood Commercial (NC)
-  Commercial (C)



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Zoning Map

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Site Information:

12517 33rd Avenue Northeast is located in the Lake City Neighborhood of North Seattle. It is just north of Northeast 125th Street and a block to the east of Lake City Way.

The site is located in three subareas of the Lake City Neighborhood. The first being the Hub Urban Village. This area is striving to develop as a mixed use center with retail, office and residential uses close to one another. The second is the Civic Core. This area should have more pedestrian friendly spaces with connections to the commercial core and provide an alternative to the busier commercial areas. The last subarea is the North/South streets. 33rd Avenue Northeast will provide a transition between the taller structures along Lake City Way and the lower zoned areas to the east.

There are currently two one-story single-family houses located on the property, one of which is operating as a day shelter and the other which is being leased out. The site slopes up about eight feet from the east lot line along 33rd Avenue Northeast to the west. The west property line is adjacent to various parking lots owned by the business owners along Northeast 125th Street and Lake City Way; these parking lots are landlocked by our site as well as our immediate neighboring sites to the north and south. There is an additional one-story single-family residence to the north of the site and a one-story office building to the south. No existing curbs or sidewalks extend to our site, and there are no existing street trees along 33rd Avenue Northeast. Directly across the street to the east is the location for a future park, to be connected to the existing outdoor space at the Seattle Housing Authority development. The park is slated to be completed in the next five years by Seattle Parks and Recreation, the current holders of the land.

As visible in the site streetscape photos there are existing trees that run down

the center of the site. Most of these will need to be removed to develop the site. These trees will be examined by an arborist to determine the species and size.

Legend:

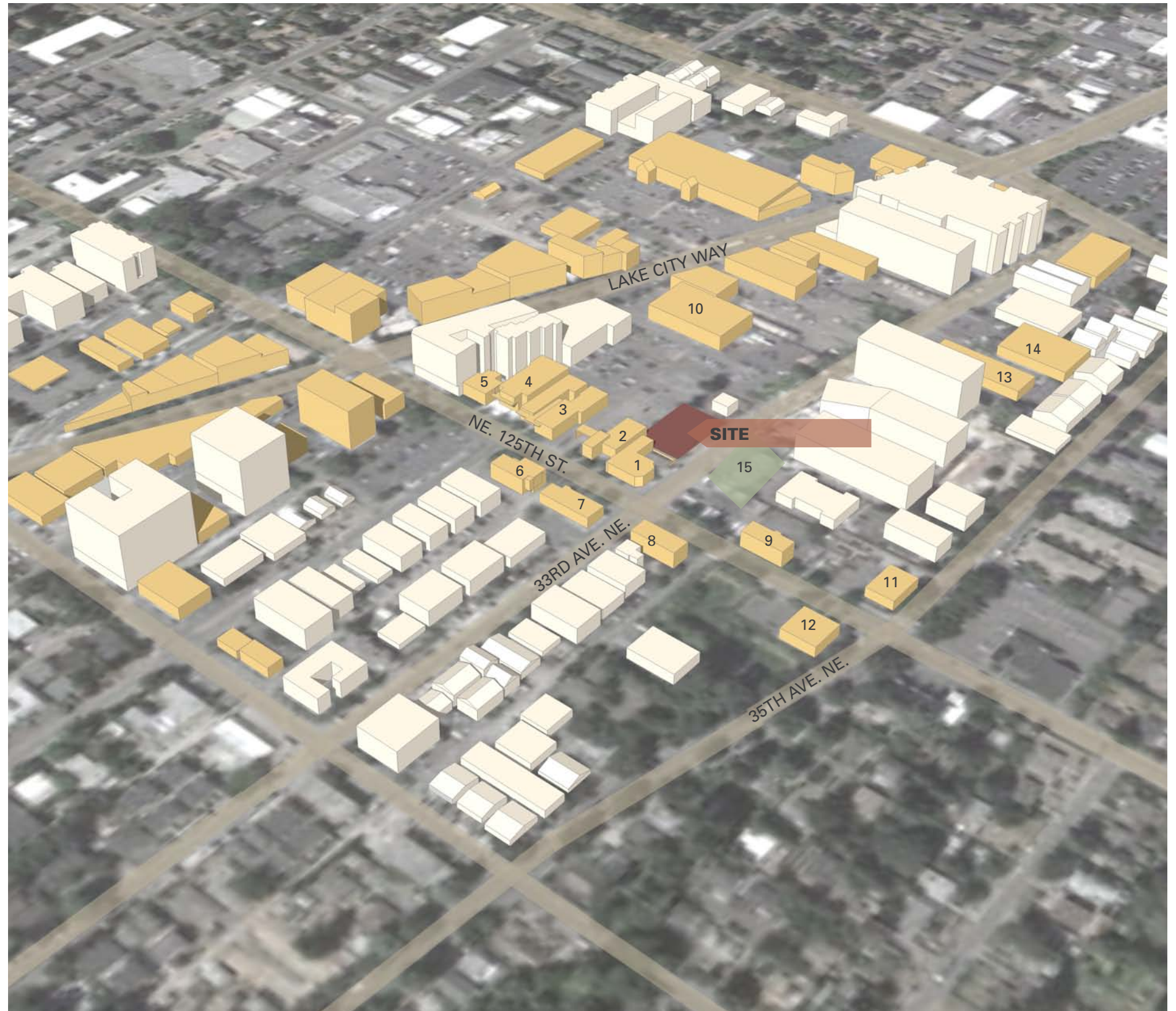


Residential



Commercial

1. Retail/Office- Wild Bleu Clothing
2. Office- Grace Dental
3. Office- North Seattle Family Center
4. Seattle Mennonite Church
5. Office- Various Tenants
6. Office- Real Estate
7. Office- Physical Therapy
8. Office- Various Tenants
9. Office- Various Tenants
10. Retail- Value Village
11. Office- Various Tenants
12. Office- Various Tenants
13. Office- Various Tenants
14. Office- Aqua Dive
15. Future Park



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Development Map





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Legend:

-  Bus Route
-  Bus Stop
-  Heavy Traffic Flow
-  Bicycle Lane



Legend:



Solar Access



Green/Open Space



33rd. Ave. NE.
Visioning Project-
SDOT's plan to
create a guide for
future development
of the 33rd avenue
streetscape



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Site Opportunities

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STREET ELEVATION- 33RD AVE. NE, EAST SIDE OF STREET



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Streetscapes

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STREET ELEVATION- 33RD AVE. NE, WEST SIDE OF STREET



SHA MULTI-FAMILY

OFFICE SPACE (FUTURE PARK)

ENCLOSED PARKING LOT

NE. 125TH ST.



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Streetscapes

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LOOKING TOWARDS PROJECT SITE- WEST ELEVATION FROM PARKING LOTS



COMMERCIAL PARKING

RESIDENTIAL

PROJECT SITE

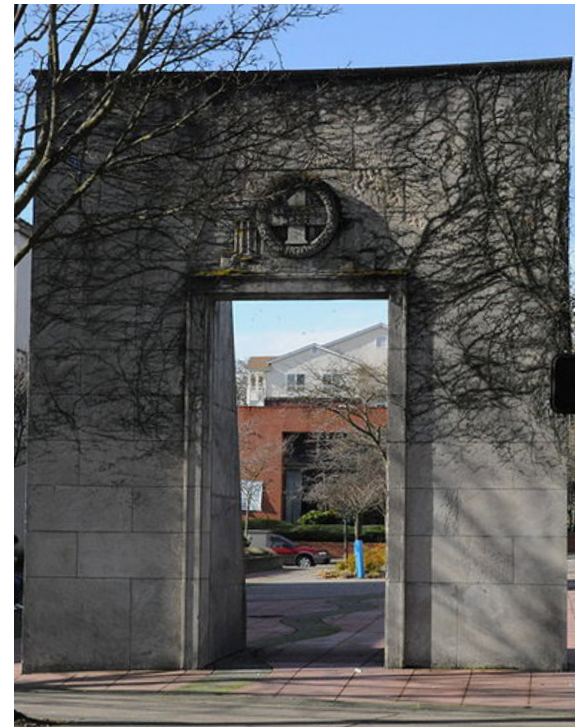
OFFICE SPACE



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A block to the west of the site is Lake City Way, the central business district for the area. One-story storefronts primarily built in the 1950's line the street, just south of Northeast 125th street. Farther south is "auto row", where many automobile services operate. North of Northeast 125th street, large box retail stores and one story strip malls have moved in, as well as mixed-use multifamily buildings with restaurants, pharmacies, convenience stores and shops in the ground floor spaces. A Seattle Public Library Branch is just two blocks to the west of Lake City Way, along with the Lake City Neighborhood Service Center. Many services are within walking distance and are adding to the neighborhood development and self sufficiency .



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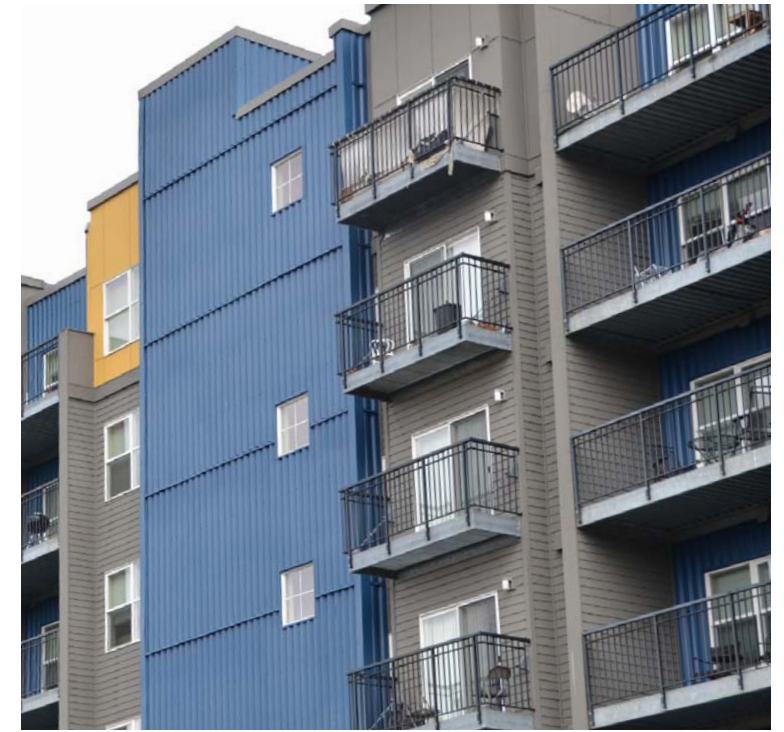
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Neighborhood Context

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There are a diversity of housing types and styles surrounding our site. Many apartment buildings both along Lake City Way and now are expanding off onto the adjacent streets. They have helped create a connection between the main arterial of Lake City Way and surrounding neighborhoods, as well as energize the more deserted streets that surround Lake City Way. Townhouses are the other prevalent housing type. Single family, free standing houses are scarce until moving out away from Lake City Way. The addition of so many housing options has helped to create a diverse neighborhood, whereas there wasn't a sense of "neighborhood" in this area before.

There are a mix of architectural styles found around the neighborhood. Many buildings from the mid century are scattered among the more modern influenced buildings. We are planning to bring in details from both types to capture some of the older styles, while keeping the building's character modern and current.



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Neighborhood Context

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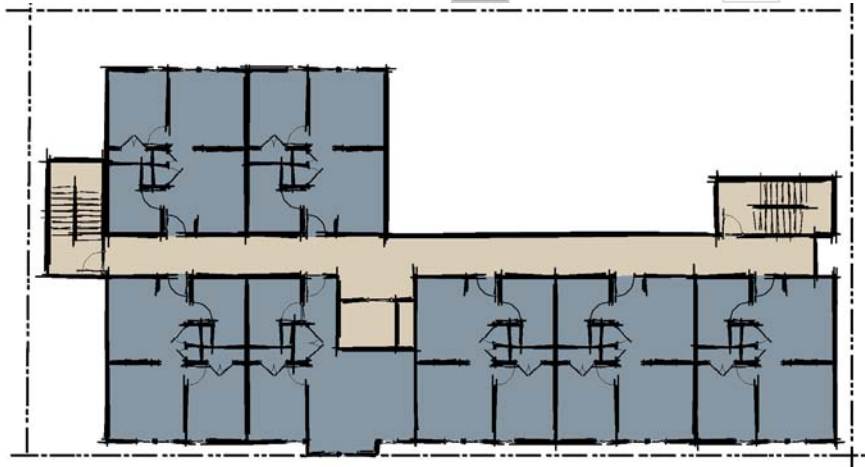
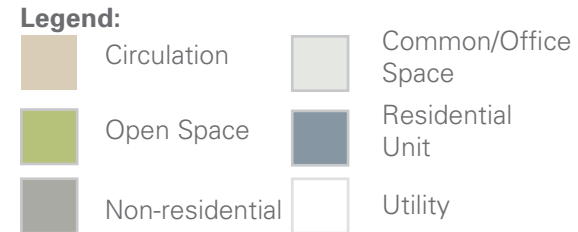
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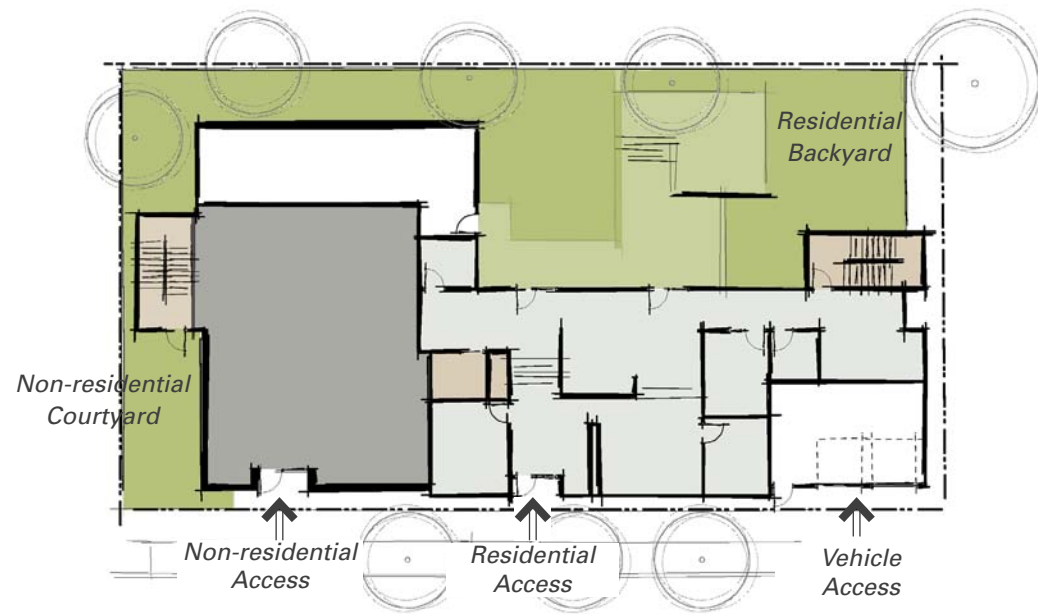
Concept:

The approach with this concept was to create a strong street frontage, with a quiet open space for a backyard, for both the residential and non-residential parts of the building. The non-residential space is oriented to the South, towards 125th Street. This provides the two client requested parking stalls in a garage. Because this is a commercial zone, the initial thought was that reinforcing the street edge was the most appropriate move. With further investigation, we note the presence of surrounding structures, from older single family buildings to new projects, such as Lake City Court, are subdued and more residential

in nature. The future links between the 33rd Avenue NE Visioning Project, and the proposed park directly across the street, suggest a different approach to open space. *This scheme can comply with the land use code.*



Levels 2-4



Ground Level



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Scheme 1

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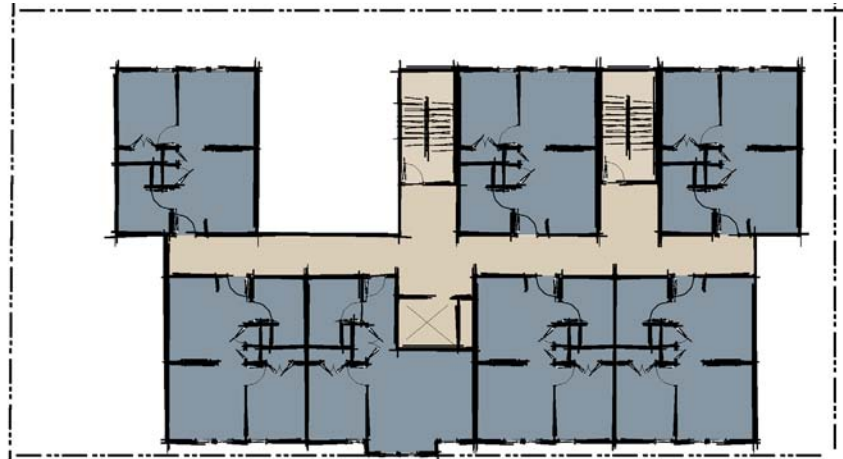
Concept:

The building is narrower in this scheme by about 22', which provides a little bit of buffer between the North and south properties, better light and air to the residential units, and a better connection to the green corridor along 33rd Avenue. By flipping the non-residential space to the North side, and the residential amenity space to the South side, we provide a better connection between the non-residential tenant (Seattle Mennonite Church) and the remainder of their buildings through the site. Unique to this scheme is a private outdoor area for tenants in the back. Providing client

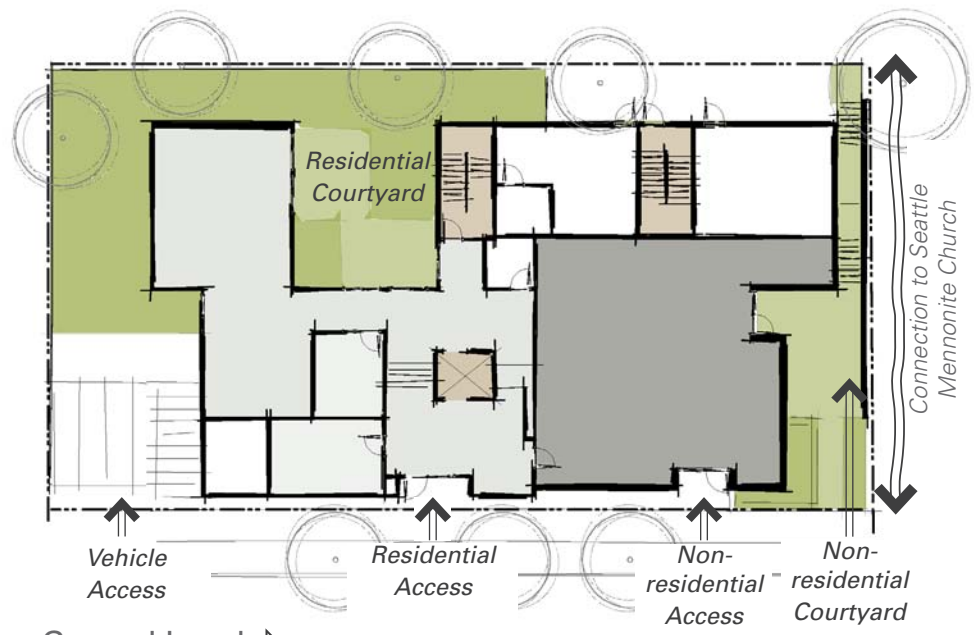
security was the driver for this concept, but upon reflection, this concept felt claustrophobic, and less orderly in its massing. ***This scheme can comply with the land use code.***

Legend:

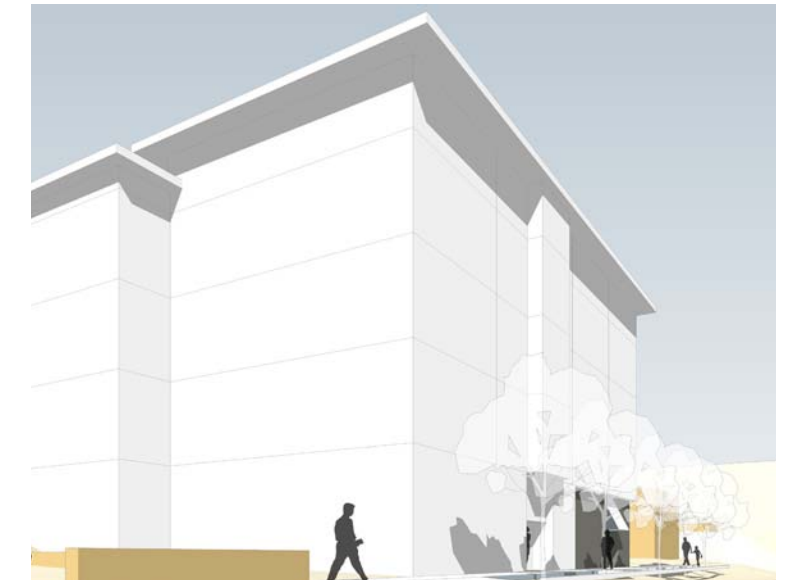
- Circulation
- Open Space
- Non-residential
- Common/Office Space
- Residential Unit
- Utility



Levels 2-4



Ground Level



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Scheme 2

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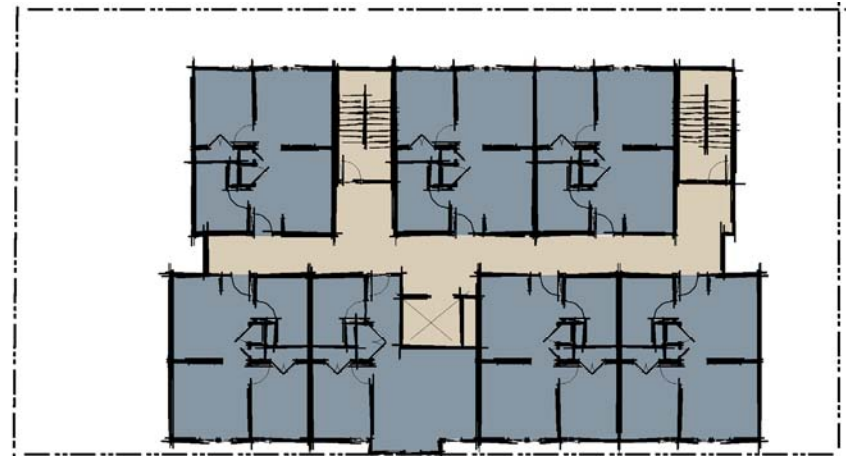
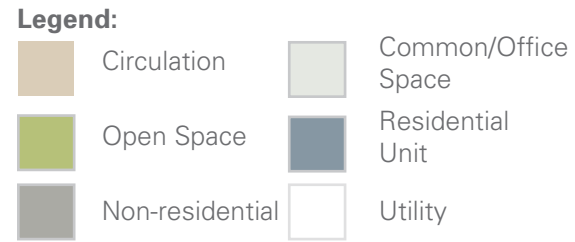
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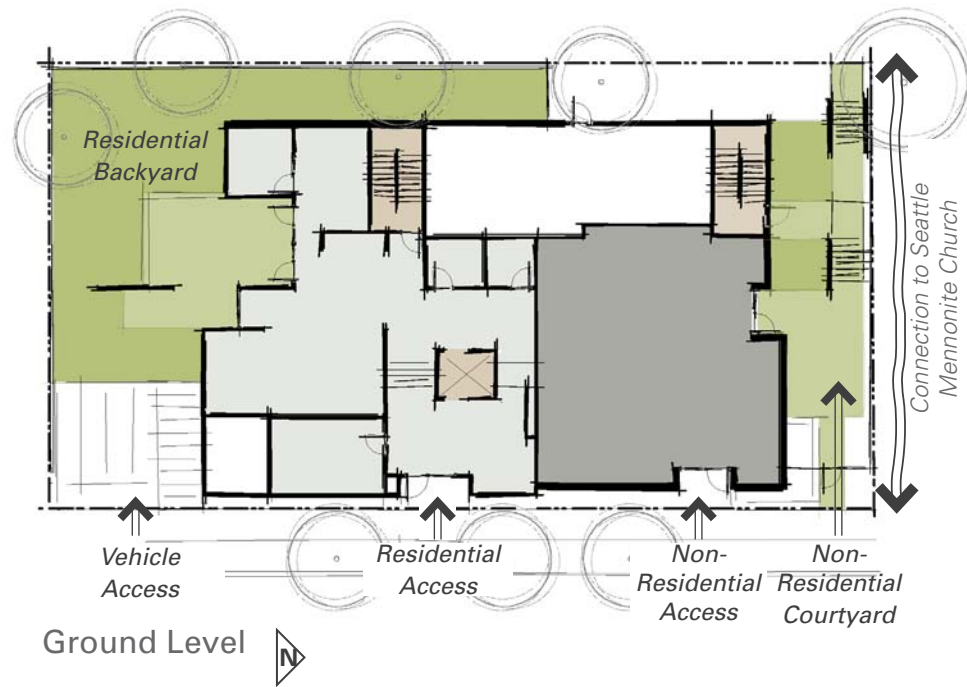
Concept:

Learning from the other two concepts, Scheme 3 consolidates residential indoor and outdoor spaces to the South side of the site. Likewise, non-residential indoor and outdoors spaces, with a private through site connection, are grouped at the North. Privacy of the outdoor spaces will be provided through careful siting, planting and fences. By compressing the mass of the building, better light and air are provided to residential units and surrounding properties. Parking, provided for resident van loading, is on site and grouped with the residential common areas.

This scheme can comply with the land use code.



Levels 2-4



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Scheme 3- Preferred

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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. **This site will continue the development of the Lake City Civic Core by adding a mixed-use building to the area and reinforcing the connection between Lake City Way and 33rd Avenue Northeast.**

A-2: Streetscape Compatibility

- The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way. **SDOT is scheduled to install sidewalk, curb and gutter along our frontage. This project will add street trees and be compatible in massing and in landscaping with new developments along 33rd Avenue.**

A-3 Entrances Visible from the Street

- Entries should be clearly identifiable and visible from the street.

NDN specific (Hub Urban Planning):

- Encourage welcoming, slightly recessed main building or shop entrances consistent with a traditional storefront design.
- Clearly indicate main entries to new commercial and multiple family residential buildings through design, material changes, lighting and street visibility. **Two entries will be clearly identifiable by building recesses, material changes and transparency.**

A-4 Human Activity

- New development should be sited and designed to encourage human activity on the street. **Pedestrian entries to the building front and activate the street, while on-going resident and program outdoor on-site activity will be visible from the street. A through site connect, available only to the tenant space, will activate the connection between 33rd Avenue and the parking lot to the west.**

NDN specific (Hub Urban Planning):

- Maximize the solar exposure of open spaces to the extent possible. **Open space will be provided on the South, West and North sides of the building, providing light and air to open spaces and residential units on all four sides of the building.**

NDN specific (North/South Streets- 33rd Ave. NE):

- Create diversity in the block building face or wall by adding small pedestrian indentations for seating, outdoor eating. **Outdoor seating will be limited along 33rd Avenue in order to provide security for our residents and limit congregation in front of the building. Planting areas will provide interest along the street, while both on site seating, and off-site parks will provide opportunity for rest and recreation nearby.**
- Pedestrian-friendly building entrances should face 33rd Avenue Northeast. Consider orienting the building to define the public street and civic spaces in this area and to encourage walk-in traffic. **Both residential and non-residential entries will be directly off of 33rd Avenue.**

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. **Though not required, generous setbacks are provided to the north and south of the building.**

NDN specific (Entire Area):

- Avoid locating exterior lights above the ground floor on the sides of structures facing residential uses. **Exterior lights will not extend up past the ground floor of the building.**

A-7: Residential Open Space

- Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space. **Residential open space will be thoughtfully connected to the residential common area within the building. Additional open space for the non-residential tenant will be similarly provided.**

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.

NDN specific (Entire Area):

- “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. **This project will provide two parking spaces, reducing the site from two curb-cuts to one, and reinforces the use of the street system.**

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 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 anticipated development potential of the adjacent zones.

NDN specific (Lake City Civic Core):

- While existing development in the Civic Core is varied in height, bulk and scale, the zoning generally allows new structures up to heights of 65 and 85 feet. The development potential of these zones should be utilized where possible to provide the density needed for a successful mixed-use area with retail and housing that is well served by transit. Focusing density in the Civic Core helps protect single-family areas outside the Hub Urban Village. If not using the development potential on a site, developers are encouraged to provide the foundation and support for maximizing the zoning in the near future. **We are not proposing to maximize the development potential of the site. The tenants of this building will require access to services, as provided by the neighborhood, however, they are better served by living in a small, close knit community.**

C-1 Architectural Context

- New buildings proposed for existing neighborhoods with a well-defined and

desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings. **We specifically wish to coordinate our building with the character of the mid-century modern structures of the Mennonite Church, and the bolder new buildings of McDermott Place and Lake City Apartments.**

C-3 Human Scale

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

NDN specific (Hub Urban Planning):

- Generous street-level windows and entrances will animate the street. **Storefront along the ground floor of the project will be sensitive to the occupants of the building, and the neighborhood.**
- 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. **The building will be designed to designate public and private use.**
- Provide continuous overhead protection for pedestrians in the core commercial areas between 28th and 35th Avenues Northeast, and between Northeast 123rd and 130th Streets. **Overhead protection will be provided at building entries only.**

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.

NDN specific (Entire Area):

- 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. **The use of materials will be sensitive to the neighborhood on all four sides, noting that the rear-elevation is highly visible from the large parking lot to the west.**

NDN specific (Lake City Civic Core):

- Consider using brick, cast stone, brick-like materials, and/or brick combined with other accent materials as the primary material for projects in the Civic Core. Brick is the preferred material to lend a sense of strength and permanence, and promote cohesiveness with existing brick structures. **Brick or other substantive materials will be used at the entrance to the commercial space. Materials more appropriate to the residential character of the building, of 33rd Avenue and future park space will be used for the residential entry and the upper floors.**

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.



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NDN specific (Lake City Civic Core):

- Create strong aesthetic, visual and pedestrian connections between public space and neighboring development. Mid-block passages and dedicated easements are seen as ways to provide safe, pleasant and convenient alternatives to walking along Lake City Way. **The neighborhood has developed the 33rd Avenue plan which identifies a mid-block connection to the west at approximately 80' north of our site, a more contextual response to this guideline.**

D-7: Personal Safety and Security

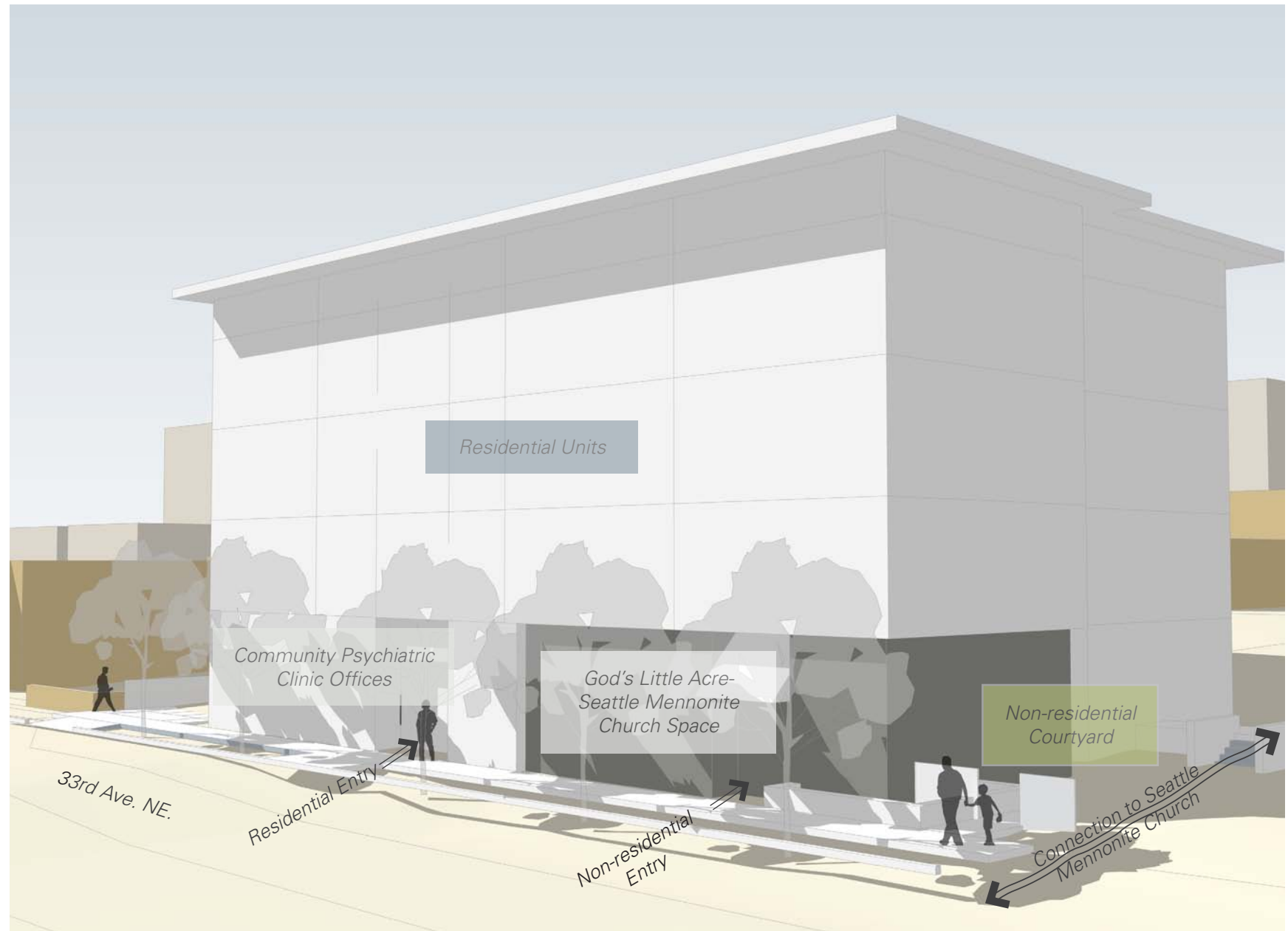
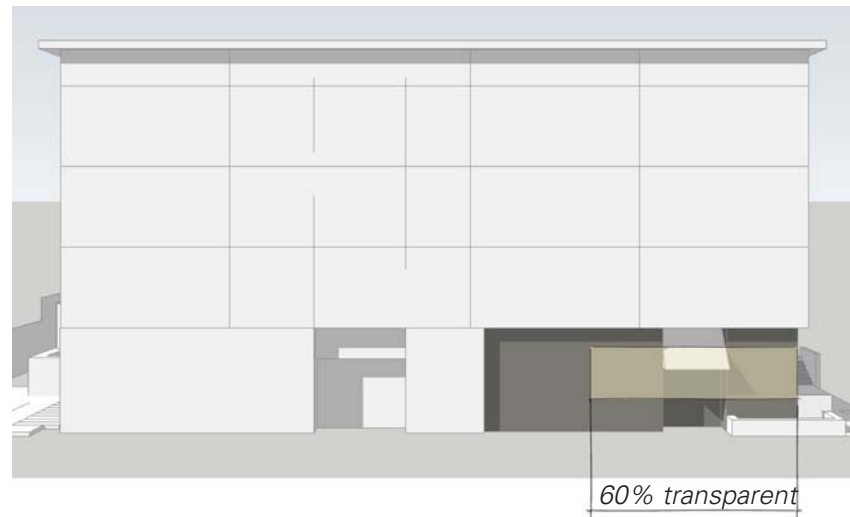
- Project design should consider opportunities for enhancing personal safety and security in the environment under review. **Safety and security is a paramount concern for the team.**

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. **We propose a formal residential entry, distinguishable from the non-residential entry by scale and material change.**

Potential Depature Requested

- 23.47A.008B at nonresidential street level uses 60% of street facing façade between 2-8 feet shall be transparent. **We would like the boards feedback in regards to the transparency requirement. The use of the space will not be commercial in nature and will require more privacy than the code currently allows for.**



Preferred Scheme Analysis

This project is achieving to fully comply with the following North District Neighborhood Specific Design Guidelines: **A-3 Entrances Visible from the Street, A-4 Human Activity, A-5 Respect for Adjacent Sites, A-8 Parking and Vehicle Access, C-3 Human Scale, C-4 Exterior Finish Materials, D-1 Pedestrian Open Spaces and Entrances.** Other general design guidelines will also be included in the design.



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KENYON HOUSE
3936 S. Kenyon St. · Seattle
Bellwether Housing/Building Changes



ANDREW'S GLEN
4220 Factoria Blvd. SE · Bellevue
Imagine Housing



YWCA FAMILY VILLAGE
930 NE High Street · Issaquah
YWCA



CANADAY HOUSE
424 Minor Ave. N. · Seattle
DESC



Valor Apartments

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Relevant Projects

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