



City of Seattle

Department of Planning & Development
D. M. Sugimura, Director



FINAL RECOMMENDATION OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3011548 & 3011549

Address: 6818 62nd Avenue Northeast
6950 Sand Point Way Northeast

Applicant: Thomas Johnson, Tonkin Hoyne Lokan

Date of Meeting: Saturday, March 12, 2011

Board Members Present: Joe Hurley
Peter Krech
Craig Parsons (substitute)
Martine Zettle

Board Members Absent: Salone Habibudden
Christina Pizana

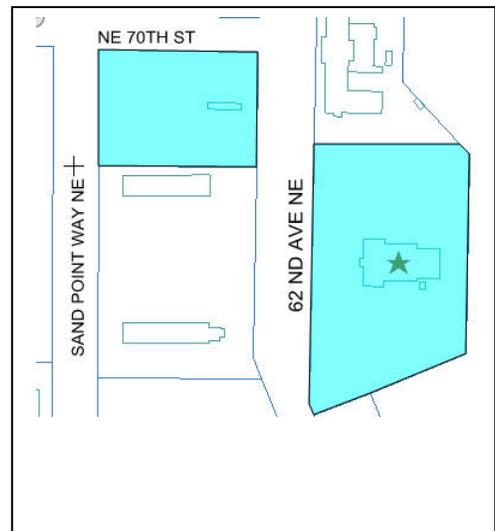
DPD Staff Present: Shelley Bolser, substituting for Bruce Rips

SITE & VICINITY

Site Zone: Lowrise Three (LR3)

Nearby Zones: North: LR3 and Neighborhood Commercial One with a 40' height limit.
South: LR3 and Single Family 7200
East: SF 7200 to the east of Sports Field Road.
West: LR3 extends to Burke Gilman Trail.

Lot Area: Site A: 55,644 sq. ft.
Site B: 114,106 sq. ft.



Current Development:	Site A: vacant Site B: A portion of the site has new multifamily housing on it.
Access:	Parallel roads 62nd Ave NE and Sports Field Road lead to NE 65th and NE 74th Streets which provide potential vehicular access. Pedestrian paths extend to Sand Point Way NE.
Surrounding Development & Neighborhood Character:	The projects sit within the public facilities and park and recreation areas, both existing and planned, within the greater Sand Point and Magnuson Park Community. The Sand Point historic district encompasses the two building sites. Building Site A lies between the former, brick military barracks / administration building to the north and the officer barracks (brick) to the south. To the southeast, Site B sits close to the recently completed Brettler Family Housing complex. Active recreational and passive fields lie to the east and to the south respectively.
ECAs:	A portion of Site A lies within a liquefaction prone area. Numerous Environmentally Critical Areas exist beyond Sites A and B.

PROJECT DESCRIPTION

The two proposed structures would house a total of 54 dwelling units of low-income, multifamily housing. Building #4 on Site B would consist of 17 units and two accessible parking spaces. Building #5 on Site A would comprise 37 dwelling units and three accessible parking stalls.

DESIGN DEVELOPMENT

The applicant provided several design options for both sites. Building #4 (Parcel B) would form a component of the larger Brettler housing complex. Buildings # 1 and 2 are both “L” shaped creating two separate open areas. A community building sits within a portion of the open area defined by Building #1. Proposed Building #4 would sit to the southwest of Building #2 enclosing a portion of the open court. For Option A, the architects designed one linear building on the east/west axis. Option #2 would have two separate structures. One close to Building #1 on the north and the other a larger linear structure positioned on the north/south axis roughly parallel to Sports Field Road to the east of Building # 2. The third option forms an interlocking “L” with Building #2. The arrangement produces a well defined courtyard between the proposed and existing buildings.

Proposed Building # 5 (Parcel A) sits between two historic buildings from the former Sand Point military base. A parking lot lies between the parcel and Building # 9. Option A forms a “L” shape that mirrors the barracks style buildings on either side of it. These buildings are gabled, three story structures with the upper floor embedded within the roof form. The adjacent brick

structures vary in orientation. Option B forms short wings that modulate the longer axis running east/west. Gables mark the end of the various wings emulating the forms established by the former barracks. The “C” shape plan of the final design option forms a courtyard to the south.

By the Recommendation meeting, the applicant had refined the preferred options for the two structures. The packet including the proposed design is available online by entering the project number 3011548 at

http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp , or in person at the Public Resource Center at DPD: 700 5th Ave, Suite 2000.

PUBLIC COMMENT

Two members of the public affixed their names to the Recommendation meeting sign-in sheet. No public comments were offered.

PRIORITIES & BOARD RECOMMENDATIONS

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. The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

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.

Early Design Guidance:

In general, the Board members agreed with the preferred schemes for both sites. In plan and massing, the proposal for Site A (Building # 5) relates well to the adjacent historic buildings. Likewise the proposal for Site B (Building #4) fits into the overall conditions at Brettler Family Place Housing.

Recommendation:

The Board discussed the relationship of the street system to proposed Building #5, which is located between two streets. The street on the west side of the site functions as a service alley, but this façade is also very visible from Sand Point Way NE. The relationship of Building #4 has a similar condition with a street front on either side. The east side of the Building #4 site is visible from Sports Field Road to the east. The applicant has proposed parking and trash/recycling services at these street frontages, treating 62nd Ave NE as the “front” of each site.

The Board understood the rationale for placing trash and recycling at these street frontages, but conditioned the enclosure's gates to have less transparency than the metal mesh shown in the packet. One solution would be metal louvered gates. The Board noted that ideally, the existing trash collection area gates should be replaced to match this condition.

A-4 Human Activity. New development should be sited and designed to encourage human activity on the street.

Early Design Guidance:

The proposal acknowledges the gathering and play areas outside of the community building at the Brettler complex.

Recommendation:

The Board appreciated the attention to using the pedestrian paths to respond to the gathering and play areas and adjacent destinations. The proposal meets this guideline.

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.

Early Design Guidance:

The parti for proposed Building # 5 relates to the historic structures on either side of the development site. The Board expressed its interest in how the choice and detailing of materials relate to the adjacent historic structures.

Recommendation:

The Board commended the applicant on Building #5's design in relation to the adjacent historic structures. The proposal meets this guideline.

A-7 Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

Early Design Guidance:

The preferred scheme for Building #4 thrusts itself into an implied court. The other schemes respect this court in a more defined manner. The impetus of the preferred scheme is that it preserves views from existing housing toward the fields and Lake Washington.

Recommendation:

The Board noted the attention to using the pedestrian paths and formal and informal play areas to respond to views to the east. The proposal meets this guideline.

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.

Early Design Guidance:

At the Early Design Guidance meeting, the Board noted its interest in how the buildings will interface with the parking lots. This is particularly true for Building # 5.

Recommendation:

The Board didn't particularly discuss the relationship of the buildings with the parking lots, but expressed overall appreciation for the design. The proposal meets this guideline.

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.

Early Design Guidance:

The massing diagram for the Building #5 preferred proposal relates to the nearby historic buildings.

The goal of Building #4 is to sympathetically insert the building into the ensemble at the Brettler Family Place complex. Particular attention should be given to the design of the tower.

Recommendation:

The Board commended the applicant on the design of Building #5 in relation to the adjacent historic structures, and the design of Building #4 in relation to the existing development. The proposal meets this guideline.

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.

Early Design Guidance:

As design development progresses, the Board will have a better idea of how well the proposed designs meet this guideline. The Board requested that special attention be devoted to the east end of Building # 4 as it faces Sports Field Road. From the road and the fields, this elevation will have considerable exposure.

Recommendation:

The Board noted that the residential entry for Building #4 is not well articulated and blends with the counseling services entry. The height of the residential entry, the lack of glazing, and the height of the canopy work to diminish the identity of the residential entry. The Board's condition revises the residential entry at Building 4 to increase glazing and modify the canopy to enhance the entry. Possible solutions include stepping the height of the canopy at the residential entry, extending the canopy another story in height at the residential entry, or using a different shape canopy above the residential entry.

C-3 Human Scale. The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

Early Design Guidance:

The Board did not specifically comment on exterior materials, preferring to wait until the Recommendation meeting; however, the detailing and choice of materials for Building #5 will need to reflect the project's proximity to the adjacent historic structures.

Recommendation

The recommendation reflects the response to Guideline A-5. The proposal meets this guideline.

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.

Early Design Guidance and Recommendations reflect the response to Guidelines A-5 and C-3.

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.

Early Design Guidance:

An axis extends (implied at times) between the parking lot near 62nd Ave E and approximately Sports Field Road. The terminus of the pedestrian walkway, which runs between Buildings # 1 and 2 and past the community building (#3), should be

appropriately landscaped to encourage views to the fields and to denote the end of the walkway.

Recommendation:

The Board noted the attention to using the pedestrian paths, formal and informal play areas, and landscaping to respond to views to the east. The proposal meets this guideline.

- D-2 Blank Walls. Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.**

Early Design Guidance and Recommendations reflect the response to Guideline C-2.

- D-4 Design of Parking Lots Near Sidewalks. Parking lots near sidewalks should provide adequate security and lighting, avoid encroachment of vehicles onto the sidewalk, and minimize the visual clutter of parking lot signs and equipment.**

Early Design Guidance:

The applicant mentioned several times during the EDG meeting the activity of children playing in the park. The proposal dedicates a play area; however, creating a secure landscape for areas near parking lots and streets is an important consideration. The applicant will need to show how the proposal anticipates this issue.

Recommendation:

The Board appreciated the response to EDG, using fencing and landscaping for security. The proposal meets this guideline.

- D-6 Screening of Dumpsters, Utilities, and Service Areas. Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.**

Early Design Guidance:

See notes from guidance D-4 concerning children playing near parking lots and streets. A lighting plan will need to be presented at the Recommendation meeting. The plan's design should implicitly acknowledge children's play and provide appropriate levels of lighting to ensure a safe environment.

Recommendation:

The Board didn't particularly discuss the lighting plan, but expressed overall appreciation for the design. The proposal meets this guideline.

D-7 Personal Safety and Security. Project design should consider opportunities for enhancing personal safety and security in the environment under review.

Early Design Guidance and Recommendations reflect the response to Guideline E-1. See D-4 guidance.

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.

Early Design Guidance:

For Building # 4, the location of the primary entrance is not intuitive given the numerous directions that the tenants could potentially access the building. An entry on the north side makes sense based on the proposed location of the play area. Development of the design should focus on the tower and the east façade.

Recommendation:

Recommendations reflect the response to Guideline C-2.

E. Landscaping

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.

Early Design Guidance:

The plaza design at the end of the pedestrian walkway between Building # 4 and the play area/parking area should be well thought out.

Recommendation:

Recommendations reflect the response to Guideline D-1.

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.

Early Design Guidance and Recommendations reflect the response to guideline E-1.

- 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.**

Early Design Guidance and Recommendations reflect the response to Guideline E-1.

DEVELOPMENT STANDARD DEPARTURES

- 1. Rear Setback (23.45.518):** The Code requires a 15' rear setback. The applicant proposes a 5' rear setback for the east building (Building 4), adjacent to Sports Field Road.

This departure would provide an overall design that would better meet the intent of Design Review Guidelines A-1 and A-4 by responding to the unusual condition of being located on two parallel street frontages and creating a front façade on each street frontage. The Board unanimously recommended that DPD grant the departure.

- 2. Projections into setbacks (23.45.518.H):** The Code allows eaves to project up to 4' into required setbacks. The proposed departure is related to the Building 4 (east site) structure in the rear setback, described in Departure #1. The eaves of this structure would extend 2' further into the required setback (total projection of structure and eaves would extend 12' into the required rear setback).

This departure would provide an overall design that would better meet the intent of Design Review Guidelines A-1 and A-4 by responding to the unusual condition of being located on two parallel street frontages and creating a front façade on each street frontage. The Board unanimously recommended that DPD grant the departure.

- 3. Parking Location (23.45.536.B):** The Code requires no parking between a principle structure and a street lot line. The applicant proposes to allow one accessible parking space between Building 5 (west site) and the west street-facing lot line.

This departure would provide an overall design that would better meet the intent of Design Review Guidelines A-1 and A-4 by responding to the unusual condition of being located on two parallel street frontages and creating a front façade on each street frontage. The Board unanimously recommended that DPD grant the departure.

- 4. Screened Parking (23.45.536.D):** The Code requires parking to be screened by a 3' tall fence set back at least 3' from the property line. The applicant proposes no fence to screen the parking space on the west side of Building 5 (west site).

This departure would provide an overall design that would better meet the intent of Design Review Guidelines A-1 and A-4 by responding to the unusual condition of being located on

two parallel street frontages and creating a front façade on each street frontage. The Board unanimously recommended that DPD grant the departure.

5. Trash Enclosure (23.72.010G.1.d): The Code requires that solid waste and recycling storage space shall not be located between a street-facing façade of the structure and the street.

The Board conditioned the enclosure in order to eliminate any transparency and recommended granting the departure request citing that the project faces three rights-of-way and a driveway. Locating the trash enclosure on the driveway would have it face an historic structure.

BOARD RECOMMENDATION

The recommendation summarized below was based on the design review packets dated March 2, 2012, and the materials shown and verbally described by the applicant at the March 12, 2012 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and initial recommendation conditions, and reviewing the plans and renderings, the four Design Review Board members recommended APPROVAL of the subject design and the requested development standard departure from the requirements of the Land Use Code (listed above), subject to the following conditions:

1. The gates of the trash and recycling collection areas shall fully screen the interior of the collection areas from adjacent views.
2. Revise the residential entry at Building 4 to increase glazing and modify the canopy to enhance the residential entry.