

# COMPASS BROADVIEW

nk

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Early Design Guidance

147 N 132nd STREET

Northwest Design Review Board - SDCI #3024798

November 07, 2016



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## Project Information

Project Address:  
147 N 132nd ST  
Seattle, WA 98133

DPD Project #:  
3024798

Owner:  
Compass Housing Alliance  
77 S Washington Street  
Seattle, WA 98104  
206.474.1000

Architect:  
NK Architects  
310 1st Ave S, Suite 4S  
Seattle, WA 98104

Landscape Architects:  
Fazio Associates  
2244 NW Market St  
Seattle, WA 98121

## Project Description

The proposed building is a 3-story apartment building, located near the intersection of N 132nd Street and Greenwood Ave. N, near Broadview Thompson K-8, and on a parcel to be created by a lot boundary adjustment to and owned by Luther Memorial Lutheran Church. A courtyard on the east side of the building will provide a common open space for residents.

## Project Specs

Zoning: LR-3

Neighborhood: Broadview

Lot Size: 32,600 SF

GSF: +/- 47,300 SF

Proposed Units: 59

Parking Stalls provided: 23

# Context Analysis

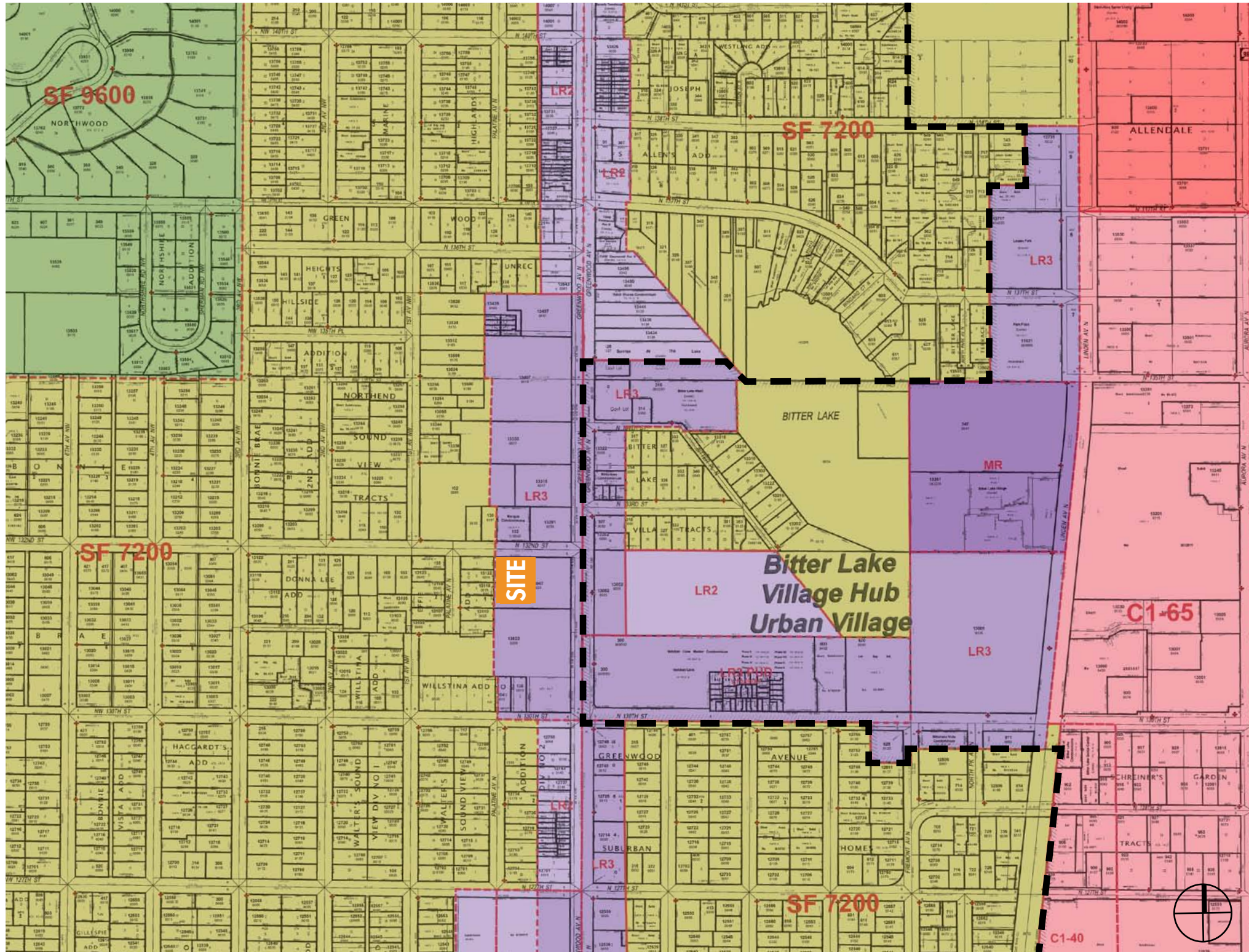
## Project Location



# Context Analysis

## Zoning

LR3: The project sits on an edge zone, transitioning from three-story buildings to single family.



--- Bitter Lake Village Hub Urban Village Outline

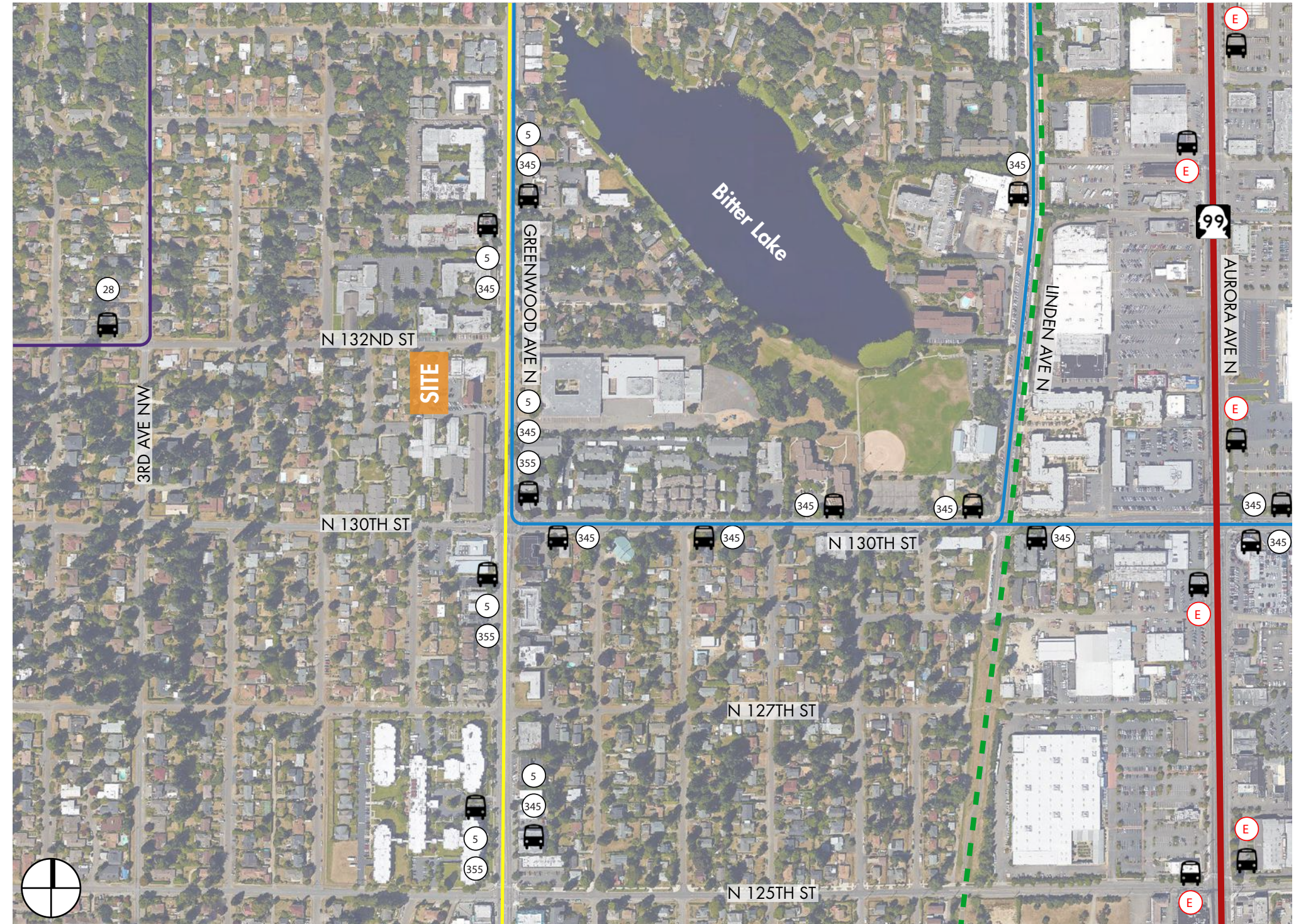
### ZONING COLOR LEGEND

- C1-65
- C2-65
- MR
- LR3
- LR2/1
- SF7200
- SF9600

# Context Analysis

## Transportation Analysis

The project site has frequent transit service. It is directly served by King County Metro bus routes 5, 28, 345 and 355 with a southbound stop on Greenwood Ave N one block north from the project site and a northbound stop just across from the southbound stop. Bus stop 28 runs east and west bound and the stops are located west of the project site across from 3rd Ave NW. These bus routes provide service from the project site to downtown Seattle and Northgate Hospital.



MAP KEY

BUS ROUTES BUS STOPS

Neighborhood Transportation and Open Space Map

# Context Analysis

## Walkability

The Broadview neighborhood is primarily a residential neighborhood. The buildings range in style consistent with the era in which they were built.

Shops and restaurants, 2 large grocery stores, banks, and pet store can be found within a 15 minute walk to the east.

## 15 minutes

- Neighborcare Health
- Starbucks
- 20+ Shops
- 10+ Restaurants

## 10 minutes

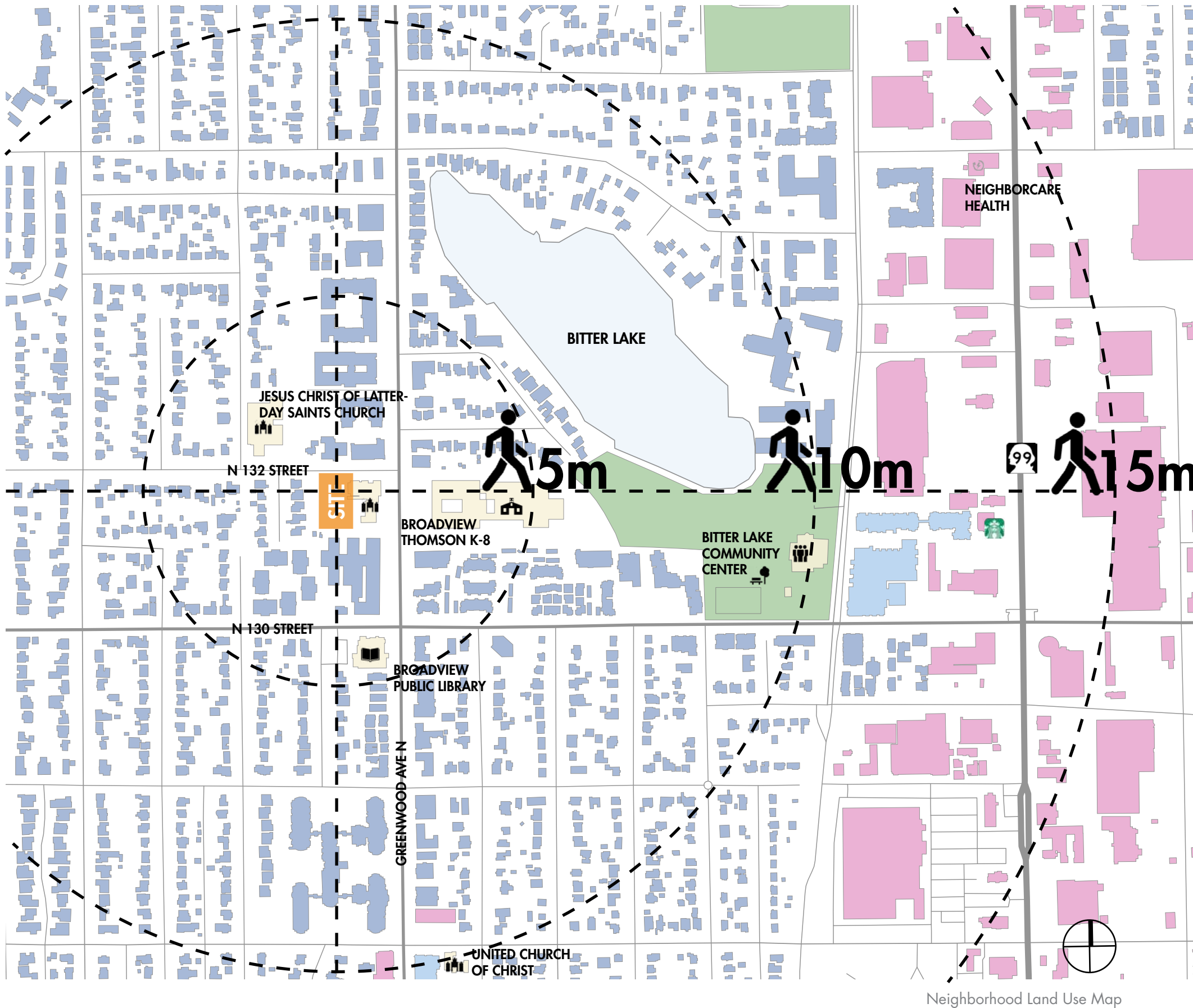
- Bitter Lake Playfield
- Bitter Lake Community Center
- 5 Shops
- 4 Restaurants

## 5 minutes

- Broadview Thomson K-8
- Broadview Public Library
- Jesus Christ of latter-Day Saints Church
- Luther Memorial Lutheran Church
- 10+ Breweries
- 30+ Restaurants

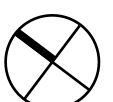
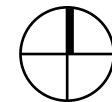
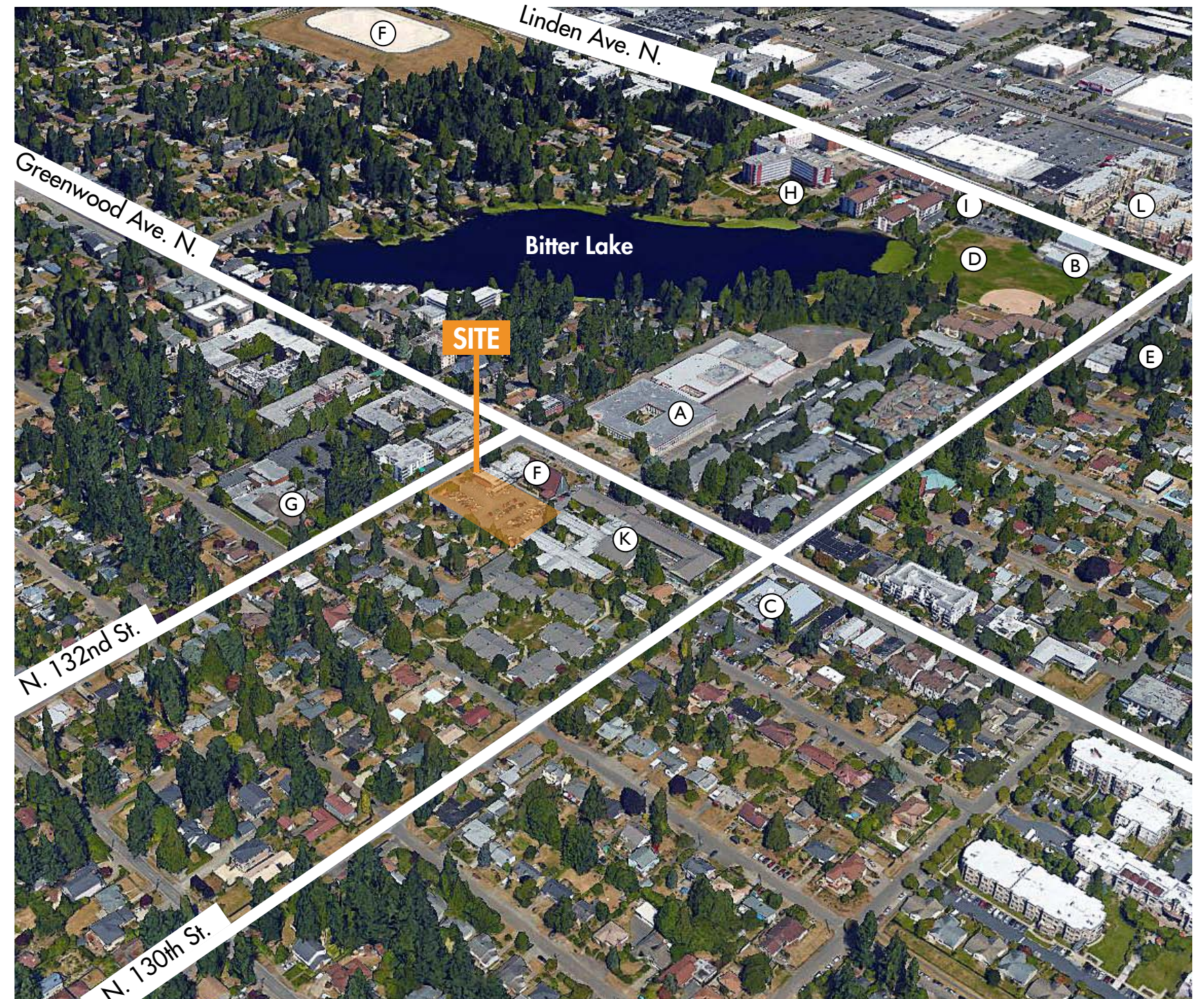
### USE COLOR LEGEND

- MIXED USED
- RESIDENTIAL
- COMMERCIAL
- PARK
- INSTITUTIONAL



# Context Analysis

## Neighborhood Landmarks





## Context Analysis

### Notable Neighborhood Buildings

The project is located in a transition zone between the single family residential neighborhood and the low-rise area along Greenwood Avenue North.

The neighborhood is served by many institutions ranging from churches, senior housing, Seattle Public Library Broadview Branch, the Bitter Lake Community Center and the Broadview Thomson K-8 school. These are all within walking distance from the site.

The project's concept will continue the long tradition of building community in the neighborhood and its architecture will reference and bridge the residential identity of the area with the institutional aspect of the church.



A. BROADVIEW THOMSON K-8



D. BITTER LAKE PLAYFIELD



G. CHURCH OF THE LATTER DAY SAINTS



J. VIEW AT BITTER LAKE APTS



B. BITTER LAKE COMMUNITY CENTER



E. BITTER LAKE



H. FOUR FREEDOMS SENIOR HOUSING



K. FOSS HOME AND VILLAGE



C. SEATTLE PUBLIC LIBRARY



F. LUTHERAN MEMORIAL CHURCH



I. REPURPOSED STREET ART



L. NEW HAVEN APARTMENTS

# Site Analysis

## Code Analysis

PARCEL #: 242603-9134 & 242603-9022

ZONING: LR3

OVERLAYS: NONE

LOT AREA: 32,600 after Lot Boundary Adjustment

ECA: SALMON WATERSHED

PERMITTED USES (23.45.502)  
Residential permitted

STREET-LEVEL DEVELOPMENT STANDARDS (23.45.527)  
Structure width may not exceed 120 feet, LR3 outside Urban Villages

Maximum façade length (combined) within 15 feet of lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line

FLOOR AREA RATIO (23.45.510)  
Apartments outside urban village = 1.3 or 1.5  
1.5 applies if apartments meet green building performance. The project will meet the Evergreen Sustainable Development Standard.

SETBACKS (SMC 23.45.518)  
Front 5' minimum  
Rear 15' minimum if no alley  
Side (for facades greater than 40') 7' average and 5' minimum

STRUCTURE HEIGHT (23.45.514)  
30' height limit outside urban centers  
+4' for railings, planters and parapets  
+10' for stair penthouse, mechanical equipment  
+16' for stair or elevator penthouses

The height limit is 30 feet on the portions of lots that are within 50 feet of a single-family zoned lot, unless the lot in the LR zone is separated from a single-family zoned lot by a street.

AMENITY AREA (23.45.522.A)  
25% of lot area = 8150 SF required amenity area  
Minimum 50% of provided amenity needs to be at ground level, must be common space.  
Provided in common outdoor recreation space, and common interior amenity spaces.

GREEN FACTOR (23.45.524)  
Landscaping that achieves a Green Factor score of 0.6 or greater

STREET DEVELOPMENT STANDARDS (23.45.527)  
Maximum façade length (combined) within 15 feet of lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line.

AUTOMOBILE PARKING (23.54.020.F)  
In multifamily and commercial zones, the minimum parking requirement for all uses is reduced by 50 percent if the use is located within 1,320 feet of a street with frequent transit service. This distance will be the walking distance measured from the nearest transit stop to the lot line of the lot containing the use.

Table B Residential  
P. For multifamily residential use requirement with income criteria, for each dwelling unit rented to and occupied by a household with an income at time of its initial occupancy at or below 30 percent of the median income<sup>3</sup>, for the life of the building

- o 0.33 space per unit with two or fewer bedrooms
- o 1 space per unit with three or more bedrooms

Q. Multifamily residential uses: for each dwelling unit rented to and occupied by a household with an income at time of its initial occupancy of between 30 and 50 percent of the median income<sup>3</sup>, for the life of the building<sup>1</sup>

- o 0.75 space per unit with two or fewer bedrooms
- o 1 space per unit with three or more bedrooms

BICYCLE PARKING (23.54.015) Table D:  
1 long-term stall per every 4 units.  
Provided in the parking garage.

SOLID WASTE (23.54.040):  
Shared collection (min horiz dimension = 12'):  
51-100 dwelling units, 375sf + 4sf for each unit above 50  
Provided in the parking garage.

# Site Analysis

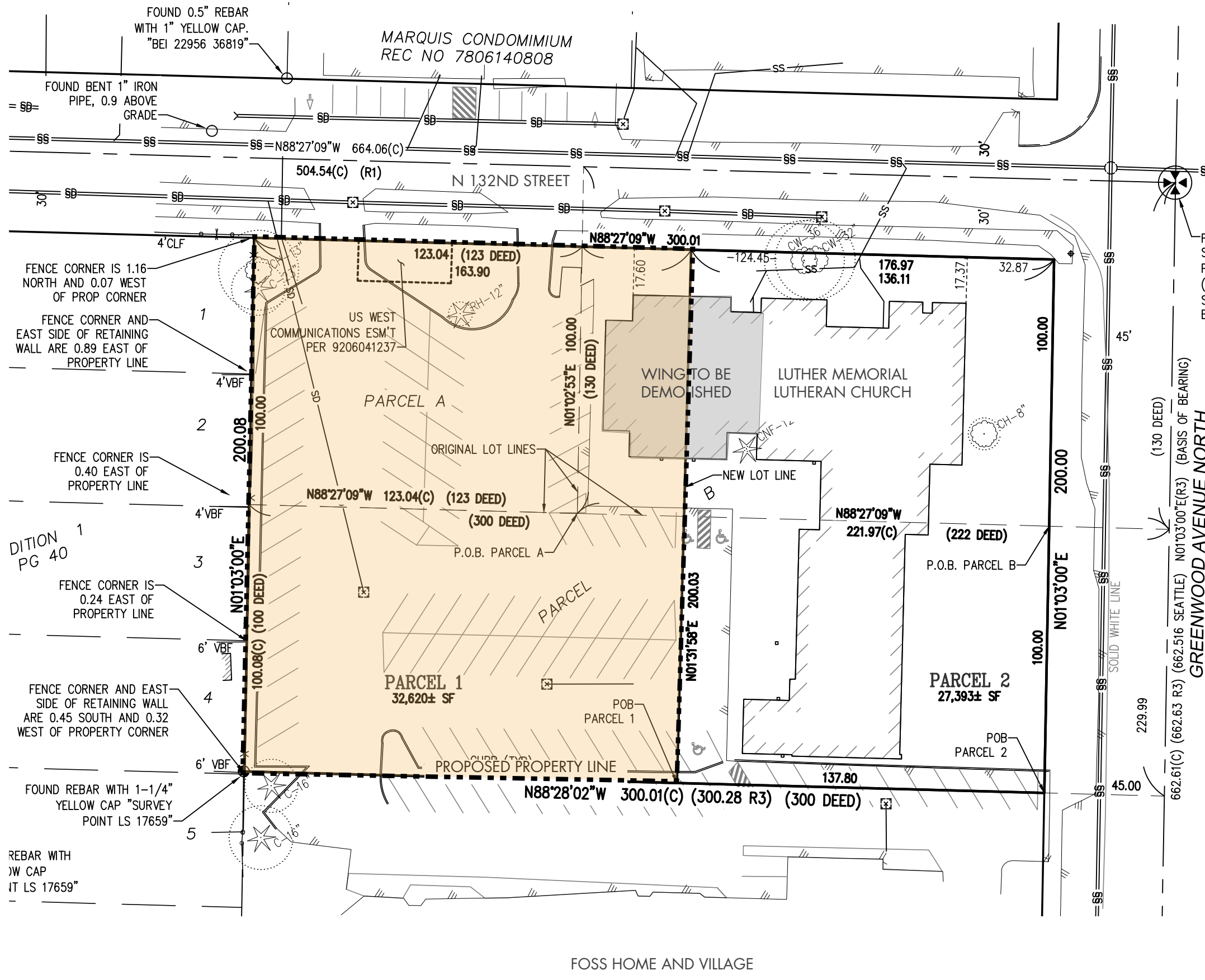
## Site Survey and Existing Site Analysis

The site is located on the intersection between N132nd Street and Greenwood Avenue N, with a relatively flat topography.

The project will be developed on the existing parking lot of the Luther Memorial Lutheran Church with generous setbacks to the adjacent single family homes to the west and the Foss Home and Village to the South.

Access to the garage will be from N 132nd street. The project has no alley.

We do not anticipate impacts to the adjacent parking stalls immediately south of the Compass Property.



# Site Analysis

## Streetscapes



(A) Greenwood Ave. (Looking East)



(B) Greenwood Ave. (Looking West)



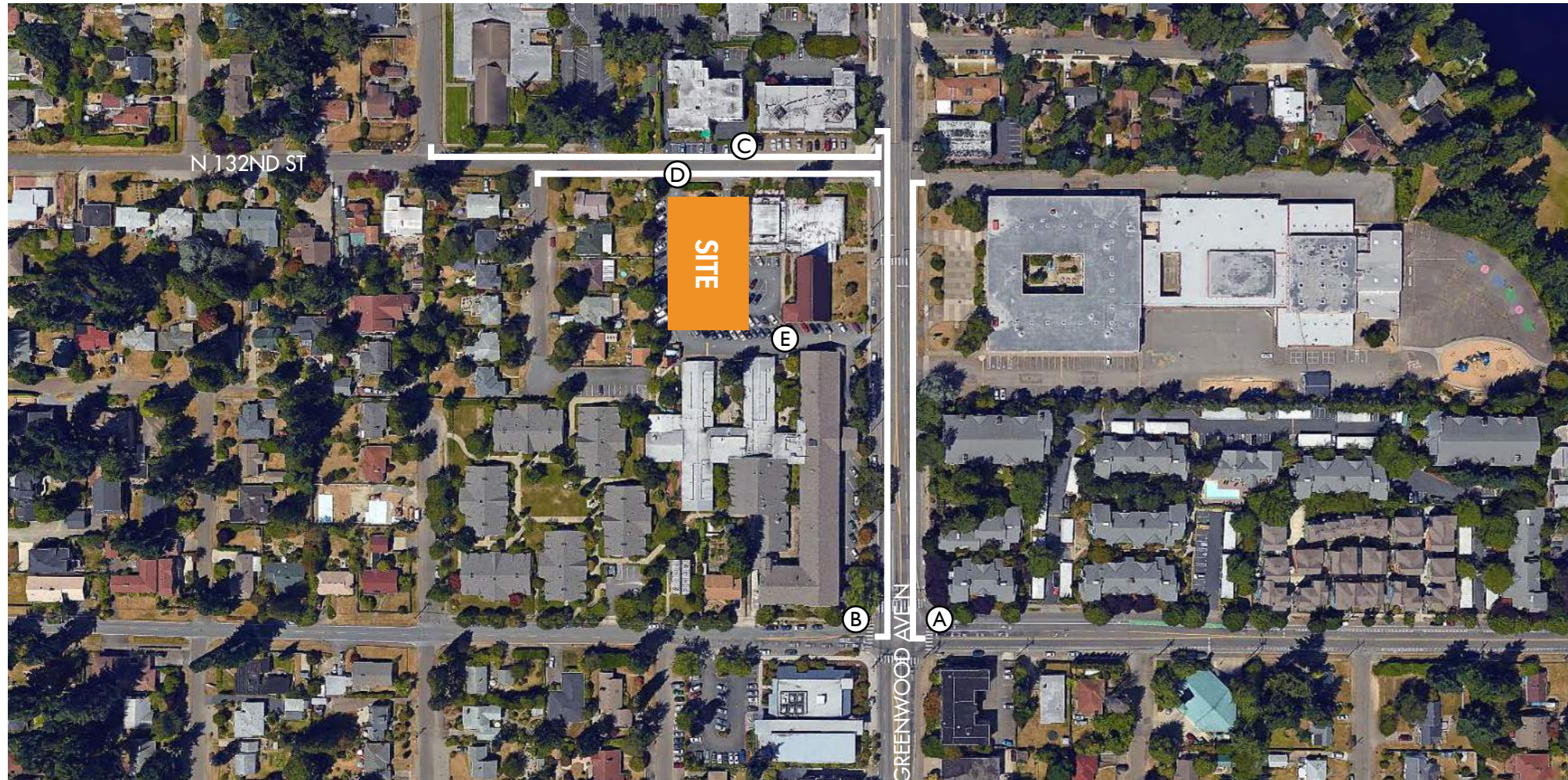
(C) N. 132nd St. (Looking North)



(D) N. 132nd St. (Looking South)

# Site Analysis

## Streetscapes



Ⓔ Panorama view of the Lutheran Memorial Lutheran Church parking lot looking north

## NW Neighborhood Design Guidelines

### CONTEXT AND SITE

#### CS1 - Natural Systems and Site Features

##### B. Sunlight and Natural Ventilation

3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

*Response: The proposed building is sited with direct orientation to north. One feature that we are considering on the south and west elevations are exterior vertical and horizontal shading devices that will not only add an unique characteristic to the building but also passively manage solar gains into the building. Several trees will be planted in the back and side setbacks to create natural shading.*

#### CS2 - Urban Pattern and Form

##### A. Location in the City and Neighborhood

###### A.1 Sense of Place

###### A.2 Architectural Presence

*Response: The existing strip of low-rise buildings along 132nd Street from Greenwood Avenue to the single family zone lacks a strong street presence and building frontage. The proposed building will contribute to the future of this block as a whole by setting the standard on how a small apartment building meets the street edge, with its main elevation facing the street. The proposed building is also contributing to the evolution of neighborhood by respecting its location at a zone edge with generous setbacks from the single family zones to the west.*

#### Neighborhood Design Guideline

##### I. Streetscape Compatibility:

(ii) Some treatment of side-streets off of Greenwood Avenue N and 85th Street is important to create an effective transition to residential neighborhoods. Some options to consider include: (a) setbacks with view-framing landscaping, (b) arbors with hanging plants, and (c) small outdoor spaces with trees and landscaping.

*Response: A street level setback creates a transition zone between the sidewalk and the building residential entrance. In this transition strip we propose landscaping and landscaping features to emphasize human scale and serve as an informal social gathering space. The street level setback will also provide relief between the public sidewalk and building edge to accommodate the possible increased pedestrian traffic to and from the Broadview Thomson School.*

##### II. Height, Bulk, and Scale Compatibility:

Zone Edges: Careful siting, building design and massing are important to achieve a sensitive transition between more intensive and less intensive zones.

*Response: The project is a modest 3-story residential building that is similar in height, bulk and scale to the existing low rise buildings in the neighborhood. The siting of the building mass follows the required front and rear setbacks by code and goes beyond the required side setbacks. While per code we would be allowed an average 7 feet setback to the property line to the west, we opted for an average of 26 feet setback from ground to sky to create a comfortable transition zone between the project and the neighboring single family buildings to the west.*

#### CS3 - Architectural Context and Character

##### I. Architectural Concept and Consistency

Contribute to the architectural character of the neighborhood.

*Response: The project' concept will take cues from the Luther Memorial Lutheran Church, which has a strong architectural presence in the neighborhood with its simple and clean design and small-scale architectural details throughout.*

### PUBLIC LIFE

#### PL1 - Connectivity

##### B. Walkways and Connections:

###### B.1 Pedestrian Infrastructure

###### B.2 Pedestrian Volumes

###### B.3 Pedestrian Amenity

*Response: The existing site does not meet current city requirements for the streetscape. The project will make the necessary improvements to create a safe and beautiful pedestrian experience, contributing to the future development of this neighborhood block. The residential entry and amenity rooms face the street to create a visual connection to pedestrians. The awnings over this portion of the building also creates an informal gathering space at the street. Streetscape landscaping will be provided in the planting strip and in containers close to the building.*

#### Neighborhood Design Guideline

I. Pedestrian Open Spaces and Entrances: small usable open spaces are an important design objective.

*Response: The residential entry will be flanked with landscaping that will create a buffer between the sidewalk and building. The building will be surrounded with lush landscaping on all sides as well as a generous courtyard amenity, providing plenty of open space and a pleasant environment to the residents and their neighbors.*

#### PL2 - Walkability

##### B. Safe and Security:

###### B.1 Eyes on the Street

###### B.2 Lighting for Safety

###### B.3 Street-Level Transparency

##### C. Weather Protection

##### D. Wayfinding

*Response: The residential entry, amenity rooms and program offices are transparent to the street and provide eyes on the street during the day. A canopy over the residential entry will indicate that it is the primary building entrance, and provide ample lighting for safety during the night.*

### PL3 - Street-Level Interaction

#### B. Residential Edges:

##### B.1 Security and Privacy

##### B.2 Ground Level Residential

*Response: Landscaping within the setback in front of the building will act as buffer between the residential units on the ground floor and the public. We are considering security for the side and back of the building with modest fencing that will separate these landscaped areas that may be otherwise accessed through the church parking lot. The courtyard may also have a short fence and gate while continuing the visual amenity that it will provide to the church.*

### DESIGN CONCEPT

#### DC1 - Project Uses & Activities

A. Arrangement of Interior Uses: Visibility, gathering places, flexibility and views and connections

*Response: The residential lobby, program coordinator offices, community room and program rooms are all located at one wing of the building, facing the street. These spaces are enclosed with storefront that create visual connection to the exterior and minimize blank walls to the street.*

#### B. Vehicular Access and Circulation:

*Response: The site is accessed from 132nd Street. The building is flanked by a curb cut for access to the surface parking dedicated to the church on the east side of the site and the residential garage ramp to the west. Wide and low landscaping will allow greater sight triangles for safe exiting of vehicles from the garage.*

#### DC2 - Architectural Concept

##### Neighborhood Design Guideline

I. Architectural Context: Facade articulation and modulation in the Greenwood/Phinney Ridge Planning Area are most critical in multi family residential buildings

*Response: This building will be highly visible from all sides and so particular attention will be given to create modulation and interest on all sides. On the long elevation to the west facing the residential single family, the mass is broken into 3 sections. The same concept is carried around to the south of the building. The east elevation is well articulated with the courtyard that creates two wings to the north and south. The main elevation facing the street is broken into the residential portion and the lobby/community portion with an interplay of solid and transparent. Furthermore, the pattern of the cladding will break the expanse of the 3 story facade.*

II. Human Scale: New multistory developments should consider methods to coordinate a building's upper and lower stories. The parts should function as a composition.

*Response: Windows, doors and entries will be at a human scale. Planters and landscape furniture at the buffer zone in front of the building will also aid in providing human scale.*

III. Mass and Scale: Consider reducing the impact or perceived mass and scale of large structures.

*Response: The generous setbacks on all sides of the building to the neighbors will help reduced the perceived mass significantly. The courtyard to the east creates a perceived large open space next to the church parking lot and breaks the mass and scale of the side elevation.*

#### DC3 - Open Space Concept

B. Open Space Uses and Activities: Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

*Response: Landscaping is proposed along the street and throughout the building. Planted containers may be provided at the building entries. Landscaping at the courtyard will provide visual amenity to residents and a place for social interaction around the seating areas and as a spillover area from the community room*

#### DC4 - Exterior Elements and Finishes

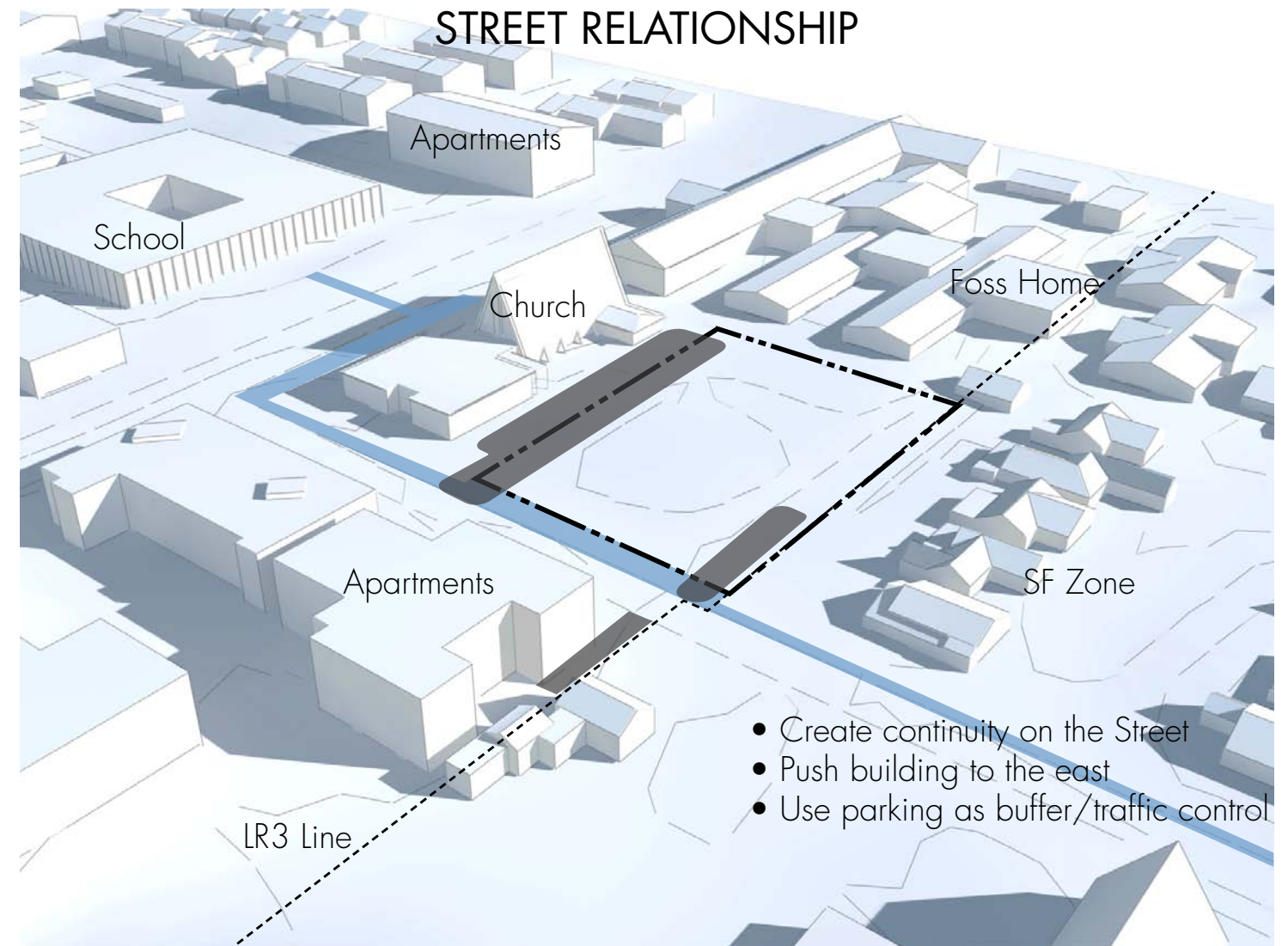
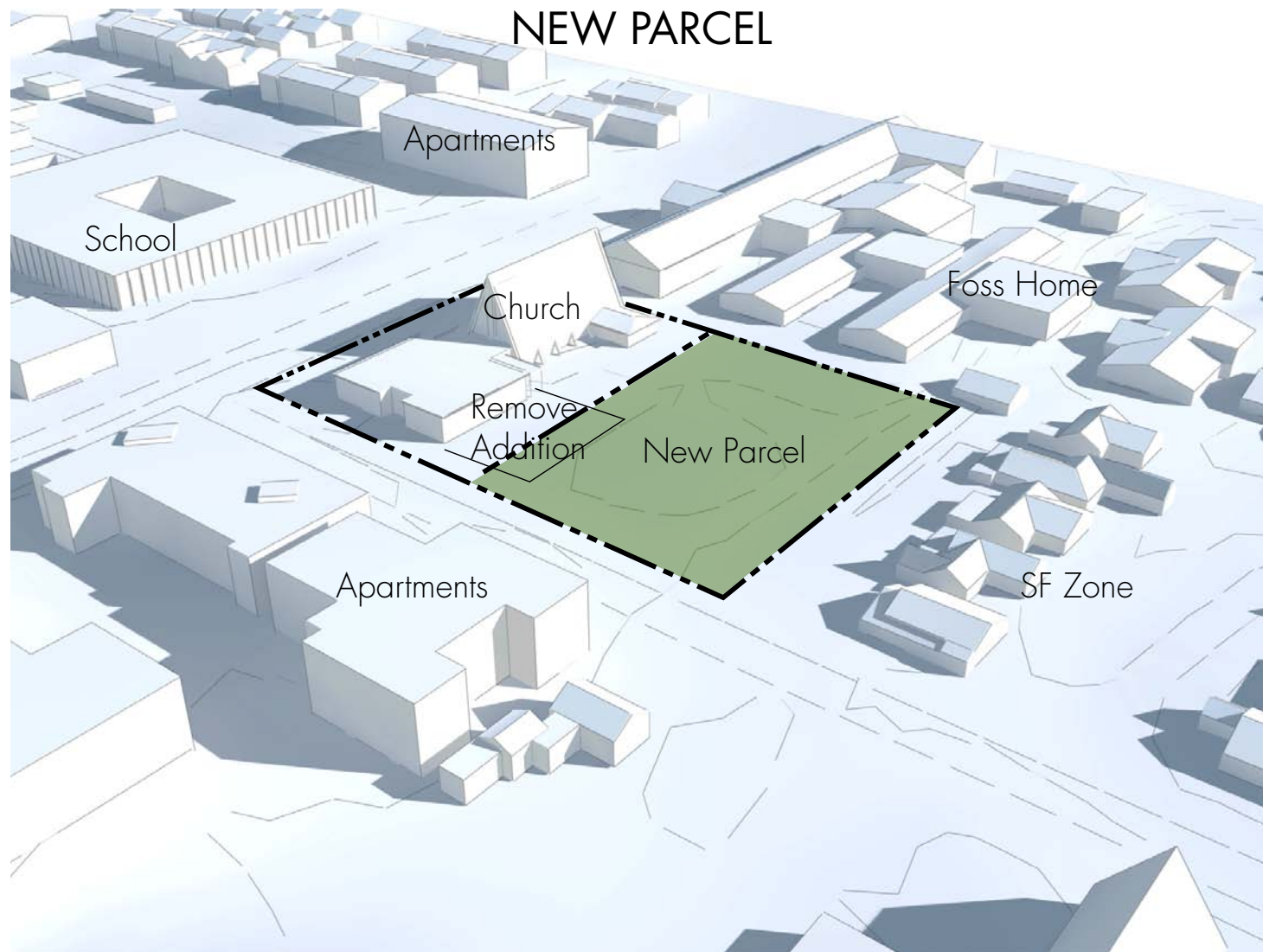
##### Neighborhood Design Guideline

I. Architectural Context: Signage: The design and placement of signs plays an important role in the visual character and identity of the community.

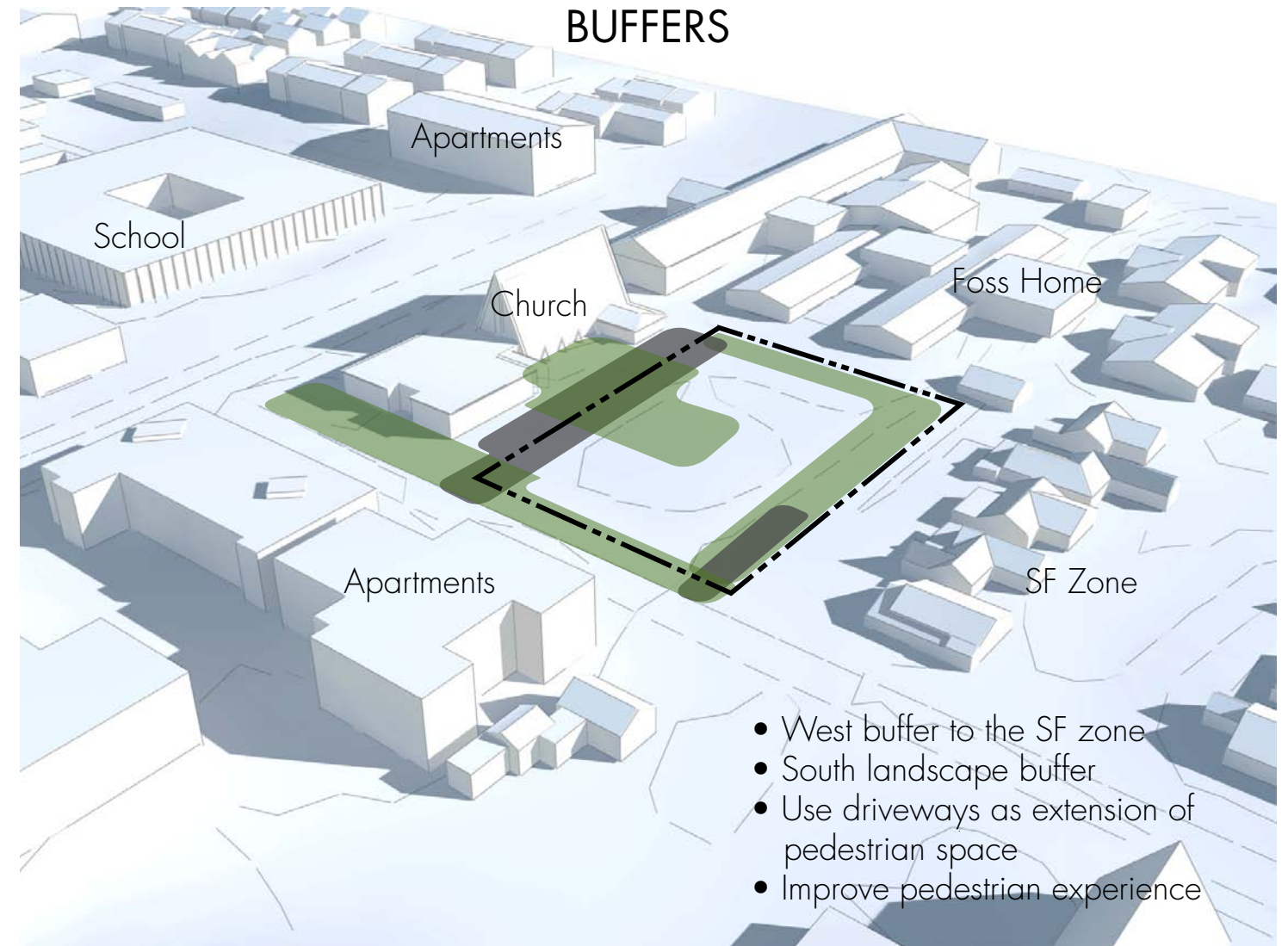
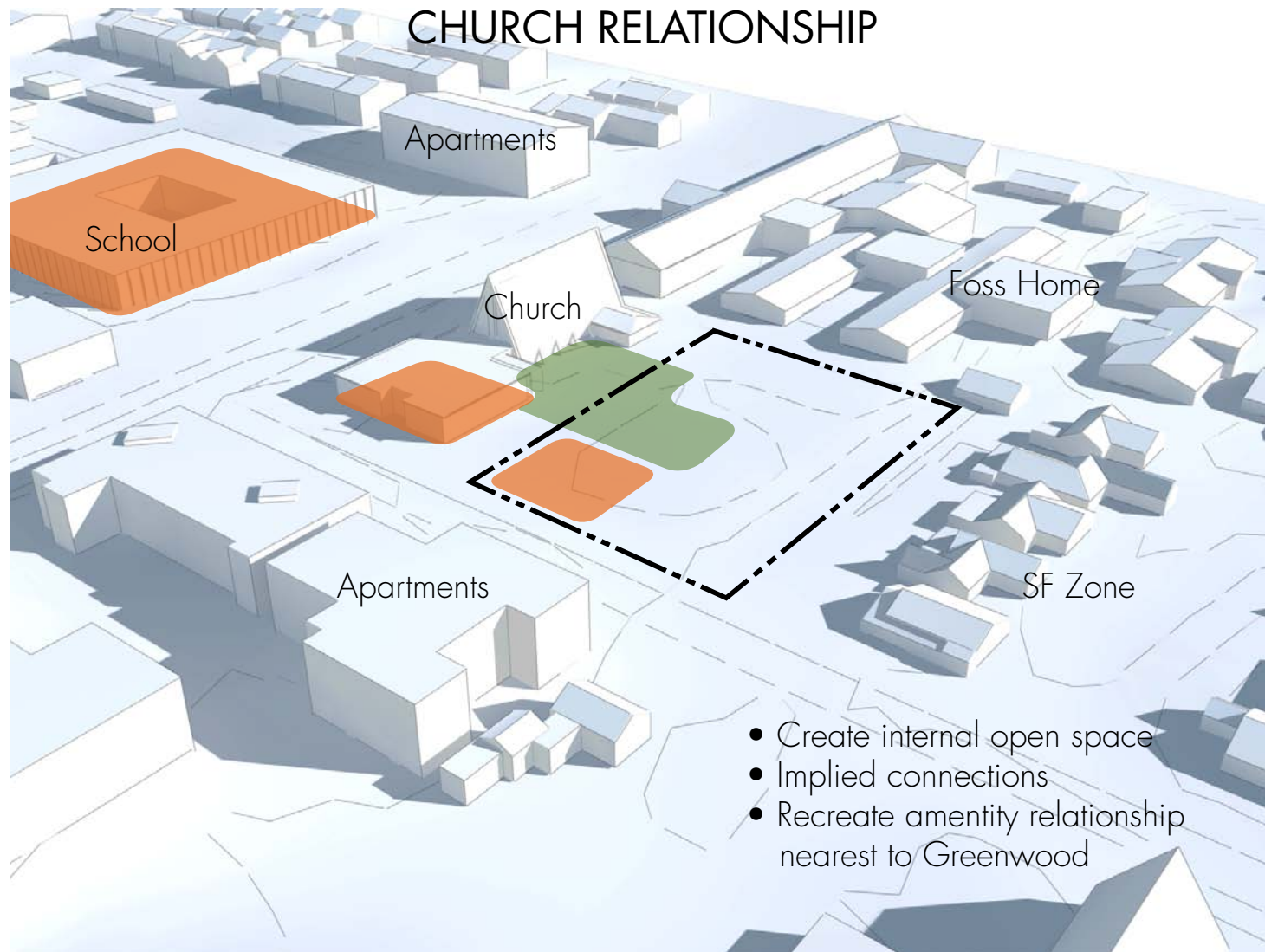
*Response: Signage will be pedestrian oriented, minimal and tasteful. Building signage will be mounted next to the wall by the residential entry.*

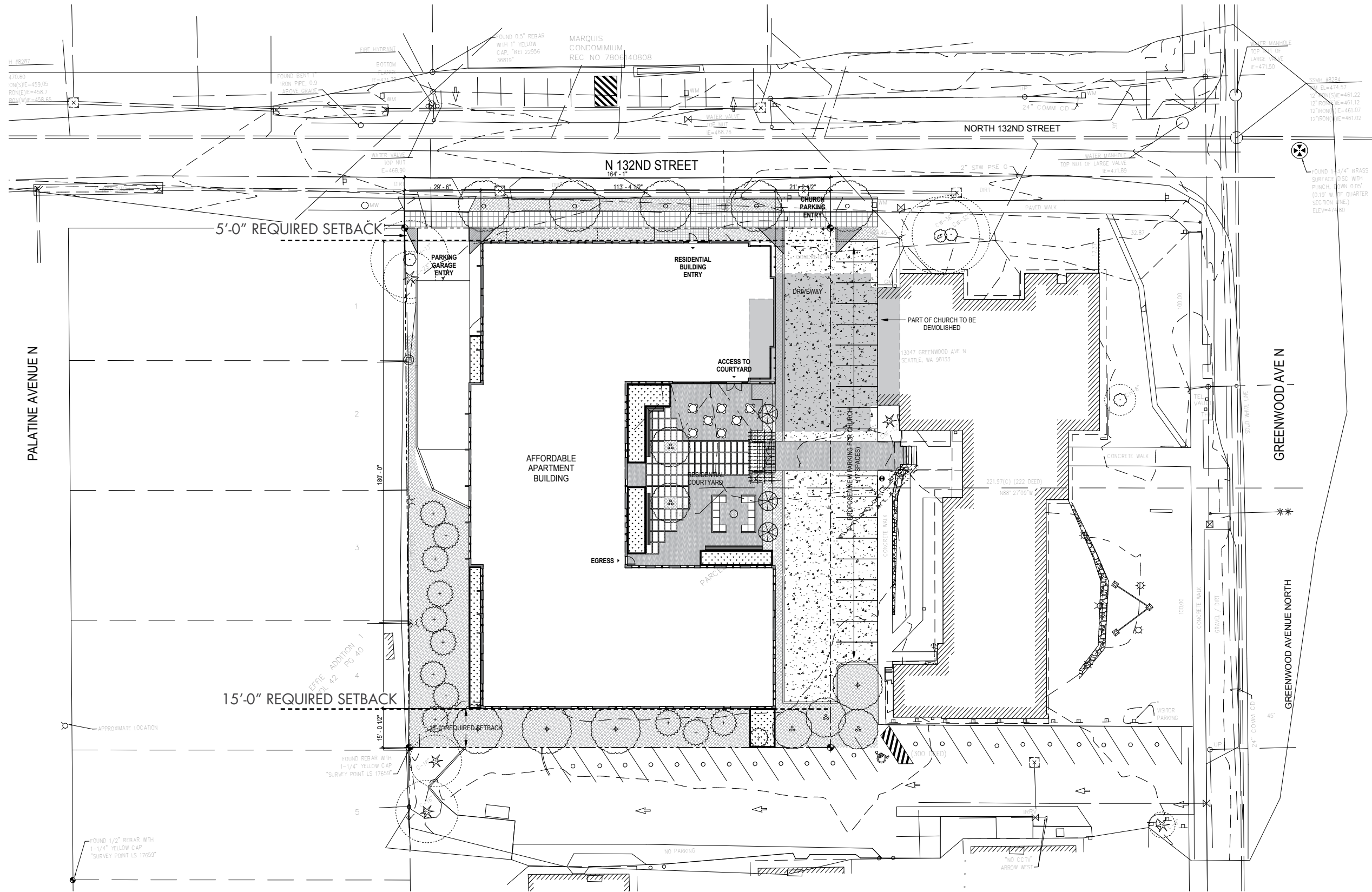
II. Exterior Finish Material: New buildings should feature durable, attractive and well-detailed finish materials.

*Response: High quality exterior materials with are proposed. Cement board of different patterns will create a compelling aesthetic will set a quiet, sophisticated background. For contrast, a solid metal canopy is being proposed for weather protection at the residential entry with large open storefront window at common spaces to add detail and interest where it matters most.*



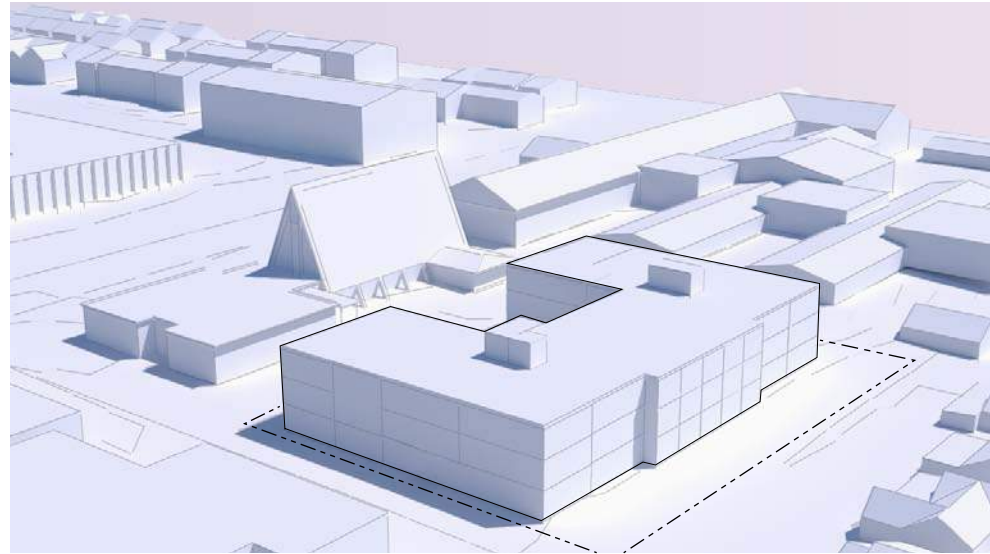






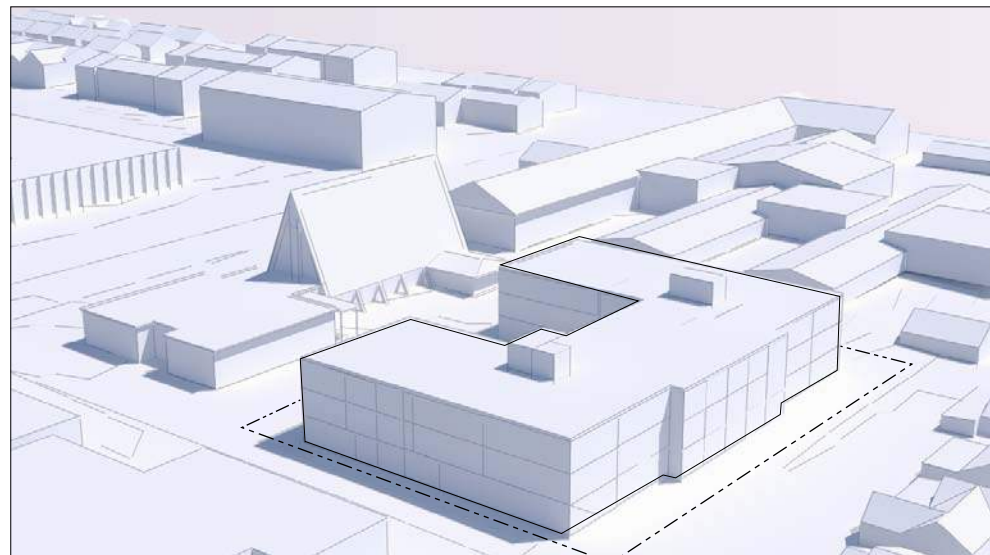
**OPT 3** Code compliant Preferred Option  
Interior Courtyard - West Garage Entry

TOTAL GSF: 59,400 SF  
RESIDENTIAL UNITS: 59  
FAR: 1.5



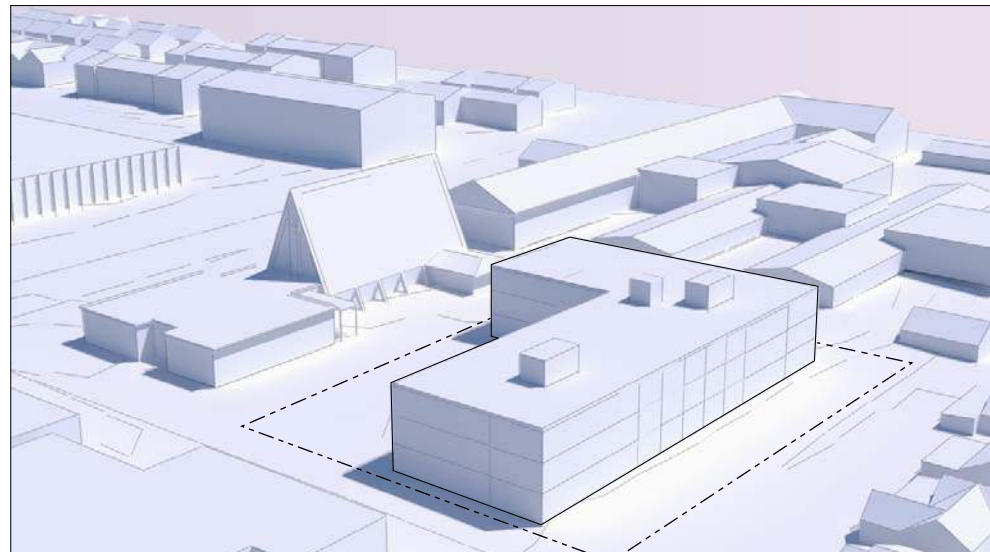
**OPT 2** Code Compliant  
Interior Courtyard - East Garage Entry

TOTAL GSF: 59,400 SF  
RESIDENTIAL UNITS: 59  
FAR: 1.5



**OPT 1** Code compliant  
Street-facing courtyard

GSF: 59,400 SF  
RESIDENTIAL UNITS: 59  
FAR: 1.5



## Design Options

### OPTION 1 - "L" SCHEME

GSF: 59,400 SF

RESIDENTIAL UNITS: 59

FAR: 1.5

Option 1 creates one open courtyard facing the street.

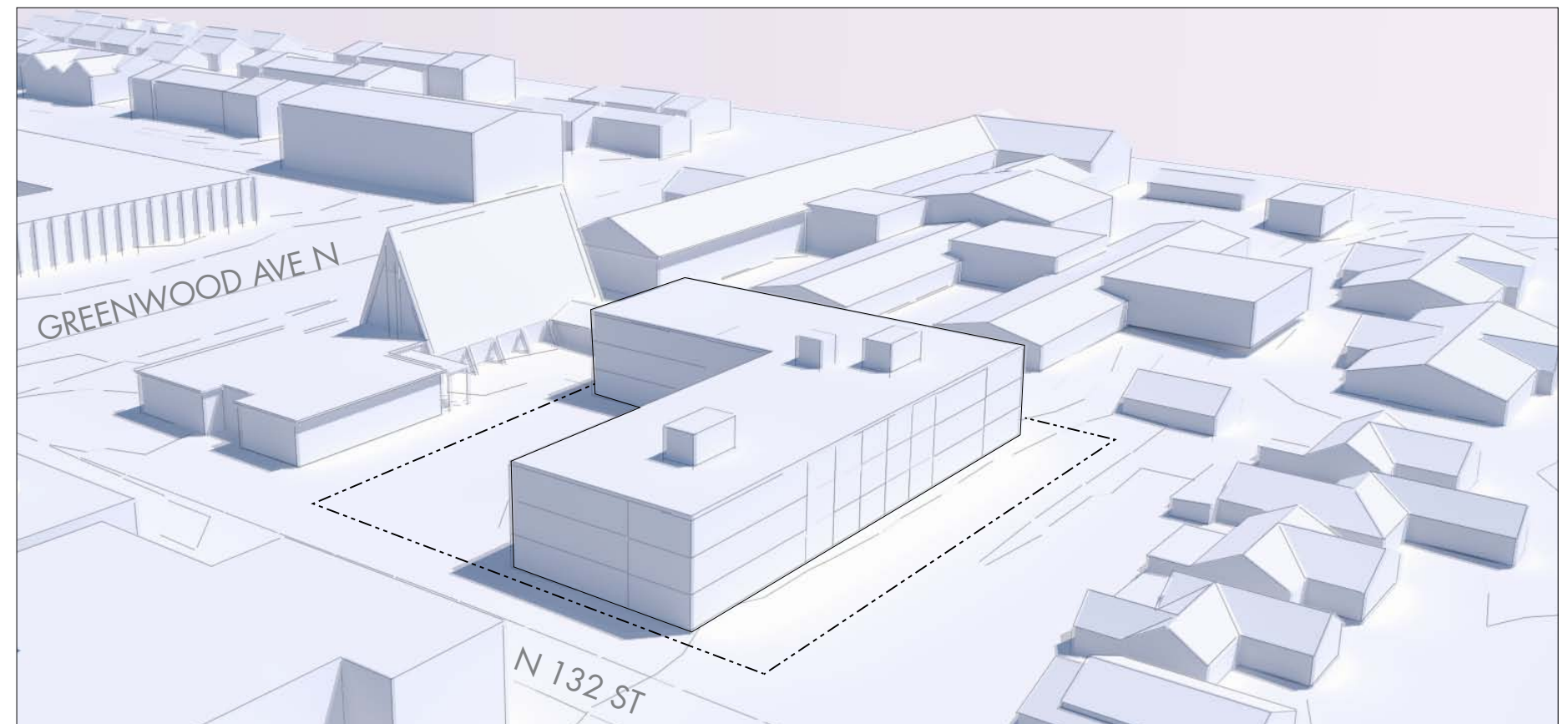
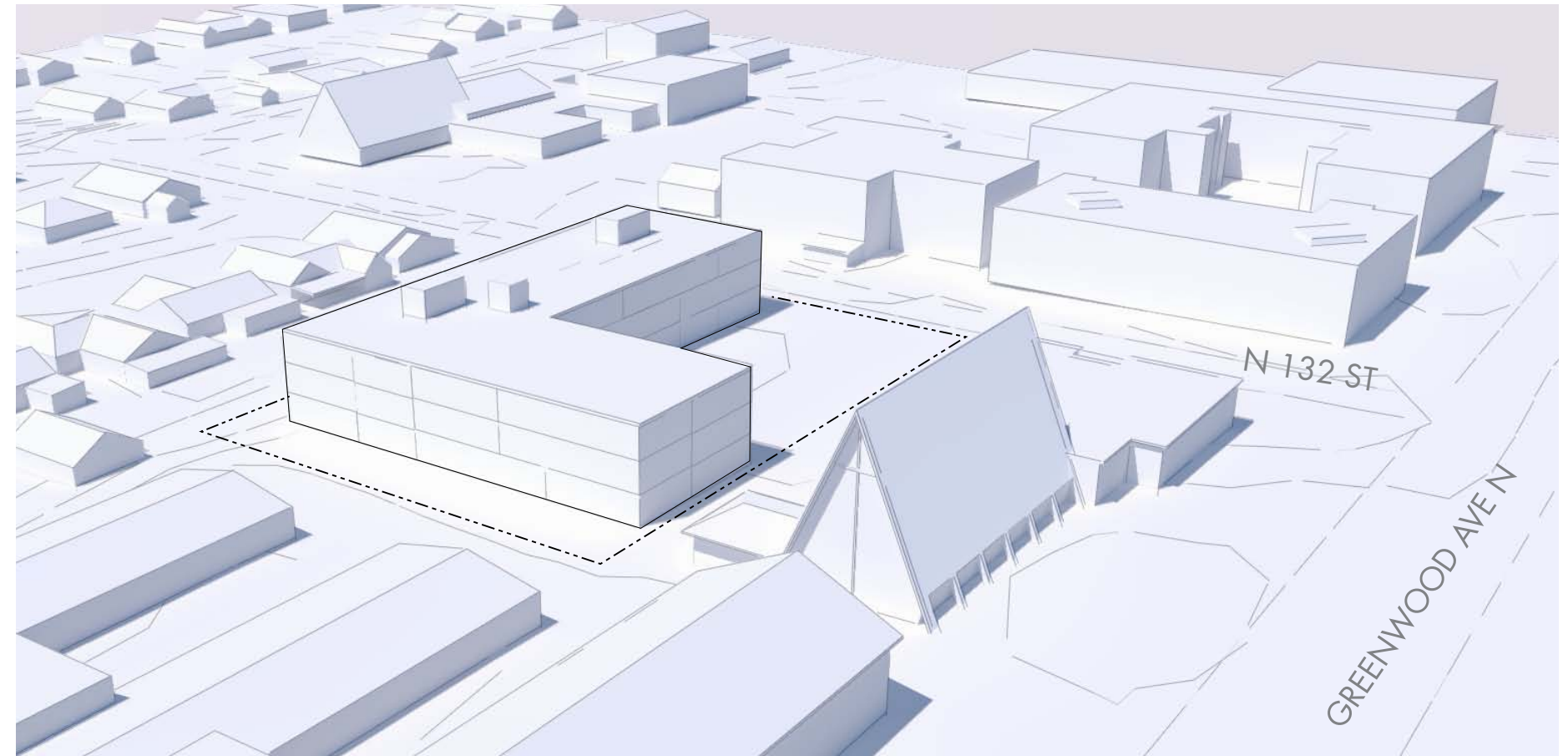
#### Pros:

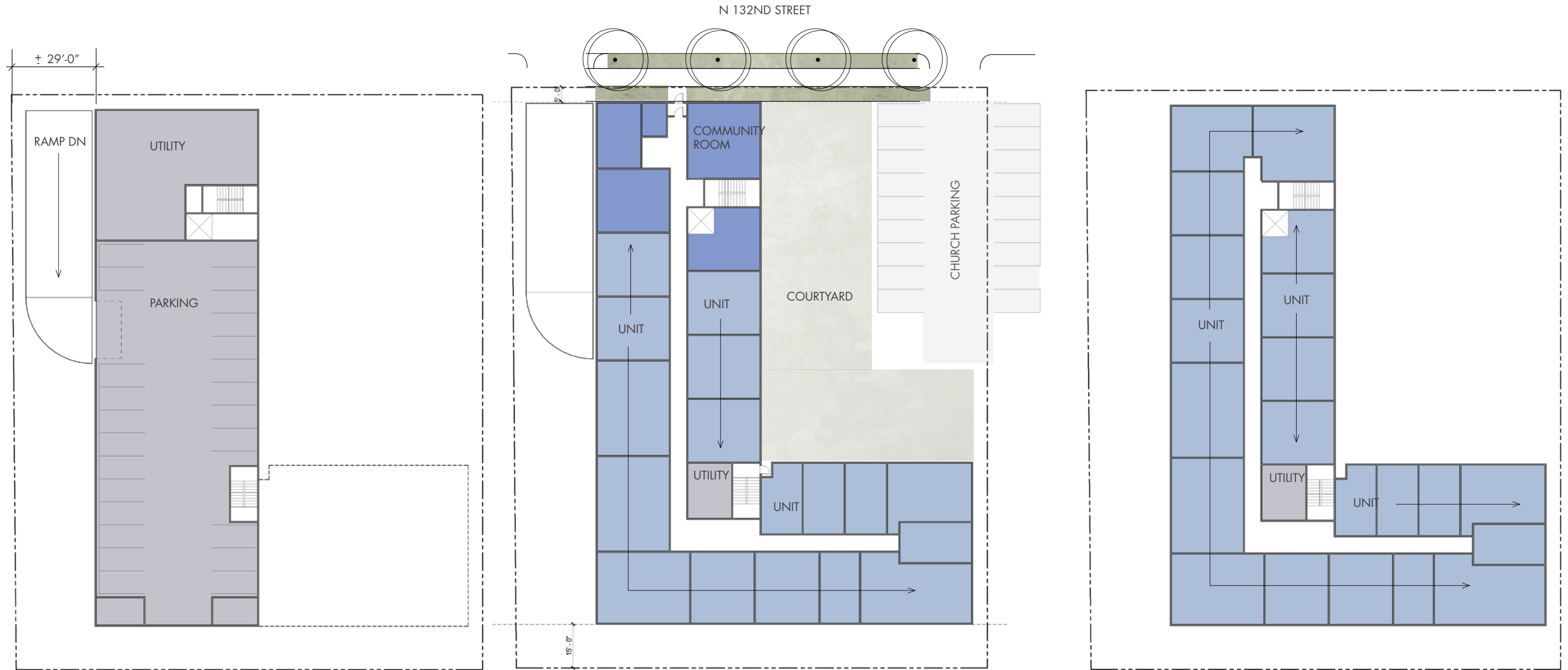
- Large setback to the west provides relief, more privacy to the single family homes and landscaping opportunities.

#### Cons:

- Courtyard too exposed to the street, making it more public rather than the intimate residential community more suitable to the residents and the main concept of the project
- Church parking facing street and does not create a welcoming street facing edge

- Two curb cuts on right of way





LEVEL P1

LEVEL 1

LEVEL 2 AND 3



## Design Options

### OPTION 2 - "U" SCHEME

GSF: 59,400 SF  
RESIDENTIAL UNITS: 59  
FAR: 1.5

Option 2 arranges the residential units around an internal courtyard and shares driveway with the church parking

#### Pros:

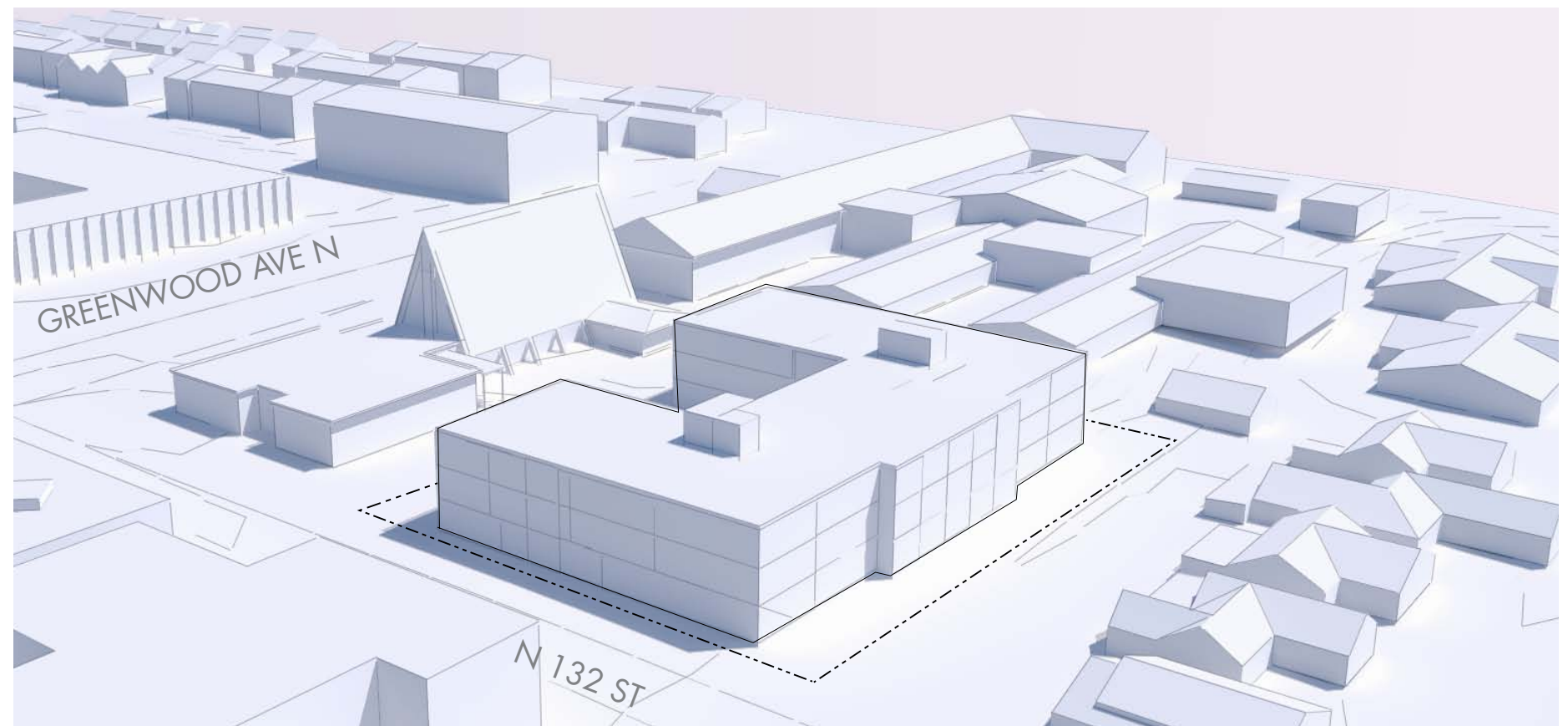
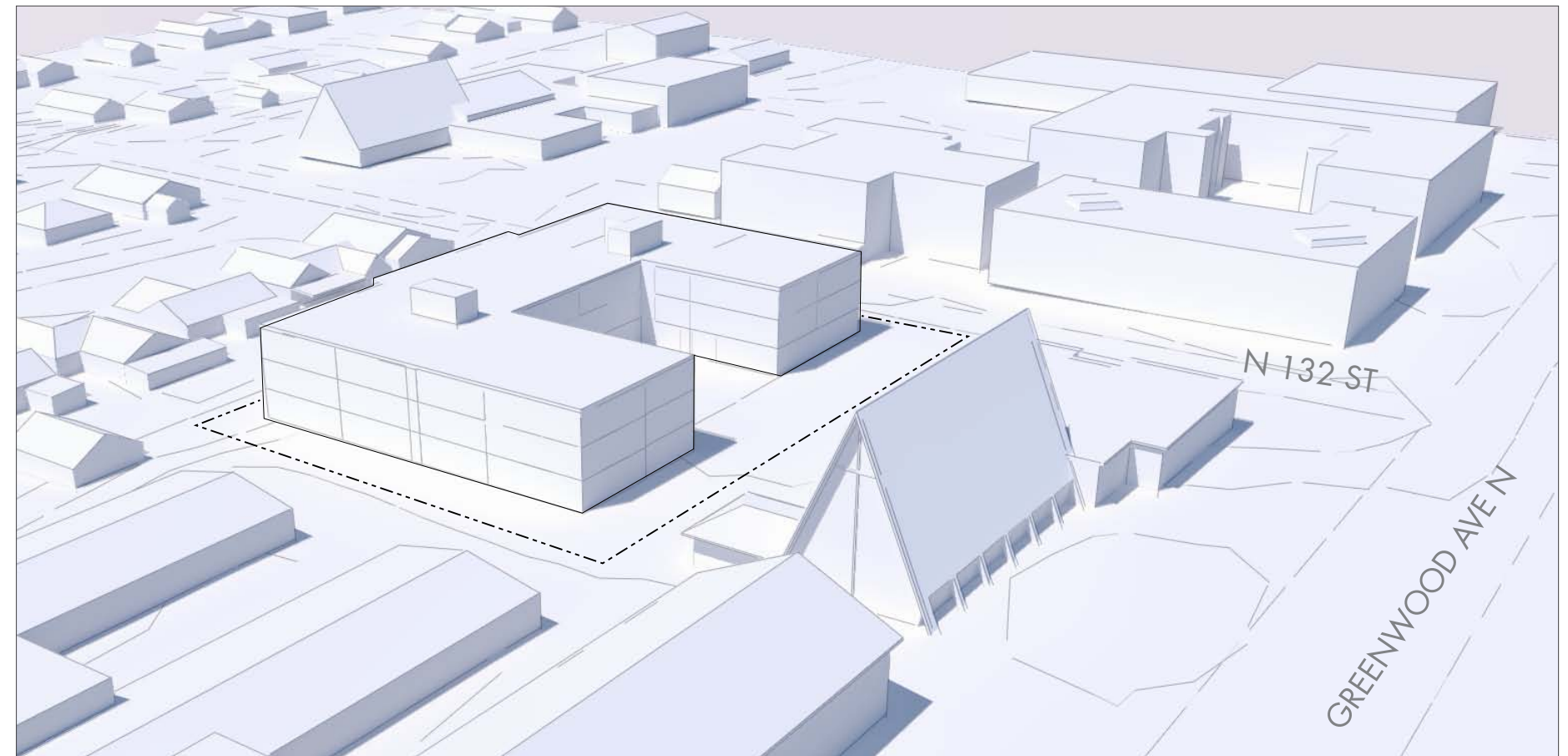
- Provides intimate residential courtyard amenity
- Courtyard relates itself with the church
- Public church parking driveway entry and the residential building garage ramp is shared, one curb cut on right of way

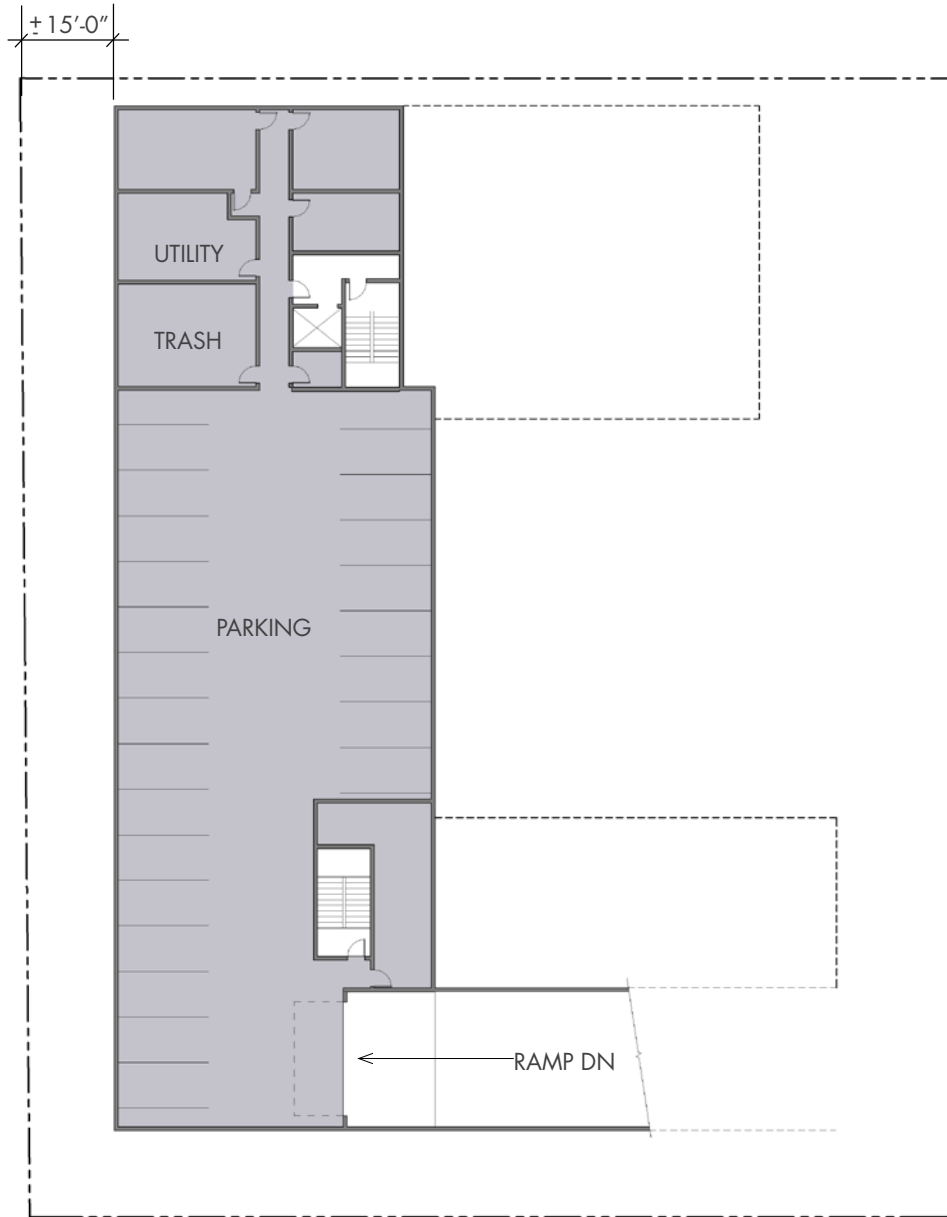
#### Cons:

- Public church parking driveway entry and the residential building garage ramp is shared, concentrating traffic in one area. Safety concerns to families. Noisy courtyard.
- Building is closer to the west property line, thus closer to the backyard of the single family homes. Less privacy to both residents and less opportunity for lush landscaping buffer between zones.

#### Departures

- None

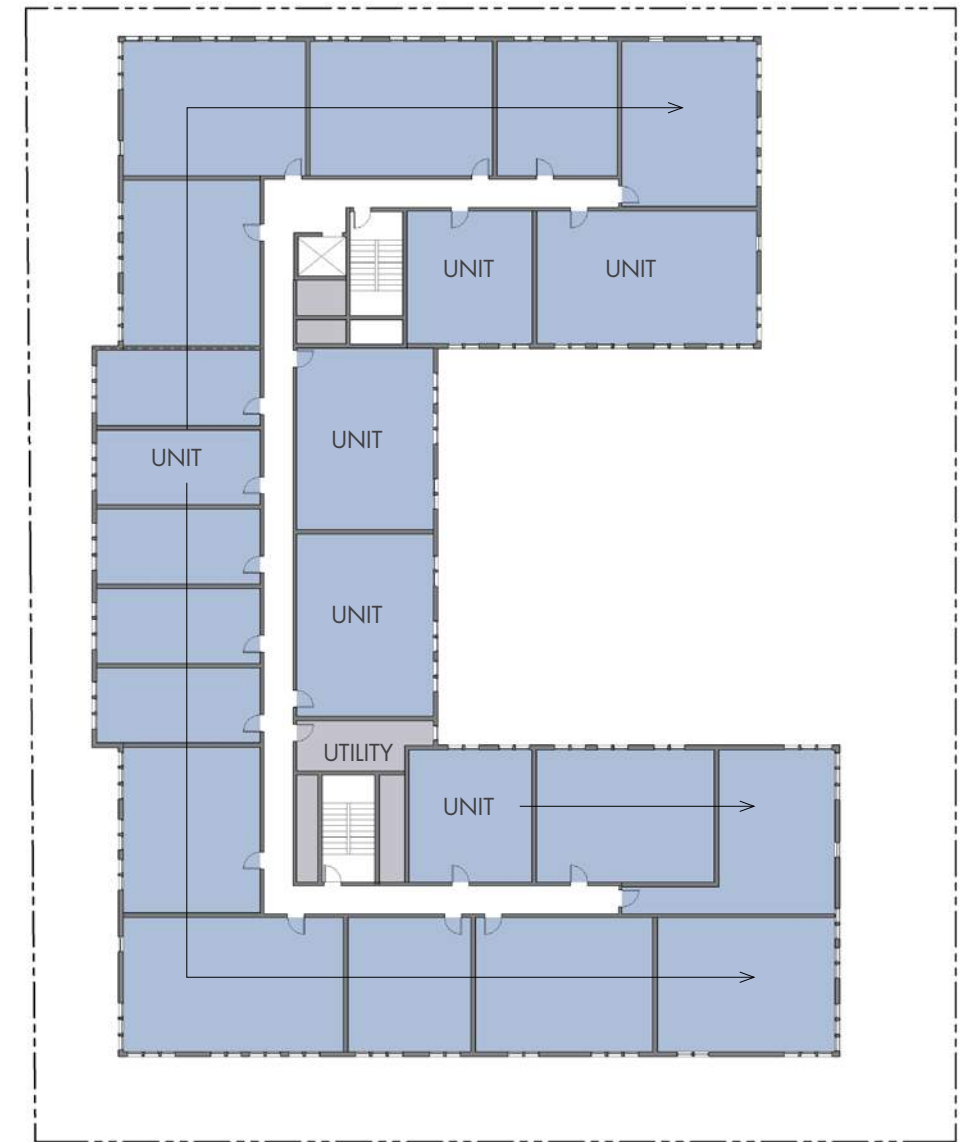




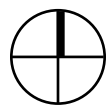
LEVEL P1



LEVEL 1



LEVEL 2 AND 3



## Design Options

### OPTION 3 - "U" SCHEME (PREFERRED OPTION)

GSF: 59,400 SF  
RESIDENTIAL UNITS: 59  
FAR: 1.5

Option 3 arranges the residential units around an internal courtyard that provides a visual connection with the church.

#### Pros:

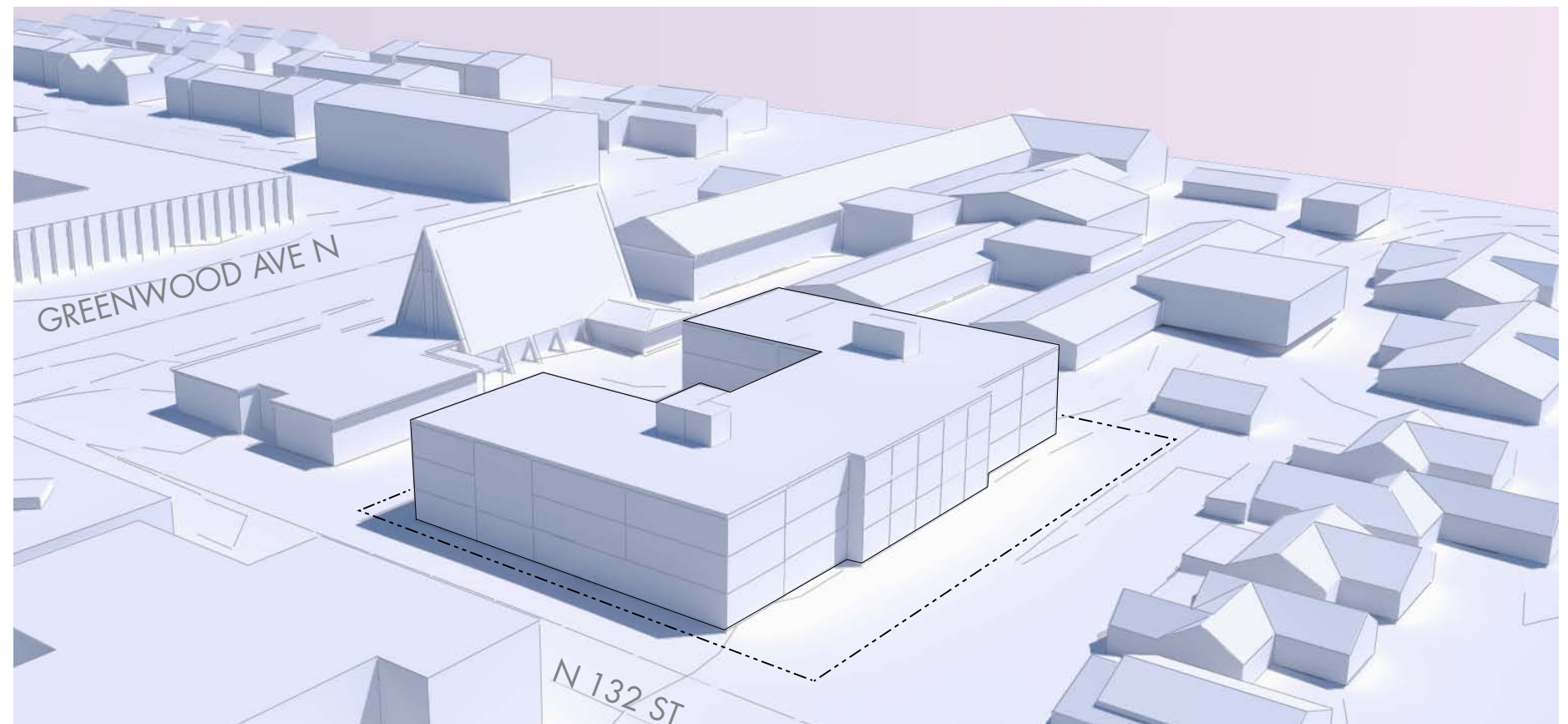
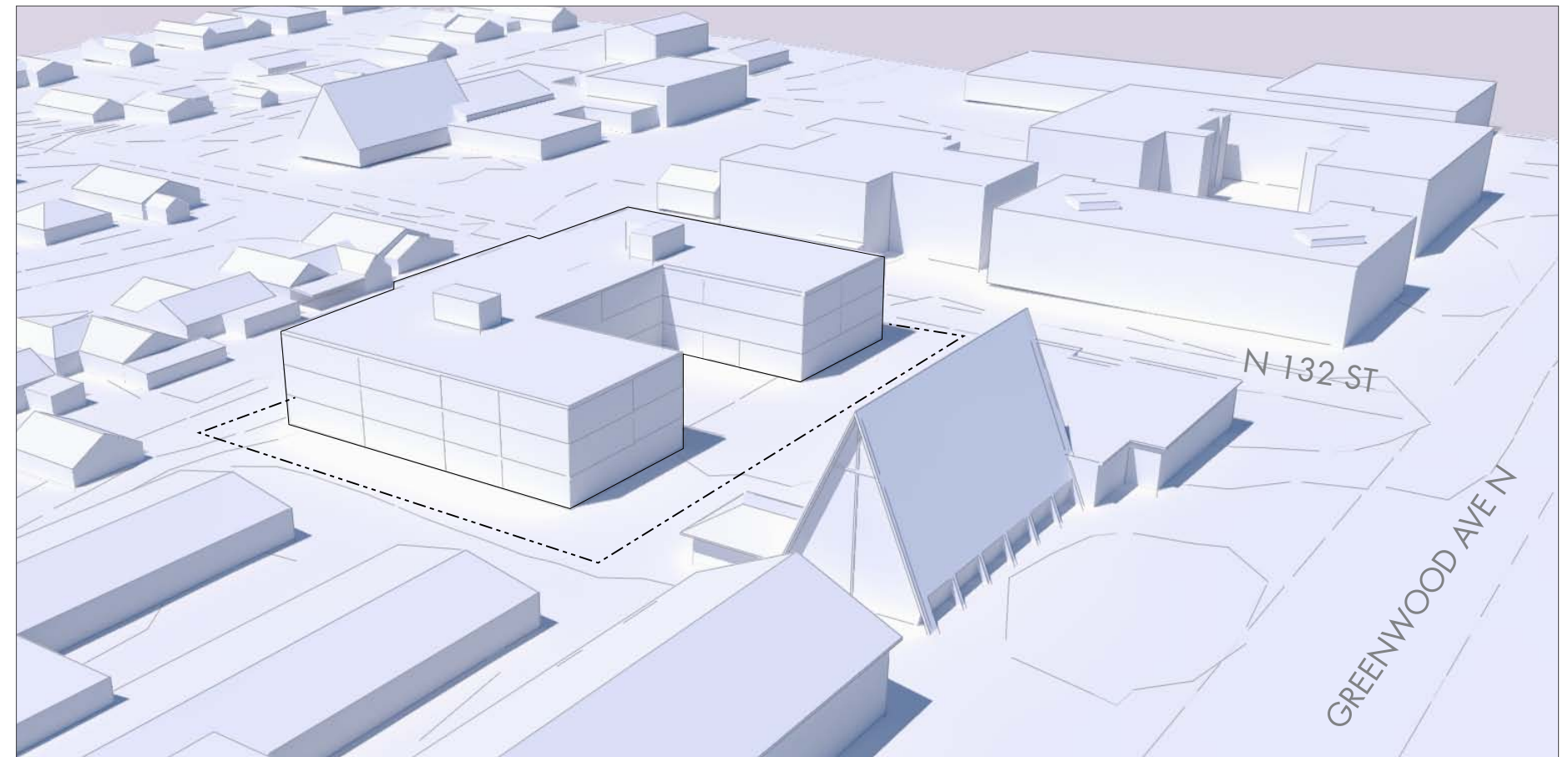
- Large setback to the west provides relief, more privacy to the single family homes and landscaping opportunities
- Provides intimate residential courtyard amenity
- Courtyard relates itself with the church
- The front elevation creates a well defined edge in between the public church parking driveway entry and the residential building garage ramp, separating the two entries and dispersing traffic

#### Cons:

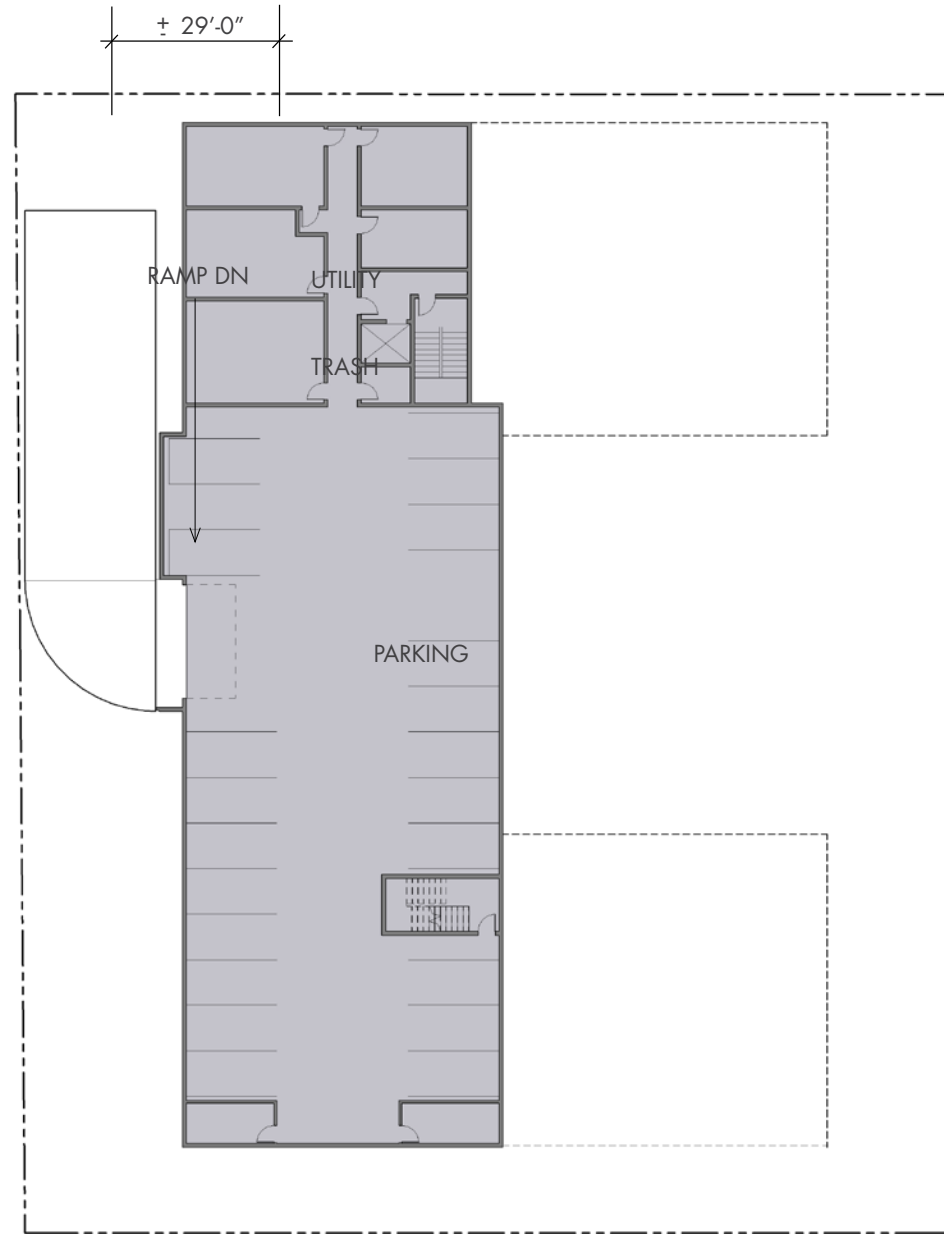
- Two curb cuts on right of way

#### Departures

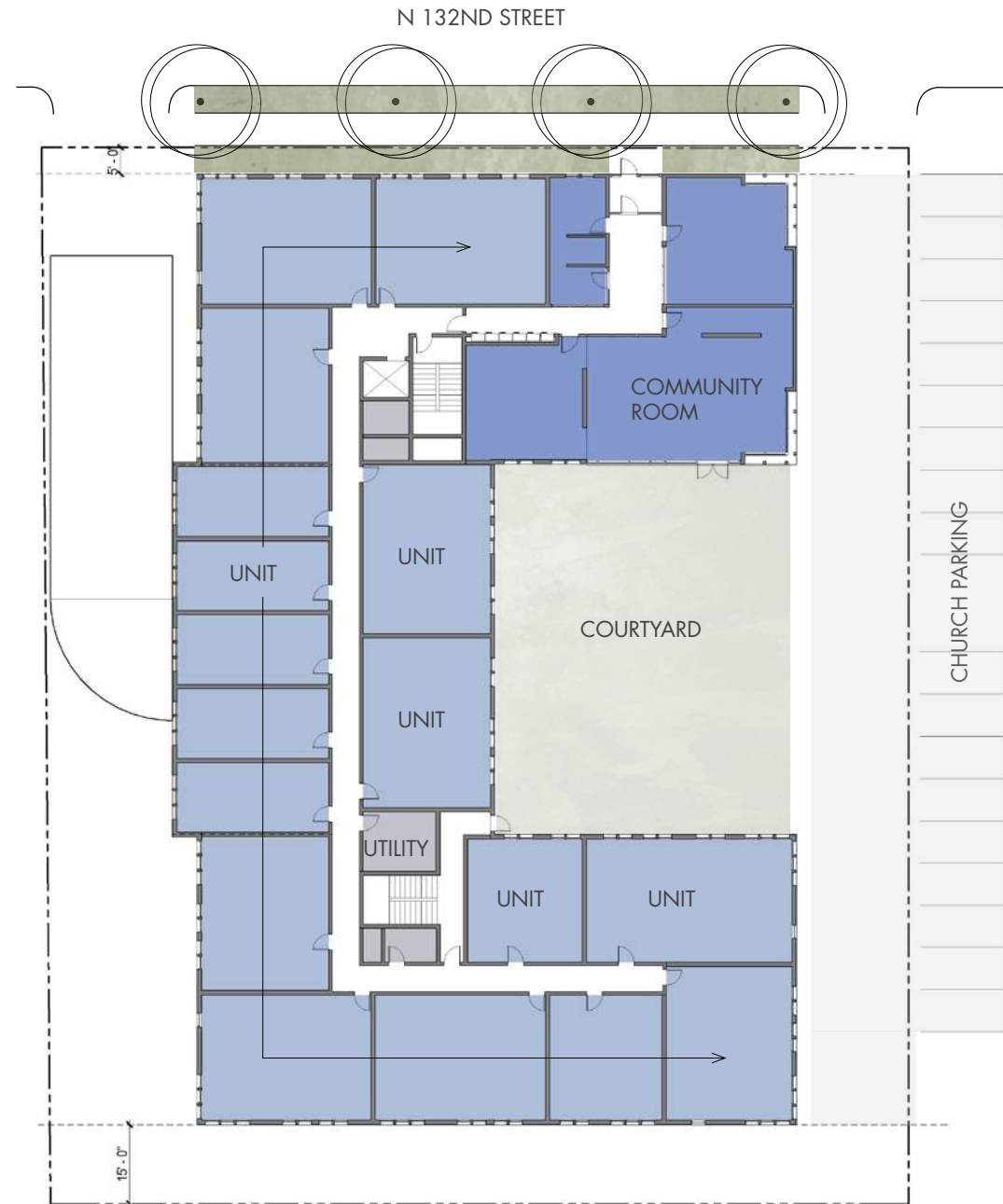
- None



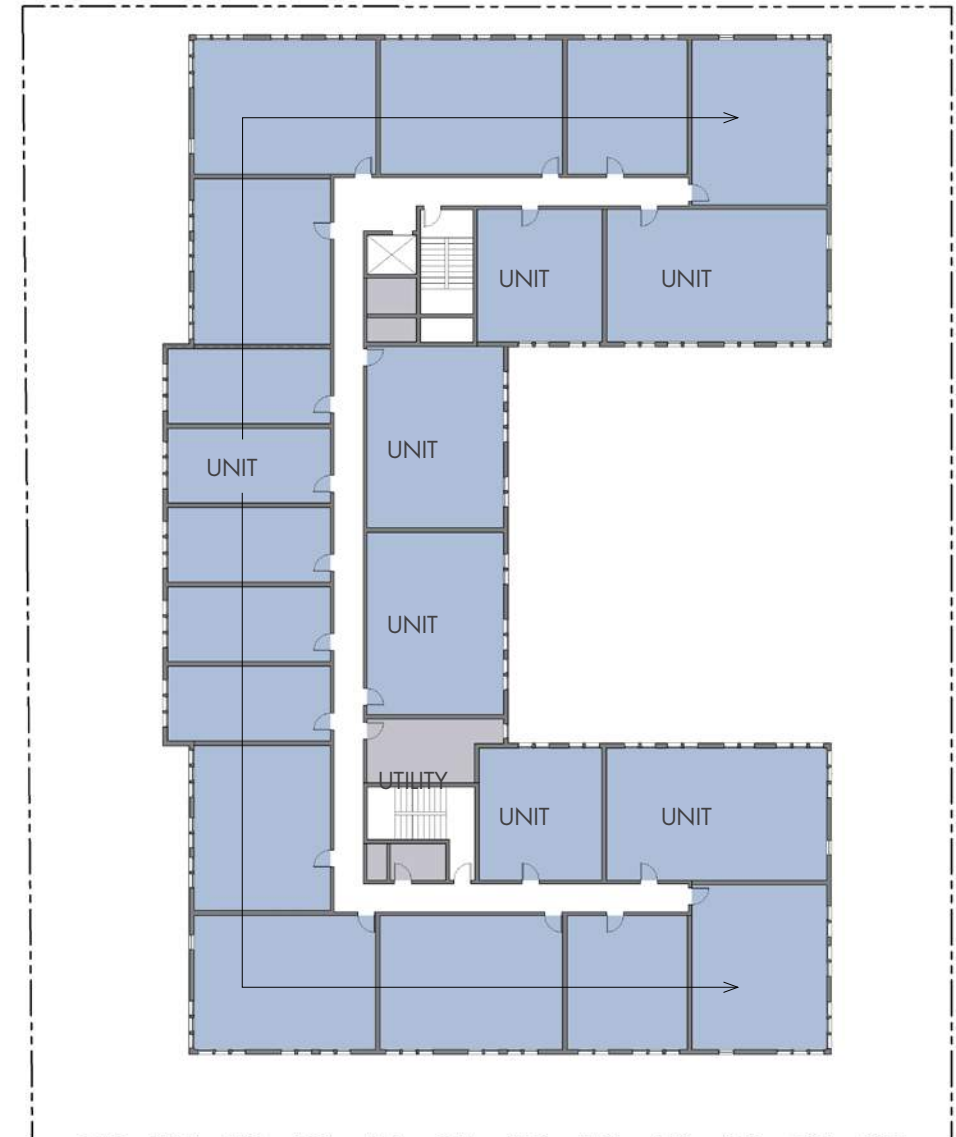




LEVEL P1



LEVEL 1



LEVEL 2 AND 3



# Design Options

## Landscape Design - Concept Imagery



PERGOLA ELEMENT AT CONNECTION BETWEEN COURTYARD AND WALKWAY TO CHURCH THROUGH PARKING AREA



DECORATIVE FENCE/SCREEN BETWEEN COURTYARD AND PARKING AREA



STRING LIGHTS IN COURTYARD



FIRE PIT AND OUTDOOR FURNITURE IN COURTYARD



2' x 4' PAVERS WITH GROUNDCOVER IN BETWEEN IN COURTYARD



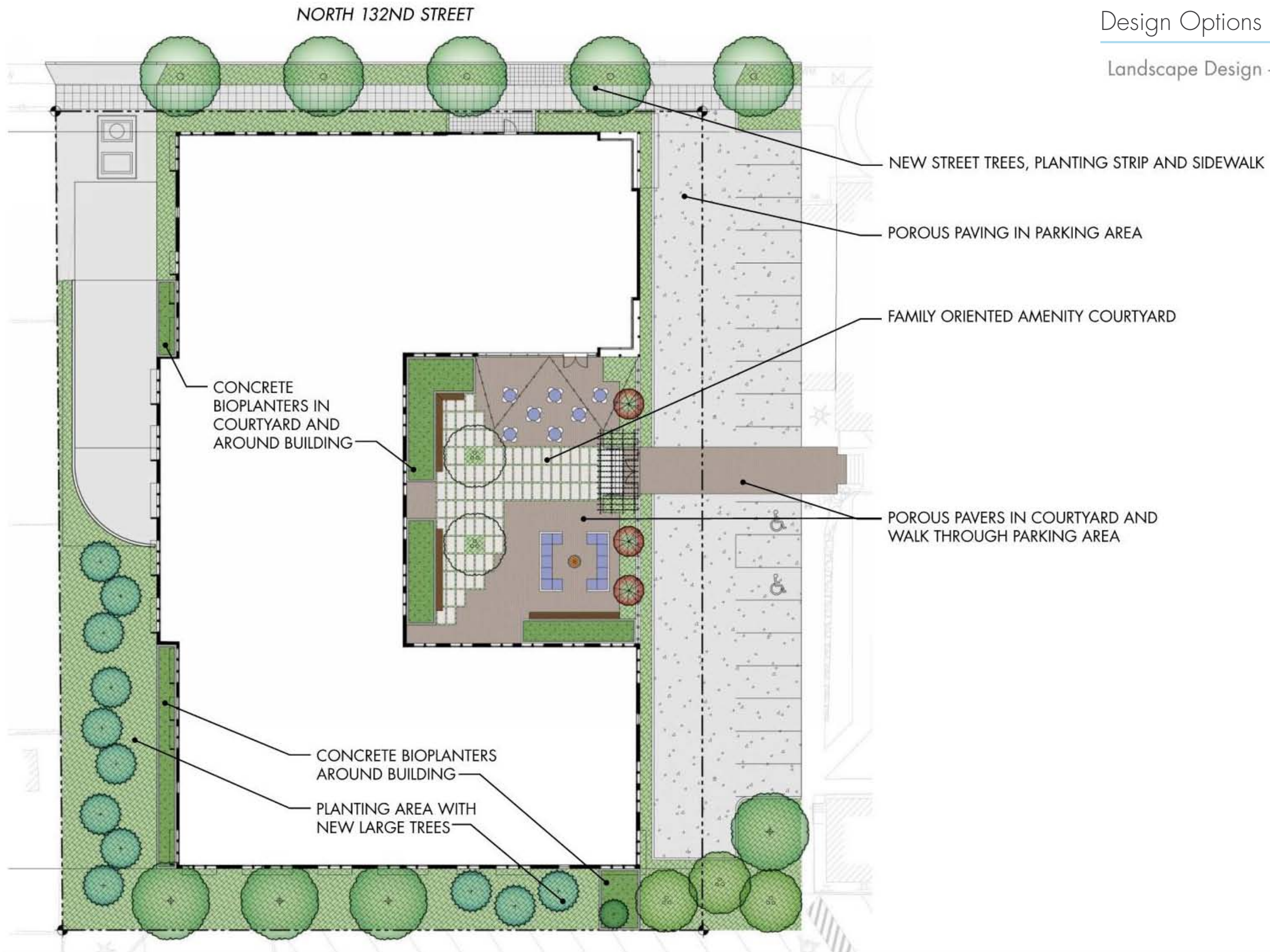
AQUAPAVE POROUS PAVERS IN COURTYARD AND WALK THROUGH PARKING AREA



CONCRETE BIOPLANTERS IN COURTYARD AND AROUND BUILDING

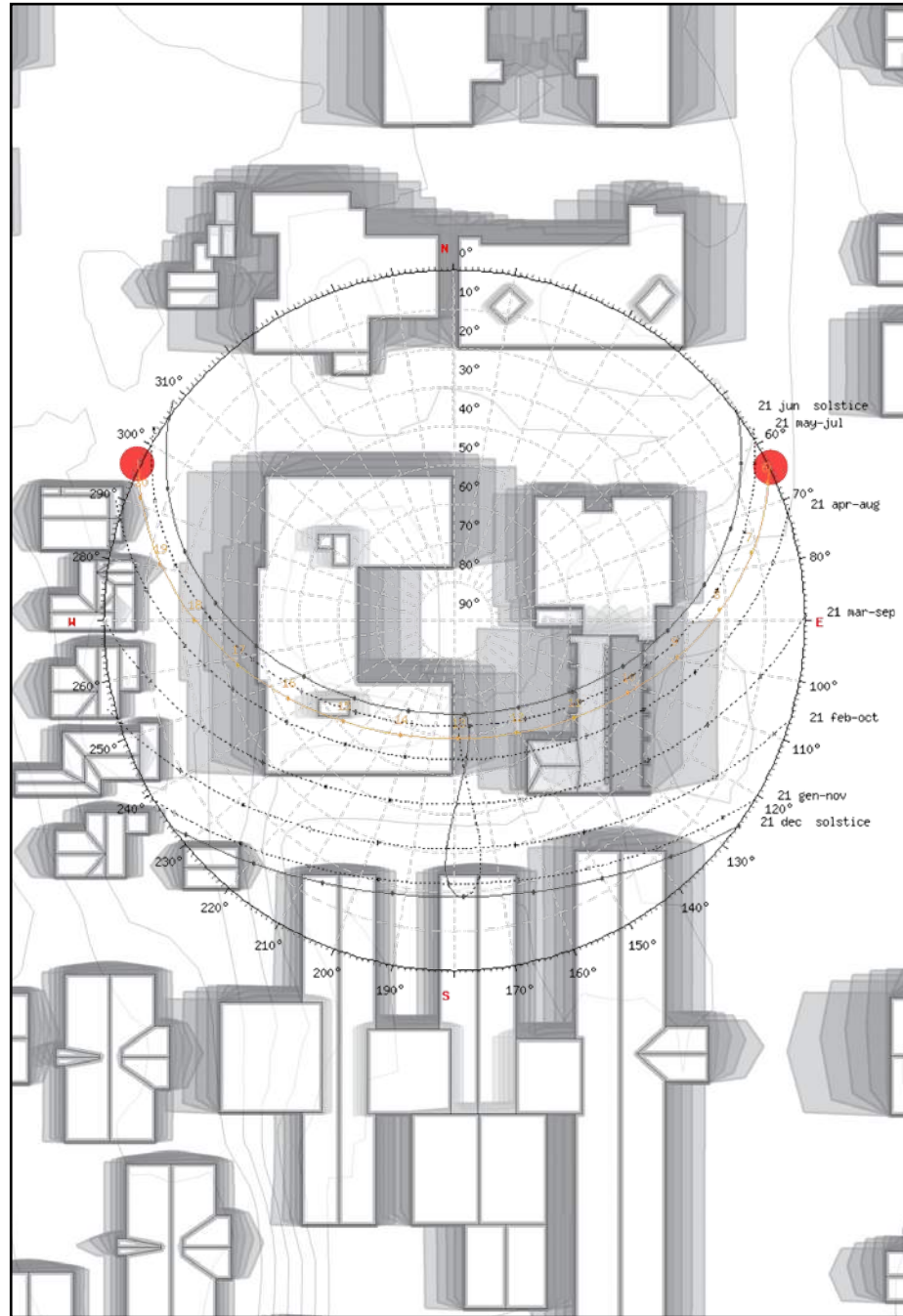


BENCHES INTEGRATED INTO SIDE OF BIOPLANTERS IN COURTYARD



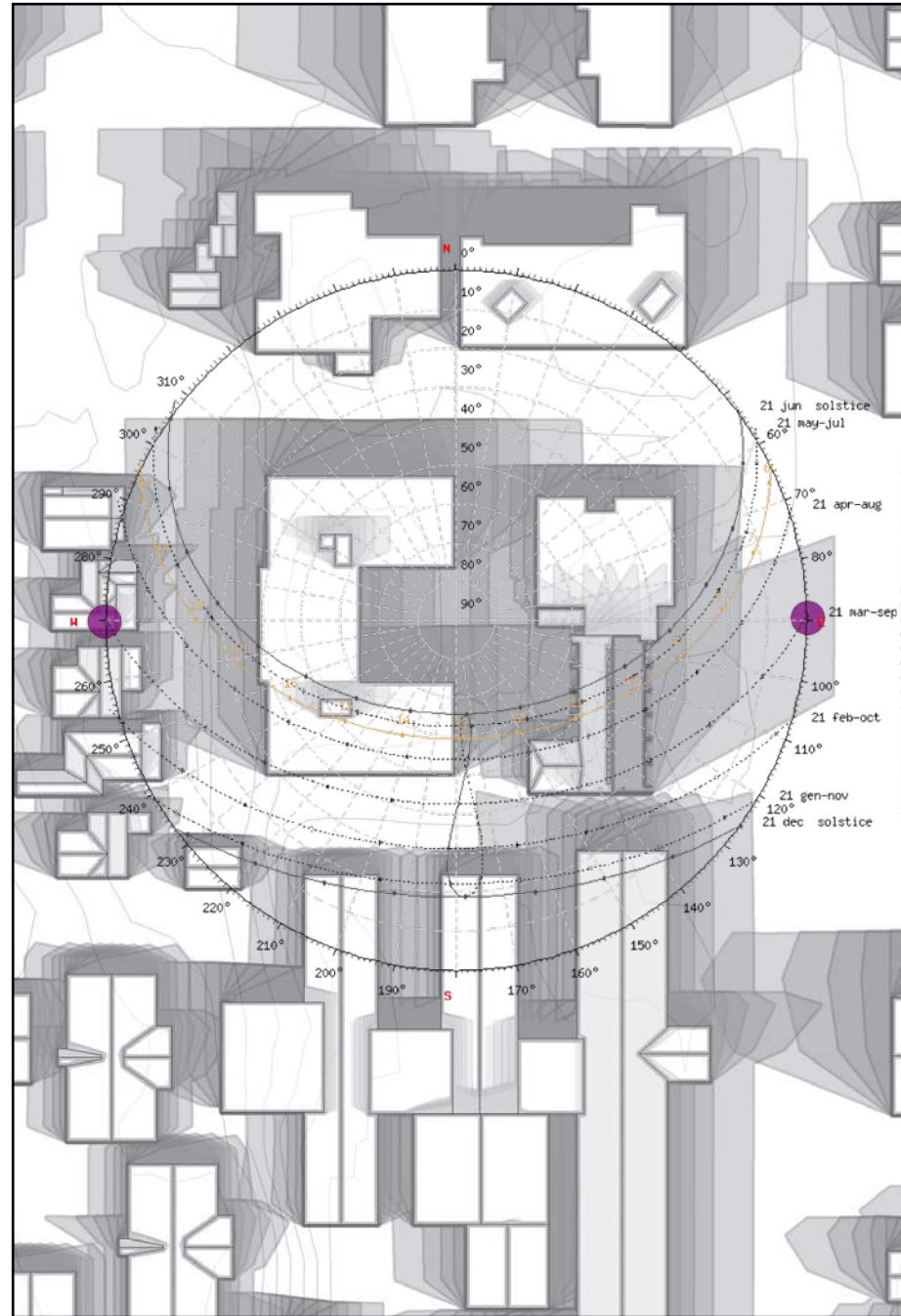
Shadow Study (Preferred Option)

SUMMER SOLSTICE



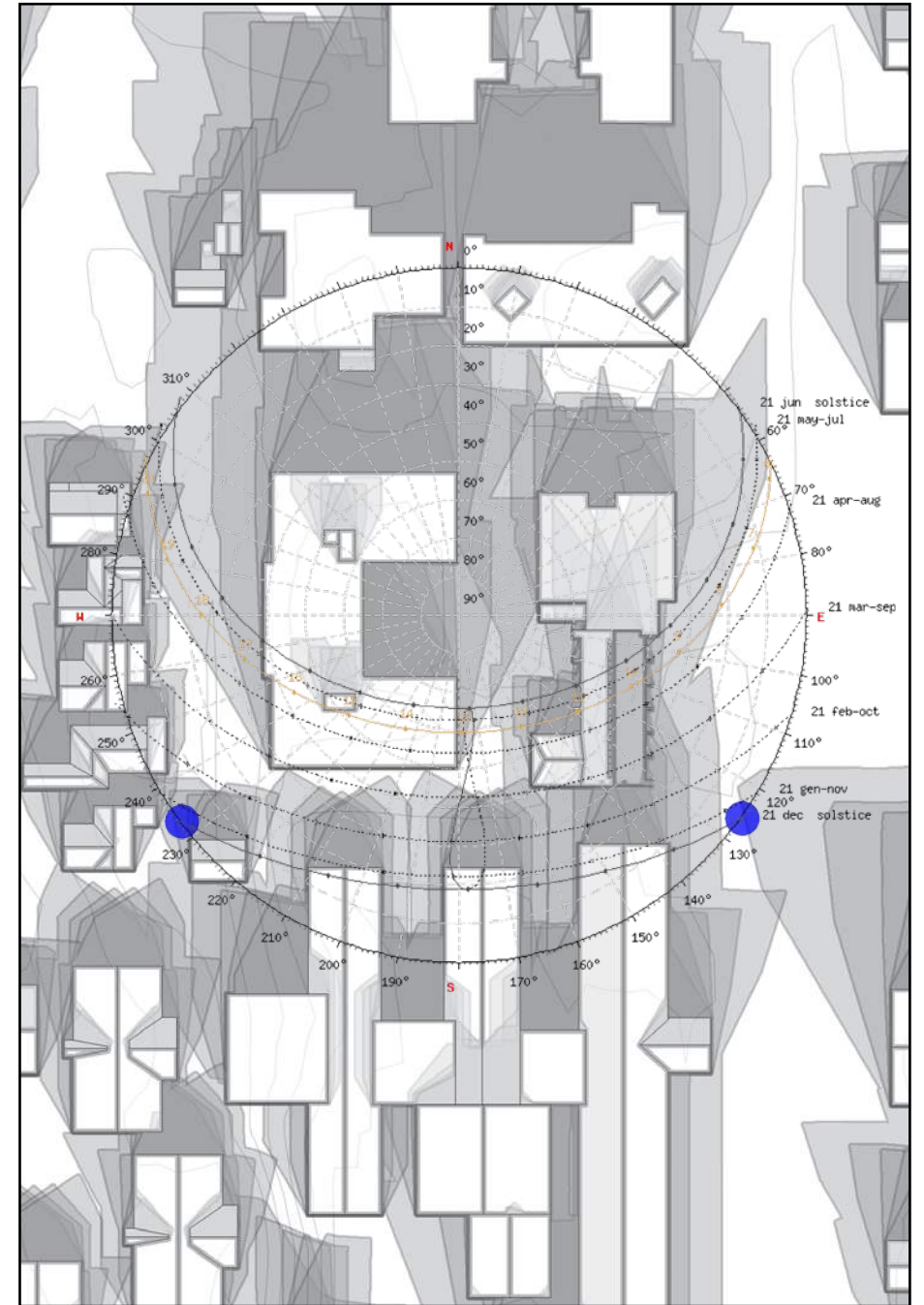
08:00 AM - 04:00PM

EQUINOX

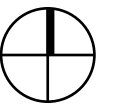


08:00 AM - 04:00PM

WINTER SOLSTICE



10:00 AM - 02:00PM





HARBOR INTERLAKE



STUDIO SEVEN



BROADSTONE KOI



ISOLA ALASKA

