



DESIGN REVIEW

09.17.12
DPD Project Number: 3011758

Valor Apartments

02	Development Objectives/Project Location
04	Neighborhood Context
05	Neighborhood Context
06	Site Plan
07	Floorplans
08	Landscape Plants
09	Landscape Plan
10	Design Guidelines A
11	Design Guidelines A
12	Design Guidelines B
13	Design Guidelines C
14	Design Guidelines C
15	Elevations
16	Elevations
17	Design Guidelines D
18	Design Guidelines D
19	Shadow Study
20	Design Guidelines E
22	Zoning Map
23	Development Map
24	Relevant Projects

Project Team:

Owner: Community Psychiatric Clinic
11000 Lake City Way NE
Seattle, WA 98125
Contact: Mike Nielsen
mnielsen@cpcwa.org

Development Consultant: Common Ground
419 Occidental Ave.S. Suite 504
Seattle, WA 98104
Contact: Greg Gartrell
gregoryg@commongroundwa.org

Architect: SMR Architects
911 Western Ave., Suite 200
Seattle, WA 98104
Contact: Leah Ericksen
lericksen@smrarchitects.com

Landscape Architect: Harrison Design
911 Western Ave. Suite 406
Seattle, WA 98104
Contact: Margaret Harrison
margarett@harrisondesignla.com

DPD Land Use Planner: John Shaw
John.Shaw@seattle.gov

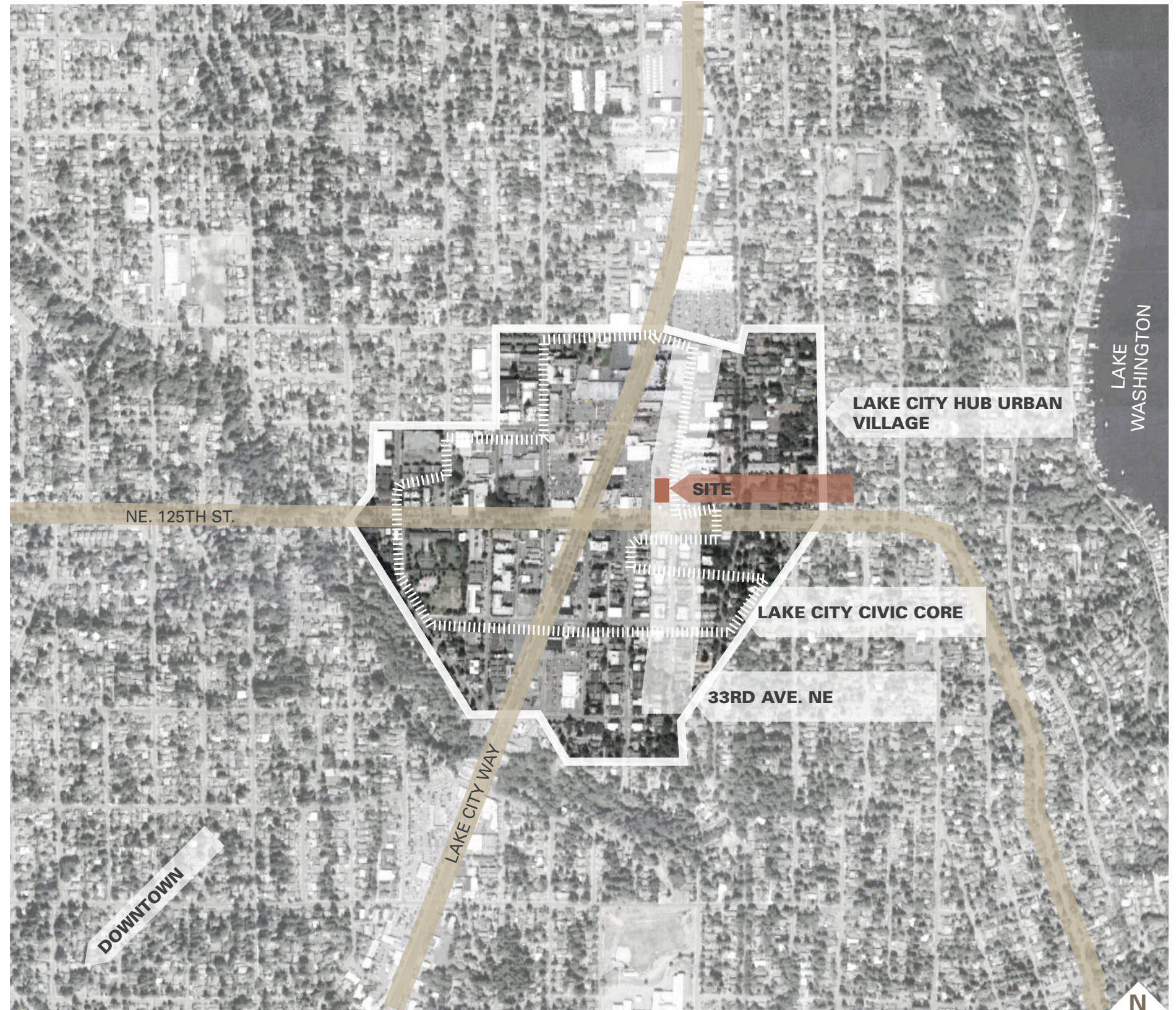
Development Objectives:

(21) one-bedroom residential units
1450 square feet of non-residential space

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 residential feel due to the proposed 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.



Valor Apartments

12517 33rd Avenue NE, Seattle, WA

Development Objectives/Project Location

02

DPD Project Number: 3011758

09.17.2012 Design Review

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



Valor Apartments

12517 33rd Avenue NE, Seattle, WA

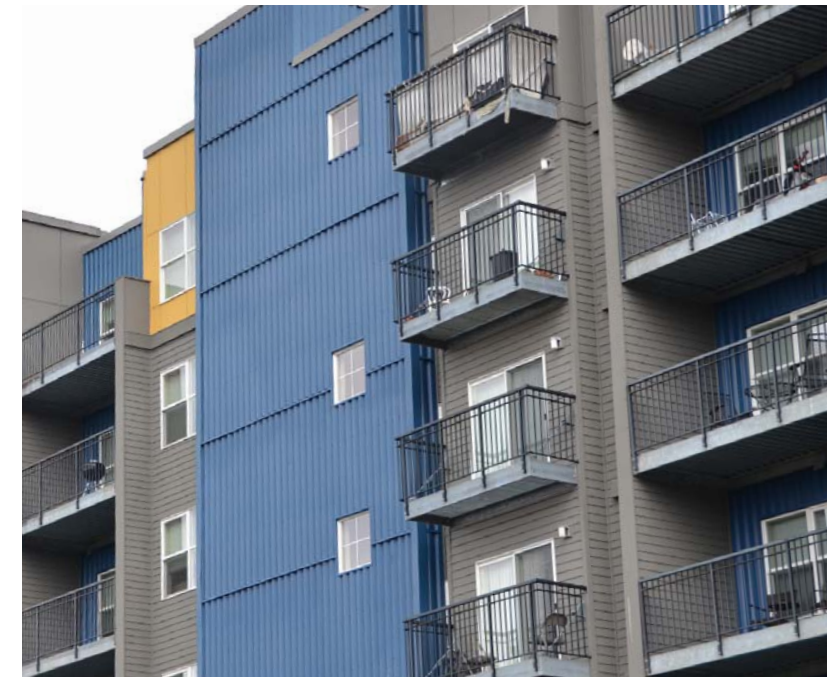
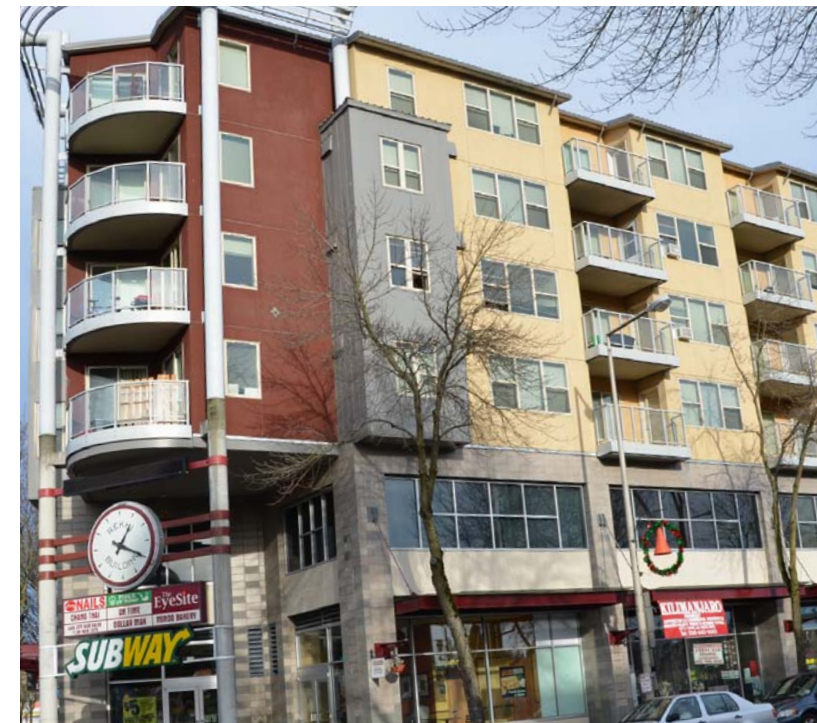
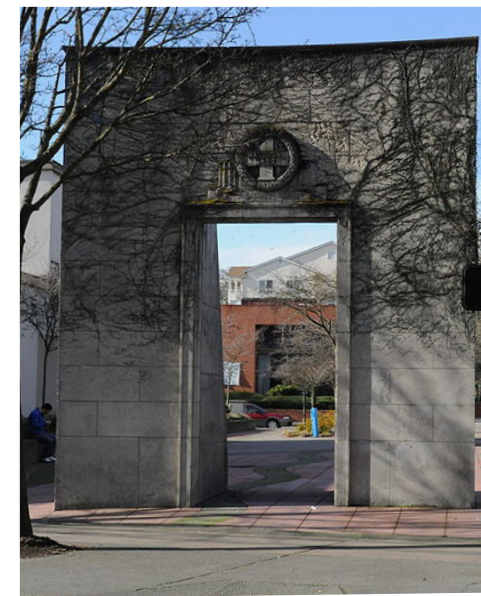
Streetscape

03

DPD Project Number: 3011758

09.17.2012 Design Review

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 still 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 .



There is a diversity of housing types and styles surrounding our site. Many apartment buildings both along Lake City Way and NE 125th Street are now expanding off onto the adjacent side 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 around the neighborhood. 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 an economically and culturally diverse neighborhood.



Valor Apartments

12517 33rd Avenue NE, Seattle, WA

Neighborhood Context

04

DPD Project Number: 3011758

09.17.2012 Design Review

There are a mix of architectural styles found around the neighborhood. Many buildings from the mid-century style are scattered among the more contemporary influenced buildings. We are keeping with current styles, while taking reference from the mid-century massing and use of materials.



Valor Apartments

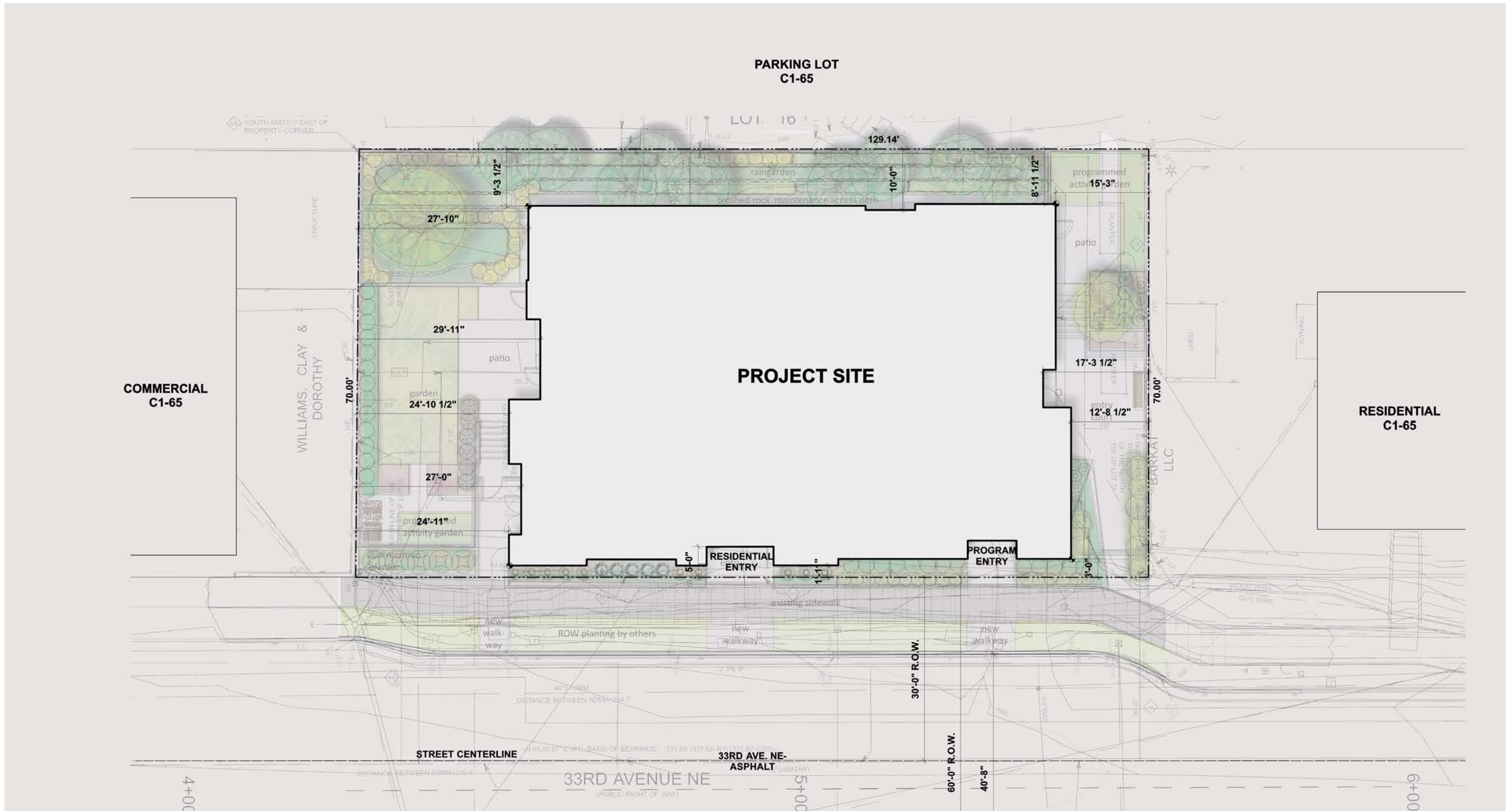
12517 33rd Avenue NE, Seattle, WA

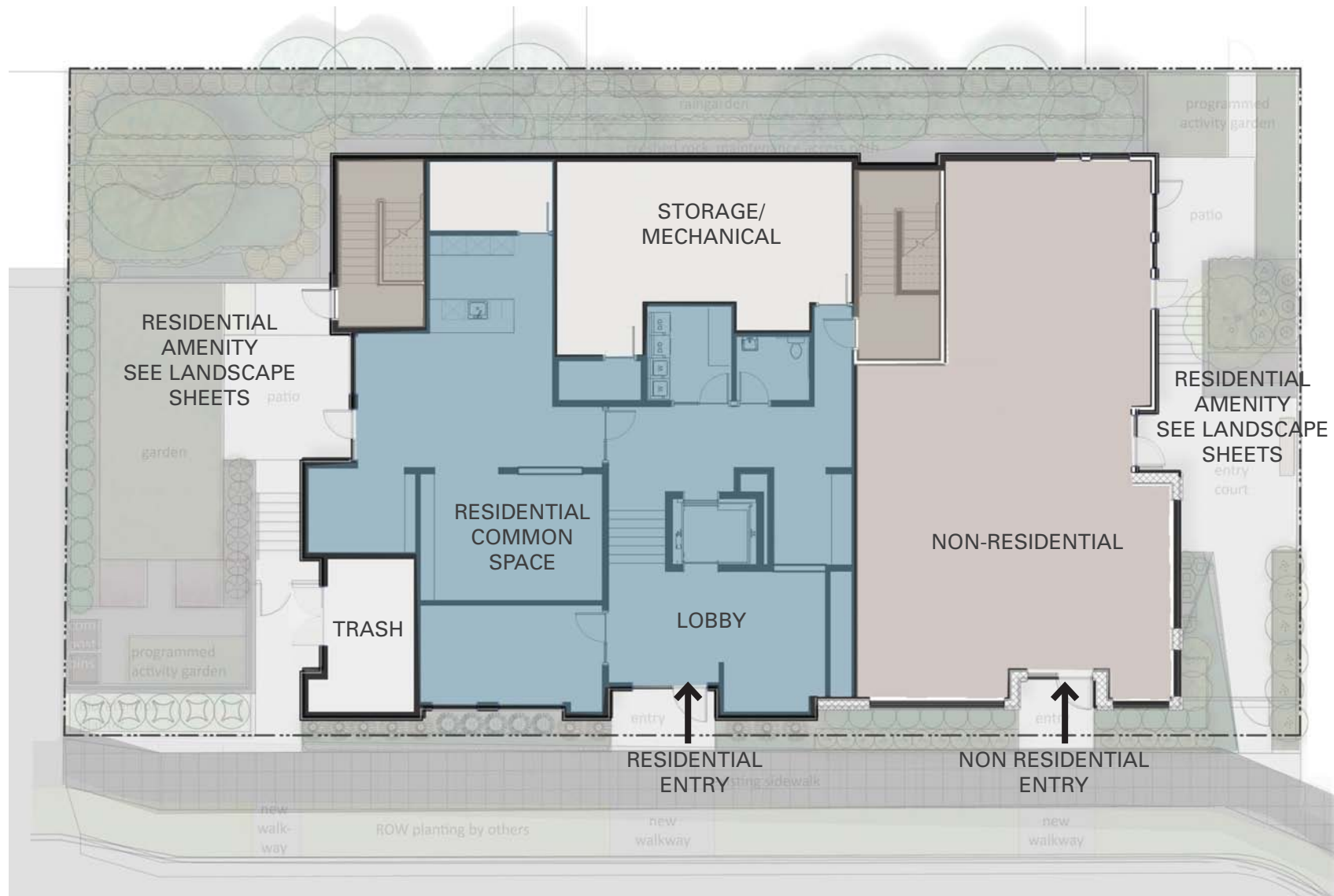
Neighborhood Context

05

DPD Project Number: 3011758

09.17.2012 Design Review





LEVEL 1



LEVELS 2-4



Lavender



Feather Reed Grass



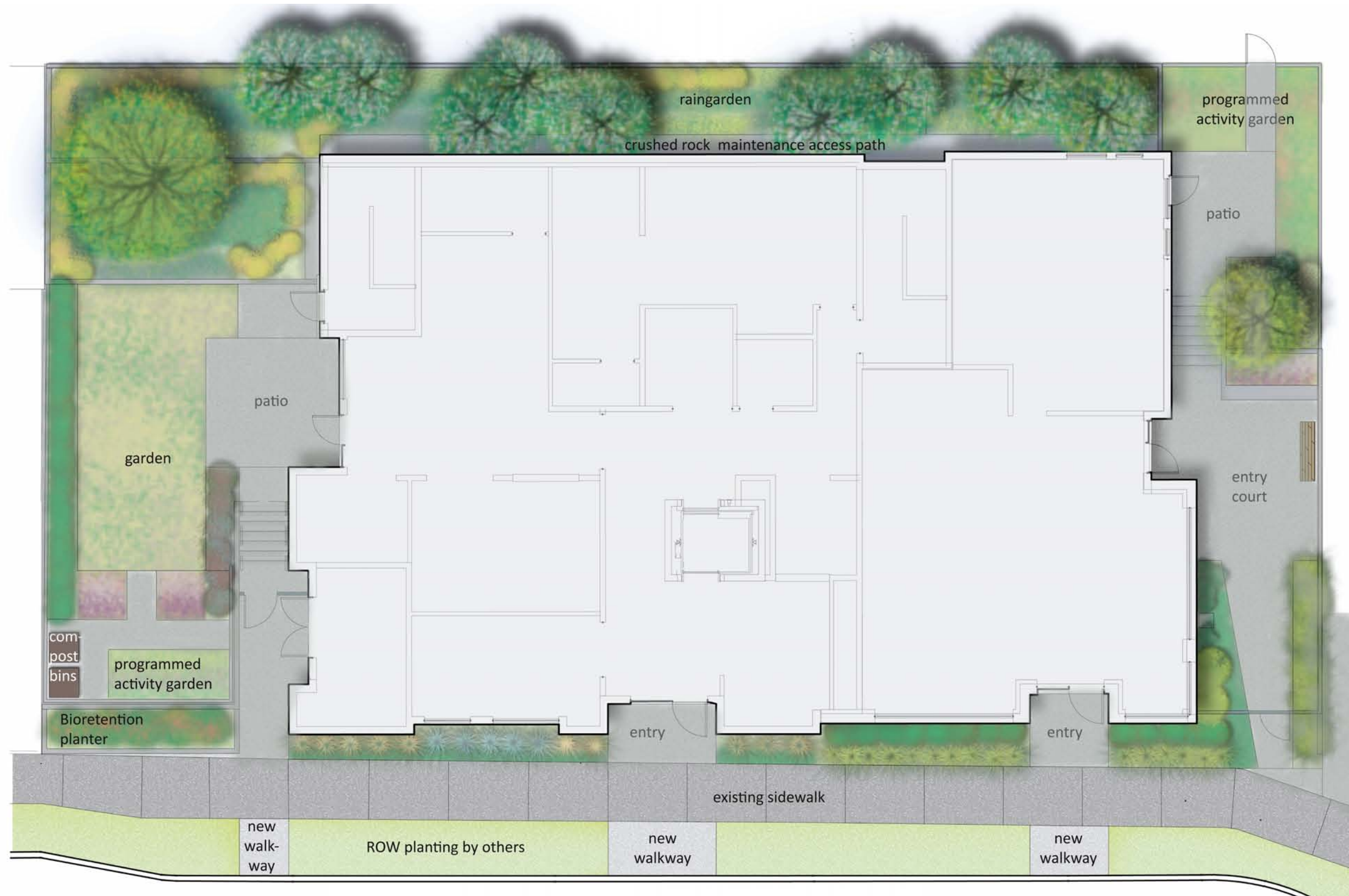
Dogwood



Phlox & Coneflowers



Blueberries



A-1 Responding to Site Characteristics

- 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 continues the development of the Lake City Civic Core by adding a mixed-use building to the area and reinforcing the connection between NE 125th Street and 33rd Avenue NE. The site has an improved sidewalk, street trees and plantings to create a more pedestrian friendly, walkable area.

A-3 Entrances Visible from the Street

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

Each entry will have a distinguishable appearance and signage to guide pedestrians to their destination.

NDN specific (Hub Urban Planning):

- Encourage welcoming, slightly recessed main building or shop entrances consistent with a traditional storefront design.

Both entries will be recessed off the sidewalk.

- 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.



Looking southwest down 33rd. Ave. NE toward 125th street

A-4 Human Activity- PRIORITY DESIGN GUIDELINE-The board requested specific attention to guideline A-4, see our responses in bold below and graphics to the right.

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

Both pedestrian entries are along 33rd Avenue NE, adding activity at the street level. Both uses at this building will be private but we are maximizing out street presence. Resident space to the south will be visible to the street while still providing a private outdoor space for residents to enjoy. The non-residential outdoor space will also be visible from the street while still providing some privacy.

NDN specific (Hub Urban Planning):

- Maximize the solar exposure of open spaces to the extent possible.
Open space will be provided on the South 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 off-site parks will provide opportunity for rest and recreation. Planning is underway to develop a park directly across the street from our site.
- 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 NE. The commercial space is flexibly designed to open up and encourage walk in traffic, or close down and become more private as currently programed — while still meeting all prescribed transparency and facade requirements.

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.

The space between the building and sidewalk will be visibly open and provide long site lines to promote safety in this area. Street lights and exterior building lights will improve pedestrian security at night. Street trees between the sidewalk and street, along with planting beds at the base of the building will enhance the pedestrian experience.



Looking north along sidewalk



Valor Apartments

12517 33rd Avenue NE, Seattle, WA

B-1 Height, Bulk and Scale Compatibility- PRIORITY DESIGN GUIDELINE-The board requested specific attention to guideline B-1, see our responses in bold below and graphics to the right.

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.

Our building is designed at a shorter height than the maximum code allows. 33rd Avenue NE is a transition between our zone and a lesser zones to the south and east. By providing a shorter building we are easing the transition between these two — connecting the new density to the west and north with the smaller existing apartment buildings to the south.

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.

In reference to the section above, the tenants of this building are better served by living in a small, close knit community that this building will provide. In this case, a building that does not maximize the developable area of the site is more appropriate.



View from the back of the building, taken from the parking lot looking southeast

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 facade walls.

We are designing our building to coordinate 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. The building is simple in form, a pair of rectangles with a straight roof line and breaks in the facade only at specific locations responding to the building programming. The non-residential space has a change in material to help distinguish it from the exterior — yet it is still not overly prominent on the facade.

C-3 Human Scale- PRIORITY DESIGN GUIDELINE-The board requested specific attention to guideline C-3, see our responses in bold below and graphics to the right.

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

See our comments below showing how we are designing to achieve a good human scale at our building.

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, while still maintaining transparency to welcome pedestrians. Storefront at the nonresidential space will be recessed back from the sidewalk to allow for privacy in this space, for the tenant currently planning on occupying the space. The storefront placement will be flexible enough to provide both transparency or privacy, depending on the need for the tenant, but will still not feel oppressive and closed off to the pedestrian traffic. Both residential and nonresidential entries will enter off the street and clearly designated by building signage.

- 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 is designed to designate the two entities occupying the building by both material and color change, see guideline C-4 for further explanation.

- Provide continuous overhead protection for pedestrians in the core commercial areas between 28th and 35th Avenues Northeast, and between Northeast 123rd and 130th Streets.

A small canopy at the non residential entry and the vertical bay at the residential entry will provide shelter at both entries, while discouraging unwanted congregation along the building front.



View from northeast corner of the building, looking down the sidewalk.

C-4 Exterior Finish Materials PRIORITY DESIGN GUIDELINE-The board requested specific attention to guideline C-4, see our responses in bold below and graphics to the right.

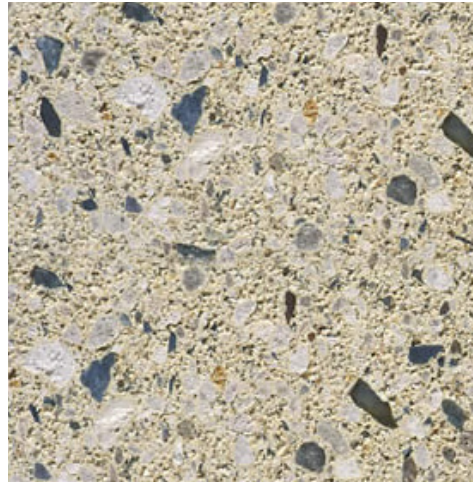
- Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged. ***Our material palette is restrained with limited colors and materials. We want the simplicity to be a design statement, where details will be what enhances the overall craftsmanship of the building.***

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. A combination of fiber cement panel and plank will be used. The residential entry will be distinguished by a vertical bay of color, this will carry around the building at the side entries and to add interest to the west facade. This color will also be carried through at the windows by a wide band of color.***

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. ***Masonry or other substantive materials will be used at the entrance to the commercial space, this material will be carried throughout the residential space in the landscaping areas to help unify the two parts of the building. The residential common space on the ground floor will also have the same material as the residential floors above. This is being done to visually connect the spaces and their uses.***



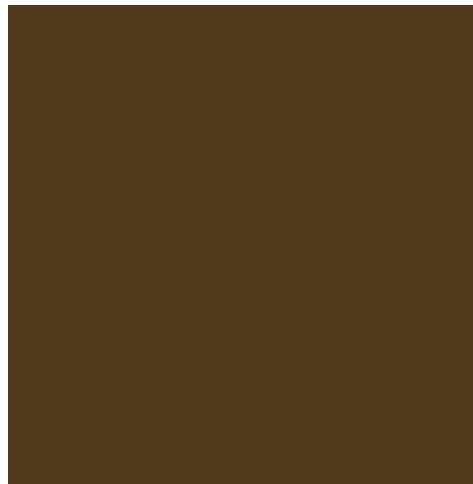
Masonry-Ground Face CMU



Masonry- Ground Face CMU



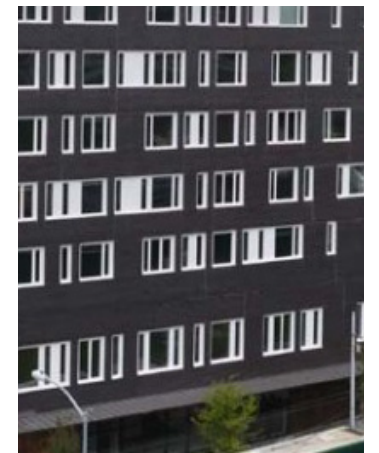
Storefront



Fiber cement plank



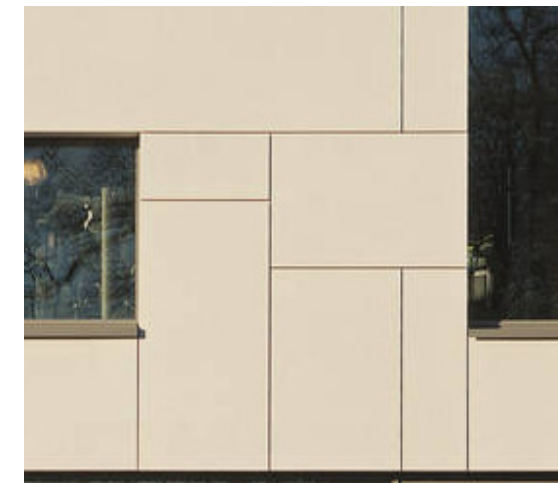
Fiber-cement plank



Windows with panels



Fiber Cement panels- painted



Fiber-cement panel



Valor Apartments

12517 33rd Avenue NE, Seattle, WA





- METAL COPING
- CEMENT FIBER LAP SIDING
- METAL PANEL SIDING
- VINYL WIDOWS
- CEMENT FIBER PANEL
- ALUMINUM STOREFRONT
- METAL DOOR

SOUTH ELEVATION



- METAL COPING
- CEMENT FIBER LAP SIDING
- METAL PANEL SIDING
- VINYL WIDOWS
- CEMENT FIBER PANEL
- GRADE AT PROPERTY LINE

WEST ELEVATION

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.

We are providing a lively space along the sidewalk, with both building entries accessed from 33rd Ave. NE and the future park directly across the street. The majority of the open space provided for the residents along the south facade will be private- promoting a quiet and restful space for the residents living in the building.

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-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 are proposing a formal residential entry, distinguishable from the non-residential entry by scale and material change. Both entries will be recessed off the sidewalk and will have overhead protection. Each entry will have building signage. 33rd Avenue NE isn't a heavy traffic street, therefore the building signage will have pedestrian scale. The commercial space will have signage mounted to the building, adjacent to the building entry. The residential entry will have signage on the bottom of the vertical entry element.



NON-RESIDENTIAL ENTRY
RESIDENTIAL ENTRY

Looking North along the sidewalk, both building entries visible



Signage example



Signage example

D-7: Personal Safety and Security PRIORITY DESIGN GUIDELINE-

The board requested specific attention to guideline D-7, see our responses in bold below and graphics to the right.

- 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. Care has been taken as to not create any potentially threatening spaces for hiding and most spaces have open site lines. The west side or "rear" of the building will not be accessible to residents or others, which is a space not easily seen from most vantage points.

D-10 Commercial Lighting PRIORITY DESIGN GUIDELINE-

The board requested specific attention to guideline D-10, see our responses in bold below and graphics to the right.

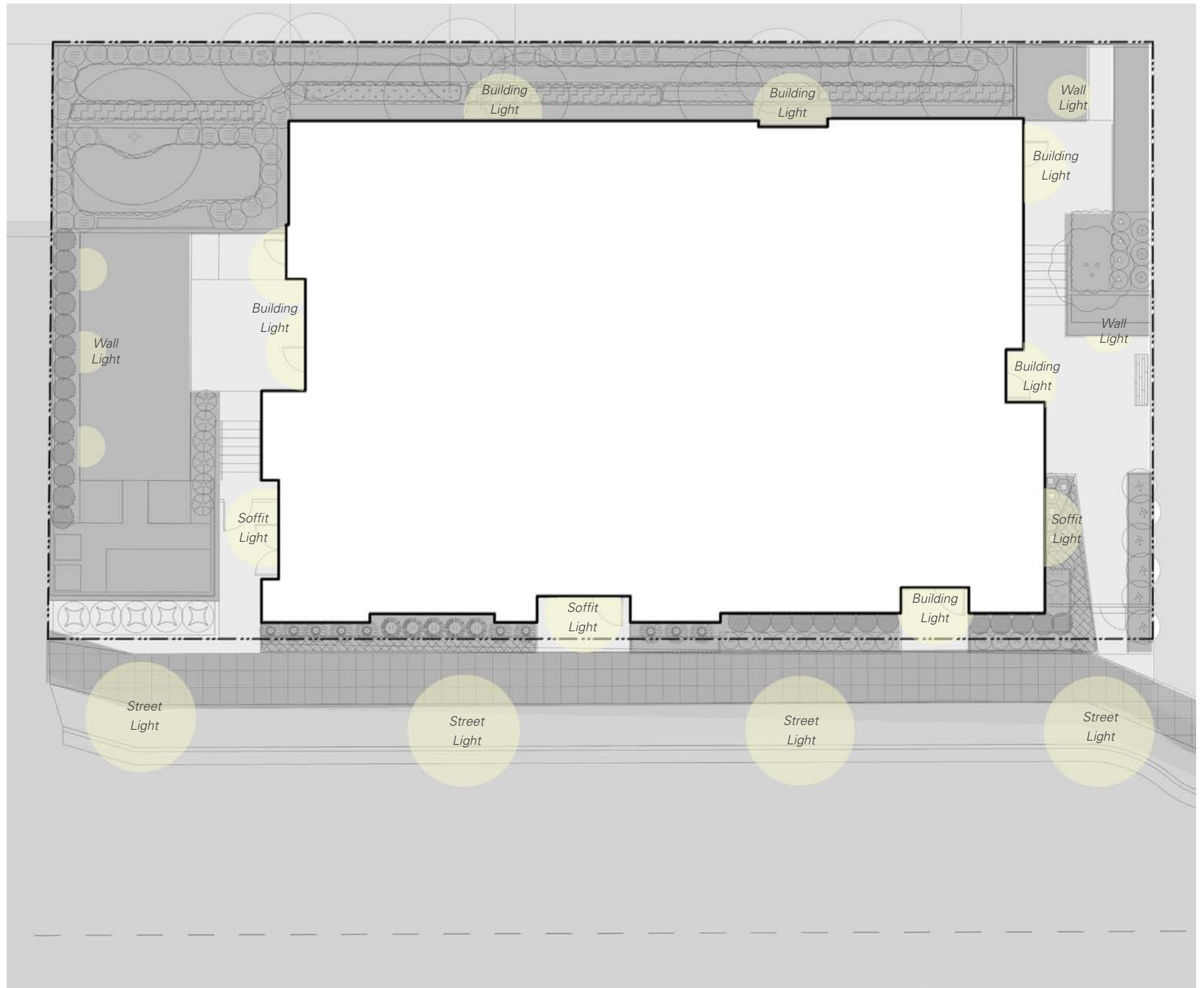
- Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

Street lights along 33rd Avenue NE along with exterior building lights and lights at the entries will create a well lit spaces. See the plan to the right showing how we plan to provide enough light for this site.

D-11 Commercial Transparency

- Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

We are meeting all code requirements for transparency and blank facades. It is our goal to create a space that feels friendly and welcoming to the passing pedestrians.



1. Building Light



2. Patio Wall Light



3. Soffit Light

Summer Solstice



9am



1pm



5pm

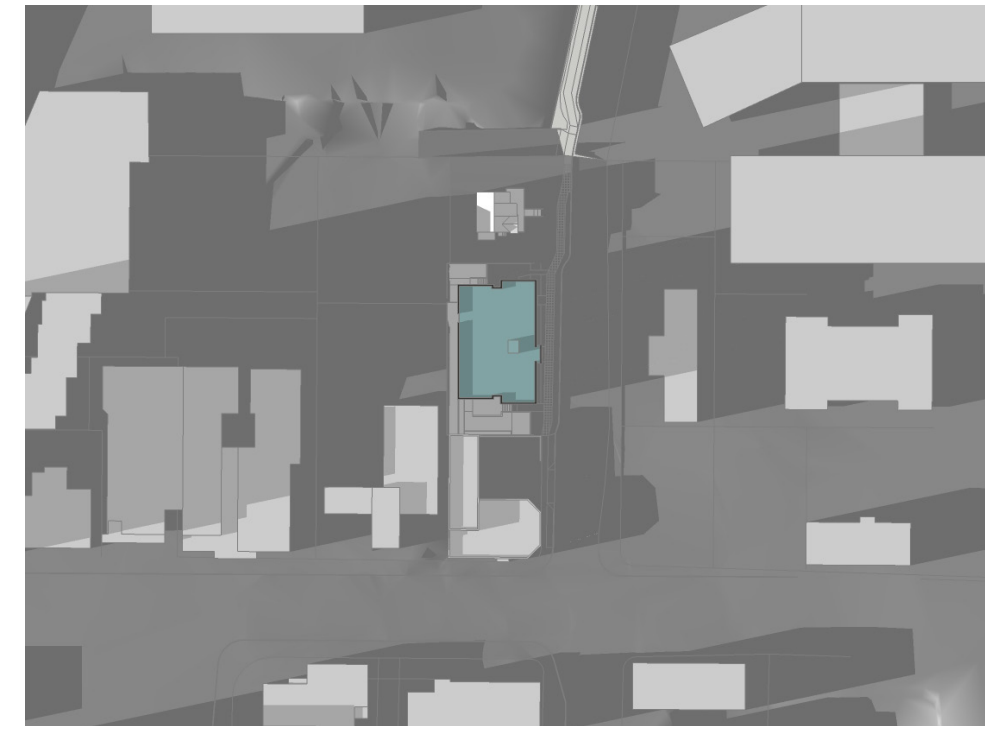
Winter Solstice



9am



1pm



5pm



Valor Apartments

12517 33rd Avenue NE, Seattle, WA

Shadow Study

19

DPD Project Number: 3011758

09.17.2012 Design Review

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.

We have designed two landscape amenity spaces for the building. The north space will be for the planned tenant for the space, God's Little Acre—a drop in shelter run by the Seattle Mennonite Church. It will be a space for the occupants to rest in a safe outdoor environment. Site benches and plantings have been used to create “zones,” as shown on the landscape sheets. Along the south side of the site we have provided amenity space for the residents. The space has a backyard aesthetic and will be a space residents can enjoy together with site benches, planters and a lawn space. This space is setback from the street and raised about four feet higher in elevation — providing privacy with an open character.

NDN specific (Entire Area):

- 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.

Native plants will be used to enhance the residential amenity spaces for the project, some examples can be seen on the landscape sheets. As a means of storm water detention we will be providing a raingarden along the west side of the side.



View into north outdoor space, looking west



View into south outdoor space, looking northwest



Looking northwest, along 33rd Avenue NE.

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.

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:

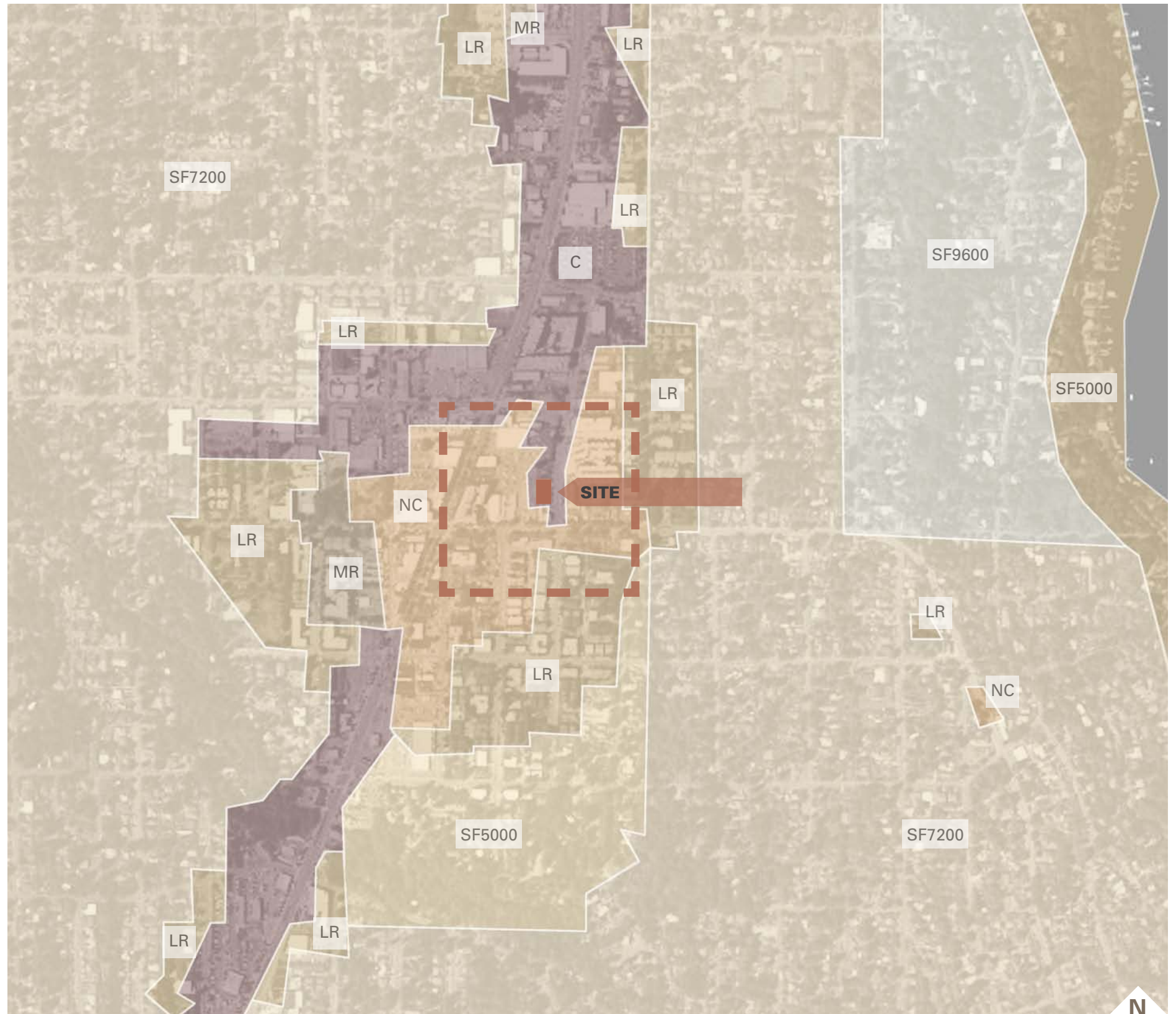
23.47A.024- 5% of total gross floor area in residential use, excluding mechanical equipment. Common amenity areas shall have a minimum horizontal dimension of 10'; no common amenity area shall be less than 250 square feet in size. **About 300 square feet provided.**

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)
-  Commerical (C)



Valor Apartments

12517 33rd Avenue NE, Seattle, WA

Zoning Map

22

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09.17.2012 Design Review

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:

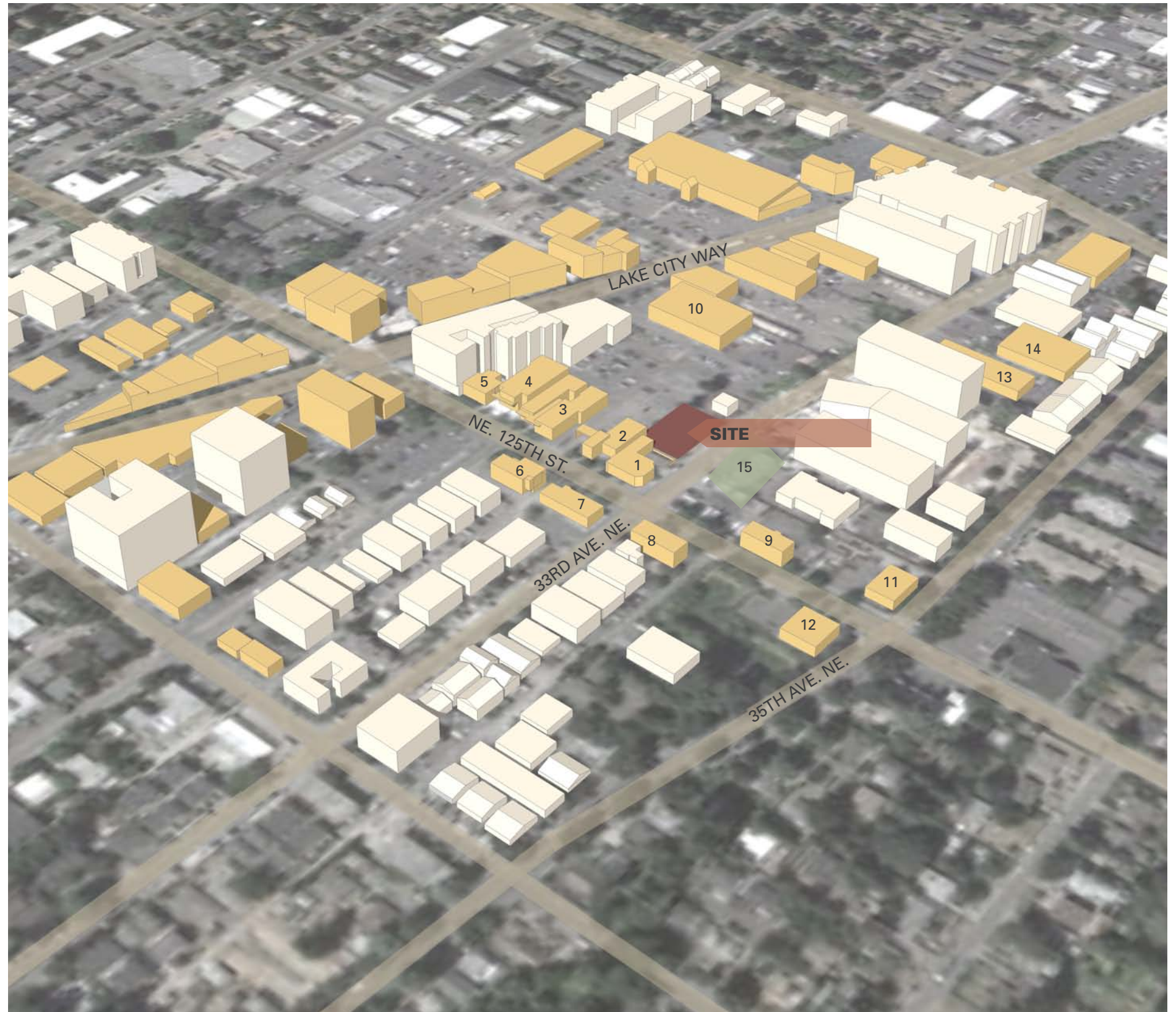


Residential



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



Valor Apartments

12517 33rd Avenue NE, Seattle, WA

Development Map

23

DPD Project Number: 3011758

09.17.2012 Design Review



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

12517 33rd Avenue NE, Seattle, WA

Relevant Projects

24

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09.17.2012 Design Review