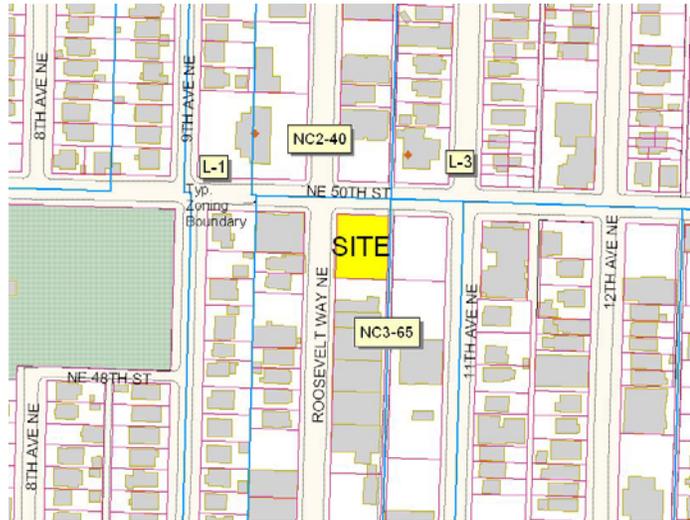


**RECOMMENDATIONS
OF THE
NORTHEAST DESIGN REVIEW BOARD**

Project Number: 3008147
Date of Meeting: July 21, 2008
Report Issued: July 29, 2008
Address: 4750 Roosevelt Way NE
Applicant: Johnston Architects for
Eric Sun (50th &
Roosevelt LLC)
Board members present: Tom Nelson
Tricia Reisenauer
Shawna Sherman
Craig Parsons, Chair
Board members absent: Sue Jensen
DPD Staff present: Jess Harris



Site and Vicinity Description

The site is located at the southeast corner of NE 50th Street and Roosevelt Way NE in the University District. The 11,160 square foot site is zoned Neighborhood Commercial 3 with a 65 foot height limit (NC3-65). The site is developed with a 1 ½ story building (formerly Tubs) situated on the southern portion of the site. There a surface parking lot located on the north portion of the site which is accessed from Roosevelt Way and the alley.

The site is located within the University District Northwest Urban Center Village and is just outside the Light Rail Station Area Overlay District.

Both abutting streets are fully improved 60 foot wide right of ways, and are designated as arterials. A 15 foot wide alley abuts the site on the east. With this project, a 5 foot alley dedication and 3 foot setbacks on both Roosevelt and 50th will be required for street improvement purposes.

The site is generally flat and comprised of entirely impervious surface. There are large mature street trees along Roosevelt Way NE and smaller street trees along NE 50th Street.

Surrounding property to the west across Roosevelt Way NE, to the east across the alley and to the south is zoned NC3-65. Property to the north across NE 50th Street is zoned Neighborhood Commercial 2 with a 40 foot height limit (NC2-40). The zoning transitions to less intense multifamily Lowrise zones farther to the west and northeast.

Project Description

The proposed design consists of a 6-story building with 60 apartments (35 studio, 5 one-bedroom, and 20 two bedroom units), 5000 square feet of street level retail and parking for 44 vehicles in 2 levels of underground parking. Access to the parking would be from the alley. The residential lobby is proposed to be near the southern portion of the façade along Roosevelt Way NE.

The streetscape design includes 20 to 60 foot deep storefront retail along both street facades; the parking access and ramping does not impede the retail depth. Floor to floor heights are proposed to be 14 to 16 feet.

The green factor is met primarily by providing a green roof, enhancement of the right of way planting strip, green walls, and planters on the roof deck. .

Early Design Guidance (EDG)

A design review meeting was held on January 7, 2008 to provide early design guidance for this proposal. The Design Review Board members provided design guidance after visiting the site, considering the analysis of the site and context provided by the proponents and hearing public comment. The Design Guidelines of highest priority to this project based on the City of Seattle's "*Design Review: Guidelines for Multifamily and Commercial Buildings*" and "*University Community Neighborhood Design Guidelines*" are transcribed in the EDG document and available in the file available at DPD.

Public Comment

Public notice was provided for the Design Review meeting that was held by the Northeast Seattle Design Review Board (DRB) for Early Design Guidance (EDG) and for a Design Review Board Recommendation meeting. Additional comment opportunities were provided at the time of Master Use Permit application.

DRB Early Design Guidance Meeting-January 7, 2008: six members of the public attended the meeting. The design-related comments expressed were that they liked massing scheme number 1 (the preferred scheme) which shows a "U" shaped building with a setback along the alley. Another member of the public expressed a strong concern for use of the alley for access to parking for the project since his business uses the alley. He owns the car dealer abutting the site and feels traffic in the alley will be a mess. The alley is not wide enough. Closing the alley during construction is not an option in his opinion.

Notice of Application for Master Use Permit: further notice and public comment opportunity was provided as required with the Master Use Permit application. The comment period ended on May 14, 2008 No written comments were received.

DRB Recommendation Meeting- July 21, 2008: Five members of the public attended the meeting. The theme of the comments made pertained to the height, bulk and scale of the

proposed building. The comments made requested that the DRB limit the bulk of the building because of the NC2-40 zoning on the north side of NE 50th Street and in deference to the lower scaled buildings adjacent (the Seattle Public Library, the Plaid Pantry, the fire station and the seven gables building). Some of the comments made were that the proposed building is a big brutal box, threatens neighborhood character, impacts open space to the west, need light and air at the street, create a soft transition, remove square footage from the top, don't build another helix, not the kind of project we want at this keystone corner, use better windows- vinyl windows are cheap, seven gables will be around for a long time, reduce the perceived or real bulk.

Summary of Design Review Board Recommendations

The applicant applied for the MUP (Master Use Permit) on March 14, 2008. After initial DPD design, zoning and SEPA review, the Design Review Board met on July 21, 2008 to review the project design and provide recommendations. The four Design Review Board members present considered the site and context, the public comments, the previously identified design guideline priorities, and reviewed the drawings presented by the applicant.

The Board focused their deliberations on height, bulk and scale, the residential entry, the streetscape, the finish materials and the street landscaping.

The Board discussed the height, bulk and scale of the proposed design in light of the public comments. The Board discussed whether the design adequately responded or not to the transition between zones, NC2-40 north of NE 50th Street and NC3-65 and whether recommended changes to the design relative to height, bulk and scale were necessary. The Board concluded that the EDG provided was correct and that guideline B-1 should not be a high priority for this project site. The Board recommended no mitigation for height, bulk and scale; although, the Board did feel that the proposed design could provide more hierarchy between the facades and that the design is a little boxy.

The Board felt the design made subtle physical responses to address height, bulk and scale. The street facing facades are differentiated by a vertical modulation break in the massing along NE 50th Street. The Roosevelt Way façade is expressed as a long horizontal facade and the NE 50th Street facade is expressed as more segmented, narrow and tall. The Roosevelt façade is articulated with a checkerboard pattern of window bays.

The Board felt the finish materials were particularly important to break down the scale of the project and recommended that no substantive changes be considered to the palette of finish materials. The Board focused their recommendation on the corner element which includes composite wood panels, aluminum windows and painted steel trim. The Board recommended that the use of the composite wood should be used for the soffit, particularly at the roof eave at the corner of NE 50th Street and Roosevelt Way NE in lieu of cementitious material (C-2 Architectural Concept and Consistency, C-4 Exterior Finish Materials). The proposed street elevations labeled with finish materials are provided as the last page in this document for reference.

The Board felt the design needed to provide more human scale at the base. The Board recommended adding a landscape element to the concrete and glass theme at the base. A good opportunity for this is provided in the 3 foot setback area between the sidewalk and the building. The Board also recommended that the concrete columns at the base be treated in some way, perhaps with stain or color (not paint) to soften the columns. Another suggestion included increasing the use of the mosaic tile proposed on the corner column.

The Board thought the residential entry needed to be better identified (A-3 Entrances Visible from the Street). The Board recommended that signage for the residential portion of the project

be placed at the residential entry and that the attention to this detail be provided for in the design. The Board recommended that the design include other elements that would help signal residential entry like landscaping and furniture. The Board supported the departure for a reduced setback at the residential entry in that too large of an outdoor space in this neighborhood could create safety concerns by providing hiding places. The design includes a generous interior lobby with furniture which should create a secure environment for tenants.

The Board wants a concept sign plan to be designed for this project and recommended that the signage plan must meet the guidelines in the University District Deign Guidelines (C-4 Exterior Finish Materials, D-9 Commercial Signage).

The Board wants a better buffer created between the busy NE 50th roadway and the sidewalk, and recommends additional planting strip be provided (E-3 Landscape Design to Address Special Site Conditions).

The Board recommended approval of the design with departures. The design proposes a prominent architectural corner element with open space at the ground and a tiled column at the corner (A-10 Corner Lot). Retail opportunity, overhead weather protection and transparency has been maximized, and as recommended the project will create a streetscape that meets the design guidelines (C-3 Human Scale, A-4 Human Activity, D-11 Commercial Transparency,). The roof deck proposes a small canopy that will provide minimal shelter from the weather (A-7 Residential Open Space). Blank wall has been minimized with the use of green screen and glazing on the south and east facades. The retail glazing is proposed to wrap into the alley.

Departure from Development Standards

The applicant identified the following code standard departures;

Code Requirement	Proposed & Rationale	Board Recommendation
<p>SMC 23.53.035. Structural Building Overhangs. The maximum length of each bay window in the public right of way shall be 15 feet, but requires the bay to angle back into the building on each end of the bay. The bay may only encroach to the full extent into the right of way for a length of 9 feet. Overhead horizontal projections of a purely architectural or decorative character, such as eaves are limited to 3 feet.</p>	<p>The design includes bays encroaching into the right of way that are square in lieu of bays with chamfered ends. The design as shown meets the code standard in that the square edges fit within the area of angled edges.</p> <p>The design includes a wider horizontal projection at the roofline at the prominent corner. The design shows the eave projecting 5 feet from the building along NE 50th Street.</p> <p>Wider eave is proposed to reinforce the vertical element at the corner along the north façade and break up the mass into smaller parts, and provide more of a prow at the corner.</p>	<p>The Board recommended approval of the wider eave based on the applicant’s rationale (A-10 Corner Lot). The Board recommended approval of the square bays if such a departure is needed because the bays as designed create a consistent building expression (C-2 Architectural Concept and Consistency).</p>

<p>SMC 23.47A.008D Residential Street Level Requirements. When a residential use is located on a street-level street-facing façade, either the first floor of the structure at or above grade shall be at least four (4) feet above sidewalk grade or the street-level façade shall be set back at least ten (10) feet from the sidewalk.</p>	<p>The proposed design shows the residential entry at grade and setback from the sidewalk by 4 feet 6 inches. The Board suggested at EDG that a secure lobby be designed because a large outdoor space could present a safety issue for tenants. The design provides a waiting area in the lobby.</p>	<p>The Board recommended approval based on the applicant's rationale (D-7 Pedestrian Safety) and as conditioned to enhance the residential entry (D-1 Pedestrian Open Spaces and Entrances, D-12 Residential Entries and Transitions).</p>
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Recommended Conditions

1. The Board felt the finish materials were particularly important to break down the scale of the project and recommended that no substantive changes be considered to the palette of finish materials. The Board focused their recommendation on the corner element which includes composite wood panels, aluminum windows and painted steel trim.
2. The Board recommended that the use of the composite wood proposed be used for the soffits, particularly at the roof eave at the corner of NE 50th Street and Roosevelt Way NE.
3. The Board recommended adding a landscape element to the concrete and glass theme at the base. A good opportunity for this is provided in the 3 foot setback area between the sidewalk and the building. Another suggestion included increasing the use of the mosaic tile used on the corner column
4. The Board also recommended that the concrete columns at the base be treated in some way, perhaps with stain or color (not paint) to soften the columns.
5. The Board recommended that signage for the residential portion of the project be placed at the residential entry and that the attention to this detail be provided for in the design.
6. The Board recommended that the design include other elements that would help signal residential entry like landscaping and furniture.
7. The Board wants a concept sign plan to be designed for this project and recommended that the signage plan meet the guidelines in the University District Deign Guidelines
8. The Board wants a better buffer created between the busy NE 50th roadway and the sidewalk, and recommends additional planting strip be provided.

