

**DESIGN GUIDELINE PRIORITIES  
OF  
DESIGN REVIEW BOARD FOR AREA 2 NORTHEAST  
Meeting Date: January 5, 2009  
Report Date: April 8, 2009**

---

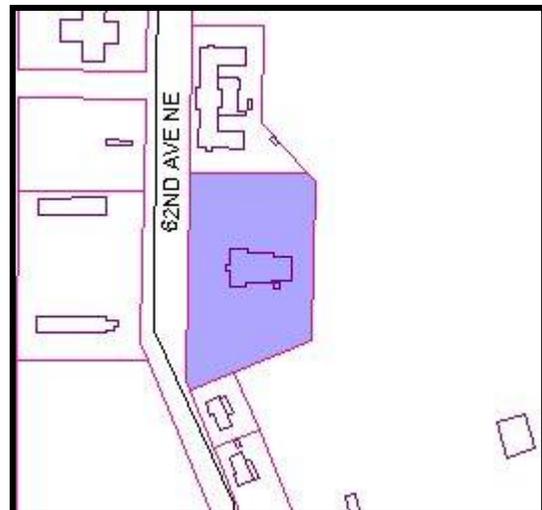
**BACKGROUND INFORMATION:**

Project Number: 3008740  
Address: 7400 Sand Point Way Northeast  
Applicant: Mike Moedritzer, Tonkin Hoyne Lokan Architects  
Board Members present: Craig Parsons, Chair  
Tom Nelson  
Sue Jensen  
Shawna Sherman  
Tricia Reisenauer  
DPD Staff Present: Tamara Garrett, Land Use Planner

---

**SITE AND VICINITY DESCRIPTION**

The proposal is located within the property boundaries addressed as 7400 Sand Point Way Northeast. The sprawling site is situated along the banks of Lake Washington in Seattle's northeast sector. The site (Sand Point Magnuson Park) is the former Naval Station Puget Sound now mainly under joint ownership with the City of Seattle, University of Washington and the Federal Government. Lake Washington shoreline borders the site to the east, Sand Point Way Northeast to the west, between Northeast 65<sup>th</sup> Street and Northeast 85<sup>th</sup> Street. A two hundred foot wide band along the Lake Washington shoreline is regulated by the Seattle Shoreline Master Program.



The site occupies an area of approximately 350.1 acres of land, with two (2) residential zoning designations (Multi-family Lowrise 3 (L-3) and Single Family 7200 (SF 7200) extending over the entire site. Three zoning overlay districts cover a significant portion of Sand Point Magnuson Park: Sand Point Overlay District (SO) comprised of Subareas "A", "B" and "C"; Sand Point Park area (SK); and a combined Sand Point Overlay District/Sand Point Park Area (SP). The Sand Point property is divided into six activity areas: (1) the North Shore Recreation area, (2) the Education and Community activities area, (3) the Arts, Culture and Community Center, (4) the Magnuson Park Open Space/Recreation Expansion, (5) the Residential Area, and (6) the Federal Agency Use Area. A variety of buildings are located throughout the entire development site.

The specific area of the proposed development (formerly known as Building 6) is in the Residential Area (Area 5) located within the street boundaries of Northeast 74<sup>th</sup> Street, 62<sup>nd</sup> Avenue Northeast and Northeast 65<sup>th</sup> Street. This approximately 114,110 square foot (sq. ft.)

was created as part of a recorded short plat (rec. #19991214900007-Parcel B) that divided one parcel into five parcels. The proposal site, with frontage on the east side of 62<sup>nd</sup> Avenue Northeast, is located within the Lowrise 3 (L-3) zone. A former bowling alley structure (Building 6) was demolished in 2007. Currently, the remnants of the foundation for Building 6, two tennis courts and a surface parking area exist on site. A single level parking structure bisected by a stairway and built into the slope as a retaining wall for the street above (62<sup>nd</sup> Avenue Northeast) exists along the western edge of the proposal site.

The site's topography has a terraced downward sloping condition from west to east resulting in an overall 28' grade change occurring from the high western boundary edge of the proposal site. A band of several mature trees and shrubs exist along the site's southern edge.

Surrounding property within immediate vicinity of the subject site is zoned SF 7200 and L-3. Existing development near the proposal boundaries includes multifamily housing to the west, north and south; and Warren G. Magnuson Park to the east.

### **PROJECT PROPOSAL**

This proposal is the first phase of a phased low-income multifamily housing development. Specifically, the proposal is to develop multiple buildings consisting of apartments, townhomes and an accessory community building. A total of fifty-two residential units are proposed. Accessory parking for fifty-four vehicles is proposed within the existing two-level parking structure partially situated within both the subject site and the 62<sup>nd</sup> Avenue Northeast right-of-way.

### **ARCHITECT'S PRESENTATION**

The developer representative (Mary Burki with Solid Ground) and design team consisting of Les Tonkin, Mike Moedritzer and Tom Johnson were introduced to the audience. Ms. Burki began the presentation by giving a brief overview of the proposal-to provide fifty-two low-income residential units-and an explanation of the various funding sources (City of Seattle, State of Washington, HUD EDI, capital campaign, etc.) for this proposal.

Mr. Tonkin discussed the historical aspects of the Sand Point property. He provided further explanation as to why low-income housing is being pursued and described his involvement with the creation of the Sand Point Master Plan which began in 1993. He explained his firm has been involved with the rehabilitation of former existing military barracks and senior officer quarters to provide low-income housing.

Mr. Johnson stated the proposal would be designed in a sustainable fashion (non-toxic materials, etc.). He mentioned the proposal's close proximity to the Park allows the opportunity to integrate some aspects of nature into the design of the building. The integration of design elements such as green roofs and an active solar system on the proposed community building was identified as sustainable development.

Mr. Moedritzer gave a detailed description of the project site and surrounding development in the immediate area. Examples of past residential developments his firm has designed were offered. He also explained the design objectives of the proposal: to create family housing; to create open space and community space for the future residents; to provide buildings that interact well within the historic district context both from architectural and urban design standpoints; and to address opportunities for sustainable development.

He explained the following unique traits inherent to the site:

- The topography of the site and adjacency to the Magnuson Park present challenges.
- The Sand Point property includes several older buildings that comprise an historic district that has been determined eligible for listing in the National Register of Historic Places. A document titled “Sand Point Historic Properties Reuse and Protection Plan (April 1998)” (HPRP plan) identifies the historic buildings and landscape features and outlines the appropriate maintenance and management techniques that will avoid or minimize adverse effects on the historic resources as Sand Point. This plan also establishes the review process for proposed projects within the historic district that have the potential to affect the historic properties. The proposal site isn’t located in the identified historic boundary. However, due to its adjacency to the historic district, specific existing features such as the north-south east-west view corridors, existing concrete stairs and light poles are required to be preserved.

The architect presented three project options or schemes, all of which included two three-story apartment buildings with attached two-story townhouse units and one one-story detached 2,000 sq. ft. accessory community building. The alternative massing diagrams are distinguished by the arrangement of the townhouse units with the apartment buildings; orientation of the residential entries and open space; the placement of the community building; and the level of modulation for the apartment buildings façades along 62<sup>nd</sup> Avenue Northeast. The diagrams incorporated the neighborhood context and future conditions based on the future second phased housing development planned for this site.

The first scheme (Option 1) is the code complying design which includes a cluster development consisting of three building masses; one twenty-three unit apartment building, one twenty-three unit apartment building with a six-unit townhouse building attached and one accessory building. This scheme illustrates residential entries to the apartment buildings facing 62<sup>nd</sup> Avenue Northeast and residential entries to the townhouse units attached to the southernmost apartment building facing the southern boundary line. The detached community building is situated just east of the northernmost apartment building.

The second scheme (Option 2) includes a cluster development consisting of three building masses; one twenty-four unit apartment building, one twenty-four unit apartment building with a four-unit townhouse building attached and one accessory building. This scheme illustrates residential entries to the apartment buildings facing 62<sup>nd</sup> Avenue Northeast and residential entries to the townhouse units attached to the northernmost apartment building facing the northern boundary line. The detached community building is situated just east of the northernmost townhouse unit.

The third scheme (Option 3) shows a cluster development consisting of three building masses; one “L-shaped” nineteen-unit apartment building with a seven-unit townhouse building attached, one “L-shaped” nineteen-unit apartment building with a five-unit and a two-unit townhouse building attached on opposing sides of the apartment and one accessory building. This scheme illustrates residential entries to the apartment buildings and two townhouse units facing 62<sup>nd</sup> Avenue Northeast; residential entries to the townhouse units attached to the northernmost apartment building facing the northern boundary line; and residential entries to the townhouse units attached to the southernmost apartment building stemming from the middle public access

pathway. The detached community building is situated in the middle of the property. Departures from building structure width and modulation standards are requested.

The architect presented the third scheme (Option 3) as the preferred scheme because it meets the identified design objectives; allows the community building to be centrally located along the east-west axial public access path and equally accessible to the residents; and it is the most appropriate with the historic Navy base context both from architectural aesthetic and urban design standpoints, as described in the City's HPRP plan.

### **BOARD CLARIFYING COMMENTS AND QUESTIONS**

The Board clarifying comments and questions with applicant response (*in italics*) are the following:

- Is it a requirement to maintain the existing parking structure?  
*Parking structure is situated within the 62<sup>nd</sup> Avenue Northeast right-of-way.*
- What types of units are these and what's optimal design for these types of occupants?  
*Family housing (four bedroom units) with the intent to provide direct access to private and common open space.*
- Confirmation that comments voiced by the Board concern mainly the proposal-not the future phase.
- How far out is the future phase?  
*The future phase is conceptual at this point...it is dependent on financing from the City of Seattle and other resources.*
- Explain the vision for the façade treatments and materials.  
*Propose a formal façade that includes brick mainly along the apartment's west facades to relate to the surround buildings and wood siding.*
- Clarification of the parking requirements for residential uses in the Sand Point Overlay.
- Clarification of the site's existing topography.

### **PUBLIC COMMENTS**

Eight members of the community including representatives from special interest groups (specified below) attended the Early Design Guidance meeting. The comments, questions and concerns offered (with applicant response in *italics*) were as follows:

- A representative of the Windermere North Community Association voiced great satisfaction with the preferred design and encouraged the incorporation of brick elements and preservation of historical features in the design.
- Two representatives of the Seattle King County Veterans Coalition spoke in support of the overall project and encouraged the creation of housing for Veteran families.
- Encouraged the incorporation brick material on all building facades.

### **BOARD DELIBERATIONS**

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 siting and design guidance described below 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 Buildings*" of highest priority to this project.

## **DESIGN GUIDELINES**

### **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-3 Entrances Visible from the Street***

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

#### ***A-4 Human Activity***

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

#### ***A-7 Residential Open Space***

*Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.*

The Board emphasized the importance of developing a respectful and consistent relationship of the overall massing and design of the development to the future pedestrian environment and general pattern of development in the neighborhood. The Board acknowledged the design challenge of relating the west-facing building facades to the bunker parking structure/street. The Board expects to see a design that distinguishes the residential entries and makes them visible as possible from the street. The Board stated that the future design should be sited and designed to encourage human activity at the base level with future residents being able to utilize the courtyards immediately outside of their units and also the area that fronts the entry drive leading to the existing parking area beneath 62<sup>nd</sup> Avenue Northeast. The Board feels that the units that front the entry drive are at a disadvantage due to the direct view to the parking area. As a result, the Board expects this area to be appropriately celebrated with design elements (plantings, benches, etc.) that make it a usable area for the residents.

The Board looks forward to reviewing a high-quality well programmed and well landscaped open space design. The Board requests a phase I schematic landscape plan be presented at the 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 near-by, 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 of the adjacent zones.*

The proposed massing configurations were discussed at length by the Board. The Board debated the merits of the three schemes and which scheme would provide the equal access to the community building, open spaces and take advantage of views to the Park and the water. The Board voiced concern with the narrowness of the proposed central spine between the two

buildings shown on the applicant's preferred option (Option 3). The Board stated it would like to review a design that widens the central spine and allows for more sunlight in this area. The Board suggested shifting the townhouse units in Building #1 further south and or shifting the community building further north as a possible method to achieve this guidance.

## **C. Architectural Elements and Materials**

### ***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. In general, the roofline or top of the structure should be clearly distinguished from its façade walls.*

### ***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.*

The Board acknowledges the historical nature of the surrounding buildings and the brick buildings situated in the historic district and across 62<sup>nd</sup> Avenue Northeast. The Board stated specifically that the military barracks aren't the appropriate architectural application to represent multifamily development because there isn't a sense of identity or connection to the ground level. It is the Board's opinion that the programmatic differences for this family housing proposal are going to drive a form of a building that should be significantly different from a building designed originally for military use. While the Board respects the State's intent to encourage an architectural form that is "compatible with the historic bulk, scale, width and materials (brick)" of buildings 26N and 26S, the Board encouraged innovative residential design that will be compatible for the future family residents. The Board stated alternative methods to incorporate historical design features should be explored and presented at the Recommendation meeting. Historical features such as window forms and gabled roof elements were suggested as possible methods to achieve a historical connection in an economical fashion.

The Board encourages continued coordination with the Department of Parks and Recreation (DOPAR) and the Washington State Department of Archaeology and Historic Preservation regarding further design development as it relates to the historic preservation requirements in the Sand Point District. The Board requests that the applicant provide feedback regarding this coordination at the next meeting.

No future building materials other than brick were presented during the meeting. However, the Board looks forward to reviewing a more detailed, high quality materials and color board at the next meeting.

## **D. Pedestrian Environment**

### ***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.*

**D-7 Personal Safety and Security**

*Project design should consider opportunities for enhancing personal safety and security in the environment under review.*

**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.*

The Board strongly agreed that the applicant should be mindful of the pedestrian experience along the public access pathway between 62<sup>nd</sup> Avenue Northeast and the Park edge in the design of the future building at this site. The Board would like to see grade-level vignettes and site sections showing the design character of the east-west public access pathway. The Board expects to see a description explaining how pedestrians will be able to differentiate between the public space and private space occurs along that path.

The trash collection area should be enclosed and screened in an architectural form reflective of the development and not intrusive to pedestrians. Details of the proposed location of the trash collection area must be provided at the next meeting.

<b>E. Landscaping</b>
-----------------------

**E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites**

*Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.*

**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.*

**E-3 Landscape Design to Address Special Site Conditions**

*The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.*

Landscaping should enhance the prior guidelines, by creating a transition from the street/public areas, softening edge conditions and by helping create a green streetscape. The Board looks forward to reviewing a detailed schematic landscape plan that includes landscaping and screening along the property lines, open space areas (courtyards, patios, etc.) and residential entries. The plan should also include details regarding any future screening and landscaping elements adjacent to the Parks property and the public access corridor.

**DEPARTURE REQUESTS FROM DEVELOPMENT STANDARDS**

Two departures from the Code are requested at this time.

**Departure Summary Table**

<b>STANDARD</b>	<b>REQUIREMENT</b>	<b>REQUEST</b>	<b>BOARD RECOMMENDATION</b>
<b>STRUCTURE WIDTH (SMC 23.45.011.A)</b>	Maximum building width for apartments with modulation is 75’ and 120’ for townhouses.	Allow maximum building width to be 180’.	The Board’s recommendation on the requested departure will be reserved until the Final Recommendation meeting.
<b>FRONT FAÇADE MODULATION (SMC 23.45.012.A.1)</b>	Front façade modulation of a minimum of 8’ for every 30’ of building length for facades without principal entrances and 40’ with a principal entrance.	Allow reduced modulation spacing for the primary (@ 75’ in length) and secondary (@ 45’ in length) building facades.	The Board’s recommendation on the requested departure will be reserved until the Final Recommendation meeting.

**1. STRUCTURE WIDTH (SMC 23.45.011.A)**

The Code states the maximum building width for apartments with modulation is 75’ and 120’ for townhouses. A departure is requested to allow a maximum structure width of 180’ to create a more compatible fit within the historic district context.

The Board is not convinced that this departure is warranted based on the early design schemes presented. The Board’s recommendation on the requested departure will be reserved until the Final Recommendation meeting and will be based upon the departure’s potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure.

**2. FRONT MODULATION (SMC 23.45.012)**

Code states modulation shall be required if the front façade width exceeds 30’ with no principal entrance facing the street, or 40’ with a principal entrance facing the street. The applicant requests a departure that would allow reduced modulation spacing for the primary (@ 75’ in length) and secondary (@ 45’ in length) building facades to better blend with the specific scale of the existing buildings in the surrounding Sand Point Historic District.

The Board is not convinced that this departure is warranted based on the early design schemes presented. However, the Board’s recommendation on the requested departure will be reserved until the Final Recommendation meeting and will be based upon the departure’s potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure.

## **NEXT STEPS**

### **MUP Application:**

1. Submit application for Master Use Permit (MUP) application. Please contact Tamara Garrett at (206) 684-0976 or [tamara.garrett@seattle.gov](mailto:tamara.garrett@seattle.gov) once the intake meeting date for the MUP submittal has been determined.
2. Please include a written response to the guidance provided in this EDG per Attachment B in CAM 238. Plan on embedding four 11x17 colored and shadowed elevations, colored landscape plans, and three-dimensional street-level vignettes showing design character of the street facing facade into the front of the MUP plan set (4 per sheet) as Design Review sheets (DR-1,2,etc.)

### **Recommendation Meeting:**

1. The Board would like to see a signage concept plan.
2. The Board would like to see a demarcation line between the phase I and phase II proposal.
3. The Board would like to see building elevation alternatives/character studies of the facades/materials to assist the Board in making a departure determination.
4. The Board would like to review building sections and site sections in several areas of the site.
5. The Board would like to review more details of the colored landscaping plan, screening and open spaces relating to the publicly owned properties.
6. The Board would like to see a detailed color and materials board with actual samples.
7. The Board would like to review details and elevations (south, north, east and west) of the building facades and residential entrances.
8. Please provide colored renderings and/or graphics showing the proposed development from the pedestrian perspective along the property edges, through the public corridor above/below the parking structure, and Park front.
9. Please identify the dumpster location and methods of screening.
10. Please submit a conceptual lighting plan.
11. Please be prepared to report to the Board details regarding future street improvements along 62nd Avenue Northeast.
12. Please be prepared to report to the Board details regarding any correspondence from Parks and/or the Department of Archaeology and Historic Preservation.