



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

FINAL RECOMMENDATIONS PRIORITIES OF THE NORTHWEST AREA DESIGN REVIEW BOARD

BACKGROUND INFORMATION:

Project Number: 3005863

Project Address: 1400 North 80th Street

Applicant: Bill Walker, W2Architects for
Chris & Marcie Taylor

Board members present: Elizabeta Stachisin-Moura, Chair
Brent Siewart
Guy Peckham
Joseph Giampietro
Mark Brands

DPD staff present: Mark Taylor (Land Use Planner)

Date & Place of Meeting: October 8, 2007, Ballard High School

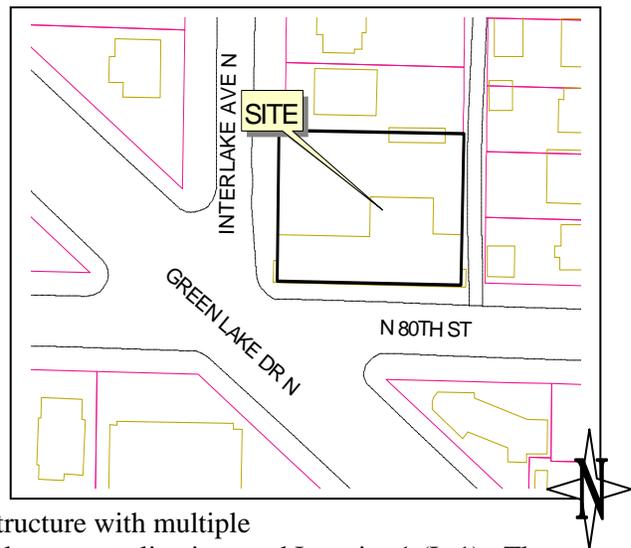
Report Date: October 30, 2007

PROJECT DESCRIPTION

The proposed project is for a mixed use building with 21 residential units located above ground level commercial use. Parking for 34 vehicles will be provided at grade and below grade. Access to the parking below grade will be provided off of the abutting alley to the east and access to the parking at grade will be provided off of Interlake Avenue North abutting to the west. The existing commercial structure would be removed as part of the proposal.

SITE DESCRIPTION

The subject site is zoned Neighborhood Commercial 1 with a 40-foot height limit (NC1-40) and developed with an existing 1-story commercial structure with multiple storefronts. A 20-foot strip running along the northerly property line is zoned Lowrise 1 (L-1). The



site slopes down from north to south and contains approximately 11,700 square feet of lot area. An approximate 8-foot retaining wall is located along the northerly property line. The site is a rectangular shaped corner lot with Interlake Avenue North abutting to the west, North 80th Street abutting to the south and Green Lake Drive North abutting to the southwest. The southwest corner of the lot is a prominent corner due its high visibility.

SURROUNDING AREA DESCRIPTION

The site is located within an area with a variety of zones. The properties to the north and east are zoned Lowrise 1 (L-1) and developed with multi-family structures. The areas to the west are zoned Single-Family 5000 (SF-5000) and developed primarily with single-family structures and a religious structure located across Green Lake Drive North. The triangular shaped property to the south is zoned NC1-40 and used for commercial purposes. The two four-story multi-family structures located to the southwest are within a Lowrise 3 (L-3) zone. The areas to the southeast are also zoned L-3 and developed with a variety of multi-family structures. The areas outside this pocket area are zoned SF-5000 and developed primarily with single-family structures.

EARLY DESIGN GUIDANCE: JANUARY 22, 2007
--

DESIGN PRESENTATION

The architect presented three schemes at the Early Design Guidance meeting. The three schemes proposed five story structures, kept the mass of the building out of the L-1 zone along the northerly property line, proposed various modulation schemes for the façade facing North 80th Street and varied the massing of the fifth floor. The three schemes proposed access off the alley and Interlake Avenue North. The first scheme (Alternate 1) has the southwest corner of the structure at 5 stories with that portion of the front façade setback further away from North 80th Street than the easterly portion of the building which is at 4 stories. The second alternative (Alternate 2) has the fifth floor setback entirely off the southerly façade and the southwest corner of the structure is setback further off North 80th Street than the easterly portion of the front facade. The third scheme (Alternate 3) has three primary building modulation areas on the southerly façade. The southwest and southeast corners of the building are setback further off North 80th Street and the southwest corner is proposed to be 5 stories and the rest of the southerly façade is 4 stories. The preferred massing scheme was alternative one.

BOARD CLARIFYING QUESTIONS AND COMMENTS WITH ANY ANSWERS

PUBLIC COMMENT

Approximately 19 members of the public attended the Early Design Guidance meeting. The following comments were offered:

- How does the design relate to this neighborhood? This area is predominantly residential and development should take on more of a residential appearance as opposed to a commercial one.
- Is a rezone required to allow development?
- Access should not be allowed off alley.
- 5 stories is out of scale with the surrounding area and potential sun blockage.
- Alley access not preferred
- A small scale residential only building would be a better fit for the neighborhood.
- A small commercial building would be the best fit.
- Pay attention to the corner, the building proposed looks too tall at the corner.

INITIAL RECOMMENDATION MEETING: SEPTEMBER 10, 2007

DESIGN PRESENTATION

The general massing concept presented at the Initial Recommendation meeting stayed relatively the same as the preferred alternative from the EDG. A prominent commercial entry is proposed on the southwest corner of the structure. The design proposes a mix of brick and masonry on the 1st and 2nd stories facing Interlake Avenue North and North 80th Street. The southwest corner of the structure will be wrapped in stucco on the 1st, 2nd and 3rd stories. Street trees are proposed along North 80th Street and Interlake Avenue North. The design of landscaping proposes landscaping on both sides of the entryway off of Interlake Avenue North and on the east portion of the second level surface parking area abutting the alleyway.

PUBLIC COMMENT

No members of the public were present.

FINAL RECOMMENDATION MEETING: OCTOBER 8, 2007

DESIGN PRESENTATION

The general form presented at the Final Recommendation meeting stayed relatively the same as what was presented at the Initial Recommendation meeting. The design proposes a prominent commercial entry wrapped in brick on the southwest corner of the structure. A mix of brick and masonry is proposed on the 1st and 2nd stories facing Interlake Avenue North and North 80th Street. Street trees and a continuous planting strip are proposed along North 80th Street. The design of landscaping proposes landscaping on both sides of the entryway off of Interlake Avenue North and on the east portion of the second level surface parking area abutting the alleyway.

PUBLIC COMMENT

Four members of the public attended the meeting. The following comments were provided;

- Restrict left turns off the alley onto North 80th Street during certain times.
- Allow only right turns onto the alley from the underground parking.
- Concerned about the safety of children playing in the alley.
- Put speed bumps in alley.
- Put signage up, indicating children at play.

DESIGN GUIDELINE PRIORITIES

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance and identified by letter and number those siting and design guidelines found in the City of Seattle's *Design Review: Guidelines for Multifamily and Commercial Building*.

A. Site Planning

- A-1 **Responding to Site Characteristics.** The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.
- A-2 **Streetscape Compatibility.** The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.
- A-3 **Entrances visible from the Street.** Entries should be clearly identifiable and visible from the street.
- A-5 **Respect for Adjacent Sites.** Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.
- 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.
- A-10 **Corner Lots.** Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

EDG January 22, 2007 Comments

The Board recognizes the site is located on a prominent intersection and the southwest corner of the proposed structure should be carefully designed with consideration to building materials, recognizable entrances and building scale to surrounding area.

Initial Recommendation September 10, 2007 Comments

The board recommends that brick would be a more suitable material on the southwest corner of the building to match the characteristics of the surrounding area instead of the proposed stucco.

Final Recommendation Meeting October 8, 2007 Comments

The Board is satisfied with the amount and design of the proposed brick on the southwest corner of the building and felt the applicant responded well to their previous guidance from the initial recommendation meeting.

B. Height, Bulk, and Scale

- B-1 **Height, Bulk, and Scale Compatibility.** Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to 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 the anticipated development potential on the adjacent zones.

EDG January 22, 2007 Comments

The Board notes all massing alternatives kept the bulk of the building away from the residential zone located to the north.

Initial Recommendation September 10, 2007 Comments

The board recommends proceeding with the general massing of the structure.

Final Recommendation Meeting October 8, 2007 Comments

The board recommends proceeding with the general massing of the structure.

C. Architectural Elements

- 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.
- C-2 **Architectural Concept and Consistency.** Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building.
- C-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.

EDG January 22, 2007 Comments

The Board wants a material and color board submitted to see how the design is unified and compatible with the style of the surrounding area.

Initial Recommendation September 10, 2007 Comments

The board has the following recommendations;

General design recommendations:

- The board stated the base and upper stories were out of balance and that the upper residential portions should better relate to the commercial base. One thought was the fenestration was adding too much residential characteristic to the upper stories and some suggestions were to increase glazing, darken the trimming and avoid a punched in look.
- The proposed color scheme was viewed as being too gray.
- The cornice on the southwest corner of the structure was viewed as being too “heavy”.
- Alter the insets to create variation.

Specific design recommendations:

- The southwest corner of the building should be a more prominent entrance and should have brick instead of stucco.
- The 3rd story deck located above the southwest entry should be removed.
- The belly band located on the top floor should be removed.
- The second story pedestrian exit above the alley vehicle entrance facing North 80th Streets needs to be reduced in mass by replacing the wall with a handrail.
- The bottom concrete base at grade should be continuous and not interrupted by the brick.
- The 4th and 5th story balconies located towards the middle of the facade on the west elevation should be partially removed and the vertical modulation element from the base should be carried consistently all the way up.
- The planter visually screening the garage entry should double as a sitting area.
- Submit a materials and color board depicting the true color and texture as proposed on the structure.

Final Recommendation Meeting October 8, 2007 Comments

The Board is generally satisfied with how the revised design responded to their previous guidance from the initial recommendation meeting. The Board recommends the railing on the decks should be colored black. The board will allow slight color variation for the proposed exterior materials from what was proposed to add additional contrast to the building if necessary.

D. Pedestrian Environment

D-9 Commercial Signage. Signs should add interest to the street front environment.

D-2 Commercial Lighting. Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts evening hours.

Initial Recommendation September 10, 2007 Comments

The board states the “spot” lighting proposed for the exterior of the building is too harsh and detracts from the commercial spaces. The board recommends an exterior lighting source which is more baffled and less intrusive to the pedestrian experience along the street façade.

Final Recommendation Meeting October 8, 2007 Comments

The Board is satisfied with the proposed lighting and felt the applicant responded well to their previous guidance from the initial recommendation meeting.

E. Landscaping

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites. Landscaping should reinforce the character of neighboring properties and abutting streetscape.

Initial Recommendation September 10, 2007 Comments

The Board recommends a continuous planting strip along N. 80th Street with breaks for pedestrian access.

Final Recommendation Meeting October 8, 2007 Comments

The Board is satisfied with the proposed plantings in the N. 80th Street ROW and felt the applicant responded well to their previous guidance from the initial recommendation meeting.

DEVELOPMENT STANDARD DEPARTURES

Departure Summary Table

STANDARD	REQUEST	JUSTIFICATION	BOARD REC.
<p>SMC 23.45.010 Lot coverage -- Lowrise zones.</p> <p>Maximum lot coverage is 40% (1,016 square feet)</p>	<p>66% lot coverage (1,676 s.f.)</p>	<p>Site has a split zone with a small strip of L-1 zone. Mass of structure is outside of L-1 zone but portions of the parking garage will project above grade from 0-6 feet in the L-1 zone area. Approximate 8-foot grade separation between subject site and site to north.</p>	<p>Approve</p>
<p>SMC 23.45.014 Setback requirements -- Lowrise zones.</p> <p>5-foot average side yard setback 20-foot rear yard setback 20-foot front yard setback</p>	<p>Up to property line</p>	<p>Site has a split zone with a small strip of L-1 zone. Mass of structure is outside of L-1 zone but portions of the parking garage will project above grade from 0-6 feet in the L-1 zone area. Approximate 8-foot grade separation between subject site and site to north.</p>	<p>Approve</p>
<p>SMC Table 23.45.011.A</p> <p>Maximum structure depth, 60% of lot depth (76 feet)</p>	<p>100% (127 feet)</p>	<p>Site has a split zone with a small strip of L-1 zone. Mass of structure is outside of L-1 zone but portions of the parking garage will project above grade from 0-6 feet in the L-1 zone area. Approximate 8-foot grade separation between subject site and site to north.</p>	<p>Approve</p>
<p>SMC 23.47.008.D Mixed Use Development</p> <p>Above 13 feet, nonresidential uses shall be limited to a maximum lot coverage of 64% (5,852 s.f.)</p>	<p>76.7% proposed (7,013 s.f.)</p>	<p>Site has a split zone with a small strip of L-1 zone. The lot coverage for the site if the L-1 portion could be counted is 60% lot coverage.</p>	<p>Approve</p>

Due to the significant grade difference on the northerly property line and minor extension of the structure above grade within the L-1 zone, the Board recommends unanimous approval of the proposed departures.

Applicable Design Guidelines A-1 & B-1

<p>SMC 23.47.008.B Mixed Use Development</p> <p>Minimum of 80% of a structure's street front façade (99 feet) shall be occupied by nonresidential use.</p>	<p>78.8% provided (97.5 feet)</p>	<p>The residential lobby and vehicle access off the alley are located along North 80th Street.</p>	<p>Approve</p>
---	-----------------------------------	---	----------------

The Board states the proposed design of the street facing facades projects an appropriate urban commercial form and recommends unanimous approval of the proposed departure.

Applicable Design Guidelines C-2