



# City of Seattle

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



## EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3012186

Address: 5043 Brooklyn Av NE

Applicant: Yuri Manchik, for 52nd & Brooklyn LLC

Date of Meeting: Monday, July 11, 2011

Board Members Present: Joe Hurley (Chair)  
Salone Habibuddin  
Martine Pizana  
Peter Krech  
Christina Pizana

DPD Staff Present: Michael Dorcy

### SITE & VICINITY

Site Zone: LR3

Nearby Zones: (North) LR2  
(South) LR3  
(East) LR3 RC  
(West) LR3



Rectangular site, 8408 Sq. ft., slopes east to west. Site faces onto NE 52nd Street on north and Brooklyn Avenue NE on east and alley on west. Northeast corner of lot has been scooped out to accommodate small commercial building at sidewalk level.

Lot Area:

Two lots are being combined for proposed project. The corner lot (5049) is occupied by a two-unit residential building and a small, single-story commercial building. The lot to the south (5047) is occupied with a multifamily residential structure.

Surrounding Development: There has been very little new development in the area in recent times. Directly across Brooklyn Avenue NE is the University Heights Neighborhood Center (the former University Heights Elementary School) which houses a variety of educational and cultural functions and offices. The weekly University Farmers Market is held in the open area south of the structure. The dominant uses along both sides of Brooklyn Avenue NE, however, are residential, with a variety of single family and multifamily structures.

Neighborhood Character: Architectural styles in the area are mixed vernacular and revival styles and none stand out particularly other than the wood framed and wooden clad two and a half community center, which is one of the oldest surviving elementary school buildings in the state.

## **PROJECT DESCRIPTION**

The goal is to construct a residential building with a basement level and three above grade floors. The building would include 50-60 studio units. The only parking proposed is that for bicycles. No commercial space is proposed.

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## **DESIGN DEVELOPMENT**

Three alternative design schemes were presented. All of the options include structures located at the center of the site.

The first scheme ("Alternative 1") showed a "U" or a "C" shaped building with the open center of the "C" being a courtyard facing onto Brooklyn Avenue NE. facing onto

The second scheme ("Alternative 2") showed "Alternative 1" reversed, with the open courtyard facing the alley to the west.

The third scheme ("Alternative 3") showed an "H" shaped scheme, with the two legs of the "H" parallel to NE 52nd Street and a thinner wing of the crossbar allowing for two smaller courtyards, one facing the alley and the other facing Brooklyn Avenue NE.

The applicants noted that none of the schemes would require departures from development standards.

## **PUBLIC COMMENT**

Approximately ten members of the public attended this Early Design Review meeting. The following comments, issues and concerns were raised:

- Noted that there were existing safety issues associated with the alley, including drug users occupying the space and question the desirability of the residential courtyard facing onto the alley....
- Stated that the proposed structure, no matter the orientation of the scheme chosen, would be out of scale with the rest of the block....
- Objected to the way the proposed structure would cast significant shadows on properties across the alley.
- Opposed the building due to its “lack of fit” within the block.
- Encouraged a high gated enclosure should the courtyard face the alley.
  - Concerned with the livability of the studio units, intended for student: “it would be worse than a jail.”

## **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 comments relating to the proposal.

- Referring to comments from the public about the “fit” of the proposed structure within the neighborhood, members of the Board noted that the applicants had provided insufficient analysis of the nine block surrounding area and immediate context for the Board to evaluate the siting and massing schemes proposed.
- The proposal needs to show more information regarding entrances and the quality of the outdoor spaces being proposed.
- Needs to provide sections to reveal the relationship of the proposed structure to existing and finished grades.
- Show the existing vegetation on site and indicate plans to remove or to enhance the existing grades and vegetation. There was discussion of a chestnut tree on site. Was there an intention or plan to maintain that tree?
- Since the lowest floor contains units below grade, supply more details and information regarding light and windows, window wells as they deal with issues of egress, safety and security.
- Provide more street-level renderings of proposed structure.

Commenting on the proposed schemes, the Board agreed that the “H” scheme would probably work best, given the program of providing a number of smaller units.

The NE 52<sup>nd</sup> Street façade would be prominent and benefit from modulation and refinement because of that fact.

Although the Board appreciated the attempt, in each of the proposed schemes, to create a symmetrical expression, the configuration and location of the site called out for a special, even counterpunctal treatment of the northeast section and corner of the proposed structure.

Specifically, the Board asked that the applicants return for a second Early Design Guidance Meeting. The applicants should return prepared to supply greater information relating to the issues related above.

At the Second EDG meeting the design team should provide some three dimensional views of the broader built environment , indicating graphically how the proposed structure would fit into the existing built context .

Provide at least some preliminary sun and shadow studies to indicate how the new structure would impact adjacent built structures.

At the Second EDG meeting the applicants should be prepared to present examples of their previous work, especially such works that would relate to the type and scale of the structure proposed for the subject site.

At the Second EDG meeting the applicants should be prepared to have some initial discussion of materials proposed for them structure.

After the presentation at the forthcoming meeting the Board would identify those Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) that would be of the highest priority for a successful project.

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

## **DEVELOPMENT STANDARD DEPARTURES**

The Board's recommendation on the requested departure(s) 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(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the First Early Design Guidance meeting, the design team indicated that no departures from development standards were being requested.

## **BOARD DIRECTION**

**As noted above, at the conclusion of the EDG meeting, the Board recommended the project should return to the Board for an additional EDG meeting.**