



City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director



FINAL RECOMMENDATION OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3013913

Address: 12706 33rd Avenue Northeast

Applicant: Wayne Ivary, Ivary and Associates, Architects

Date of Meeting: Monday, October 16, 2017

Board Members Present: Eric Blank (Chair)
Brian Bishop
Anita Jeerage
James Marria

Board Members Absent: None

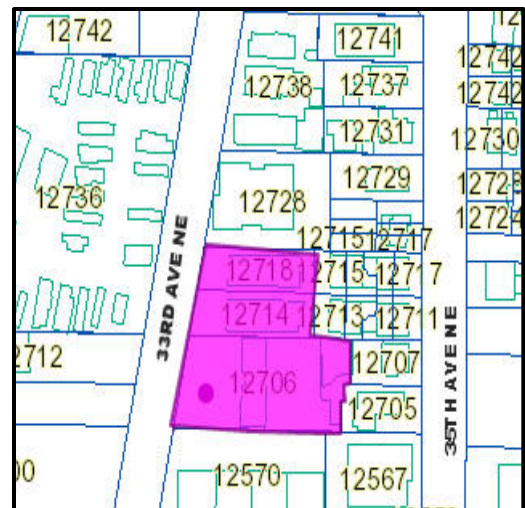
SDCI Staff Present: Tami Garrett, Senior Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 3 (NC3-65) & Lowrise 2 (LR2)

Nearby Zones: (North) NC3-65 & LR2
(South) NC3-65 & LR2
(East) LR2
(West) Commercial 1 (C1-65)

Lot Area: 37,492 square feet (sq. ft.)



Current Development:

The project site contains two existing structures: two one-story apartment buildings.

Surrounding Development and Neighborhood Character:

Surrounding development includes a mix of single family homes, multifamily residential buildings, and small to medium-sized commercial buildings. The site abuts single-family residences and townhouse developments to the east; a three-story apartment building and townhouse development to the north; and an office building and apartment building to the south. There are several commercial uses (retail, restaurants, grocery stores, etc.) in the immediate vicinity of the project along Lake City Way Northeast. A three-building mixed-use residential/commercial development (“Solara Apartments”) is across 33rd Avenue Northeast to the south. A multi-purpose store (“Fred Meyer”) is one block north of the site. Two multi-story Seattle Housing Authority (SHA) residential properties (“Lake City House” and “Lake City Village”) are south of the site abutting the 33rd Avenue Northeast block front.

The project site is located within the Lake City Hub Urban Village, one block east of Lake City Way Northeast. The general character of this block along this street is a mix of small office buildings, multi-story multifamily residential developments and some newer mixed-use buildings containing commercial and parking at ground-level/below grade with residential units placed at the upper floor levels. At present, there is a modest amount of commercial activity along 33rd Avenue Northeast. Also, several surface parking areas accessory to commercial businesses fronting along Lake City Way Northeast are situated and accessed via 33rd Avenue Northeast. Consequently, the minimal amount of commercial business activity fronting along the west side of 33rd Avenue Northeast detracts from a pedestrian-friendly streetscape. The neighborhood is in transition to becoming more pedestrian-oriented, with pedestrian sidewalks installed along the west side of 33rd Avenue Northeast. There are civic buildings (library, community center, etc.), retail shops, restaurants and grocery stores in the area concentrated along or near Lake City Way Northeast: all within walking distance of the site.

Access:

Vehicular access to the project site is possible from 33rd Avenue Northeast and from an existing ingress/egress easement at the adjacent property immediately north of the project site (12728 33rd Avenue Northeast).

Environmentally Critical Areas:

The site’s existing topography is characterized with grades descending gradually approximately 19’ from the east to the southwest corner of the property. The southwest corner of the site is mapped Environmentally Critical Areas (ECAs)-ECA3 Riparian Corridor.

PROJECT DESCRIPTION

The proposed project is for the design and construction of a mixed-use structure with five levels of residential use (159 units) over ground-related commercial (2 live-work units and retail), and two levels of parking (128 stalls) partially below-grade.

The design packet includes information presented at the meeting, and is available online by entering the project number at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

The packet is also available to view in the file, by contacting the Public Resource Center at SDCl:

Mailing Public Resource Center

Address: 700 Fifth Ave., Suite 2000

P.O. Box 34019

Seattle, WA 98124-4019

Email: PRC@seattle.gov

FIRST EARLY DESIGN GUIDANCE May 20, 2013

DESIGN DEVELOPMENT

The applicant (Wayne Ivary with Ivary & Associates) began his presentation by providing a historical background of past development efforts at the project site. He explained that, on September 21, 2009, a mixed-use proposal (#3010576) was presented to the Northeast Design Review Board (DRB) by a different design firm (Myhre Group Architects). The Northeast DRB at that time supported the applicant's preferred design scheme (Option #3); identified the priority design guidelines; and, recommended that the applicant proceed to the Master Use Permit (MUP) application stage. Further development of the proposal was halted and no MUP application for that proposal was submitted to DPD. The project property was then sold to the current owner which, in turn, had hired a new design team (Ivary & Associates).

Three alternative design schemes were presented to the Board for their consideration. The project team's design development goals were to create a mixed-use residential building utilizing the initial design work along with past response comments/direction from the Board and City Staff. All three options presented included a six-story mixed-use structure with one ground-related level of commercial (retail/live-work) and five stories of residential above the base. Onsite parking, accessed via two locations abutting 33rd Avenue Northeast (garage drive and ingress/egress easement), was proposed for all three design schemes.

The first scheme (Option 1) was a refinement of the prior applicant's preferred design scheme previously identified as Option #3. Massing above the first street level depicts a modulated front façade offering some terraced upper level outdoor residential amenity area facing the

street. This “C-shaped” building mass included upper level massing setback along all facades. Mass of the upper levels has two corridor ends that surround an upper level central courtyard oriented to the east. No portion of the proposed building mass extended into the identified LR2-zoned area. This option included 175 residential units, seven live-work units and a retail space at grade, 159 parking stalls within the partially below grade garage. This design would require code departures for vehicle access, live-work street-level street-facing façades and non-residential street-level floor-to-floor height requirements.

The second scheme (Option 2) also showed a “C-shaped” building mass with upper levels surrounding an upper level central residential courtyard oriented to the east. This building mass included modulated stepped offsets along the west-facing street-front façade that extended from the street-level continuing along the upper levels. This design illustrated a portion of the building mass extending into the LR2-zoned area of the site. The scheme was comprised of 161 residential units, six possible live-work or commercial tenant spaces at grade and 136 parking stalls within the garage parking levels. This design would necessitate design departures from vehicular access and live-work street-level street-facing façades requirements.

The third and applicant preferred scheme (Option 3) also included a “C-shaped” building mass with design features similar to those mentioned above for option 2; however the upper levels surrounding an upper level courtyard area was oriented to the south. This scheme consisted of 161 residential units, five possible live-work or commercial tenant spaces at grade and 130 parking stalls within the two garage parking levels. This design would also necessitate design departures from vehicular access and live-work street-level street-facing façades requirements.

PUBLIC COMMENT

The following public comments were offered at this First EDG meeting (with Board/applicant response in *italics*):

- Property owner and residents from the neighboring apartment development (12728 33rd Avenue Northeast) north of the project site:
 - Distributed photos showing existing site conditions between the project site and their property pertaining to the ingress/egress easement area.
 - Explained that the ingress/egress/utility easement was negotiated with the prior owner of the project site. Stated that the intent of easement was to encourage a more interior design to capture the light, allow service vehicle access (i.e. fire department) and utility service. Stated that the easement was not intended to be used as ingress or egress for 80 cars.
 - Concerned that increased vehicular traffic utilizing the proposed driveway will create a safety hazard to the residents at the apartment development-especially the children that play onsite.
 - Concerned about light and glare impacts from vehicle headlights directed towards apartment units and vehicular noise disrupting existing residents’ peaceful environment.
 - Concerned about the proposed location of the trash room.

- Concerned about shadow impacts associated with the height of a seven-story building.
- Encouraged the creation of more courtyards to reduce the design’s building mass and establish a softer building edge. Mentioned the Lake City Village development as a good example to emulate.
- Concerned about the commercial spaces-sense that commercial use may not be appropriate at the project site.
- Stated the proposal should accommodate parking for the proposed commercial uses onsite.
- Concerned the construction of the seven-story building will assist in creating a “canyon-like” effect along 33rd Avenue Northeast.
- Questioned where the proposed points of vehicular access would occur from.
Both points of access would occur from 33rd Avenue Northeast.
- Supportive of live-work as a proposed commercial use. Feels the commercial use with large storefront glazing would encourage more “eyes on the street” and would be highly desirable.
- Supportive of the applicant’s preferred scheme (3rd Option) in comparison to what was originally proposed. Liked the larger courtyard with the exposure to the south.
- A representative from the Lake City Community Council:
 - Commended the architect for incorporating design elements (balconies, modulation, decks) that creates opportunities for people to be outside. Stated the design should activate the street and more eyes on the street will be beneficial.
 - Encouraged the inclusion of plaza and landscaping similar to the plaza and landscape design followed at the SHA property to create a continuity of providing a friendly pedestrian open space/landscape area along 33rd Avenue Northeast.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: <http://web6.seattle.gov/dpd/edms/>

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.

- 1. Design Concept, Consistency and Massing:** The design of the new building should be compatible with the anticipated scale of development, respectful of adjacent properties and complement the architectural character and siting pattern of neighboring buildings.
 - a. The Board agreed that the preferred design scheme Option 3 is a good concept and supported the basic direction of the design development. However, the Board had several concerns related to height, bulk, scale, and architectural consistency:
 - i. The Board stated that height, bulk and scale had not been addressed with the proposed massing for the lower residential zone transition (LR3) to the east. At the next EDG meeting, the Board expects to review an enhanced massing design with significant design elements (ground-level setbacks, landscaping buffer, material changes, modulation, roof forms or other design mediums) that aid in addressing this guideline appropriately. The

Board requested more information be provided regarding the proximity of the existing structures to the east and existing topography (site section cut) to more clearly demonstrate possible solutions to perceived height, bulk and scale. (A-5, B-1)

ii. The Board commented that the illustrations provided in the design packet made it difficult to capture the scale of the fenestration, modulation and decks. The Board's initial feedback was that further development of the building's hierarchy is necessary. The Board advised that part of the solution to address the building hierarchy issue could be incorporating modulation that is significant and is tied to the program of the building form. The Board requested that building sections be provided at the next meeting to assist in addressing this and other concerns. (C-2, C-3)

iii. The Board questioned the placement of a gabled roof over the elevator penthouse when the design appeared to be more horizontally focused and stated consistency with architectural detailing as a concern which needs to be addressed. (C-2)

b. The Board stated support for a design that situates the courtyard to the south. (A-7, B-1, C-2)

2. 33rd Avenue Northeast Frontage: The design of the new building should incorporate architectural features, elements and details to achieve a good human scale, encourage human activity, and are attractive and secure for pedestrians and residents at 33rd Avenue Northeast. (A-1, A-2, A-4, A-6, C-3, D-1)

a. The Board reiterated the building design should make a significant move to incorporate areas for public space at the street edge. The creation of a public open space near the building's northwest corner should also be explored and discussed at the next EDG meeting. The Board expects to review conceptual street-level vignettes to visualize the design's direction concerning the public realm. (A-2, A-4)

b. The Board stated it is very supportive of a design that incorporates landscaping that reinforces the character of the neighboring properties and abutting streetscape; and illustrates the manner in which pedestrian access circulates on the site. The Board noted additional information describing existing streetscape conditions hadn't been provided with the EDG materials. Therefore, the Board directs the applicant to explain at the next EDG meeting conceptual design for the surrounding streetscape environment in terms of enhancing the public environment at grade; continuing a sense of street circulation at grade (SDOT Conceptual Street Improvement Plans for 33rd Avenue Northeast); identifying cues taken from existing neighboring properties (Lake City Village) and environment conditions. The Board encouraged the applicant to explore ways to apply required landscaping (green factor) to the front of the proposed building. (A-2, E-1)

c. The Board acknowledged that all visible blank walls (north and south facades) will need to be addressed. The Board expects to review details pertaining to any landscaping and/or design treatments proposed to address this concern at the Recommendation phase. (D-2, E-2)

- d. The Board was very concerned about a downward sloping condition (pit) being created to manipulate grade to accommodate future non-commercial (live-work) and the main residential entrances at the northernmost portion of the building street-facing façade. The Board also recognized that this design could impact visibility of the entrances from the street, create an unsafe condition for pedestrians and create a challenging transition to the building entrances from the street. At the next EDG meeting, the Board expects to review drawings with details (finished floor levels shown in relation to sidewalk grades) to understand how all ground-level uses/entrances will relate to the street and resolves the abovementioned concerns. (A-6, D-1, D-7, D-12)

3. Vehicular Access:

- a. The Board voiced strong opposition for a design that includes two vehicular driveway access points and stated that the applicant needs to provide more information to justify a code departure to allow two access curb cuts from the street edge. Situating one vehicular access driveway to the south edge of the site is preferred. However, the Board acknowledges additional information is necessary before the Board can offer any design feedback. Therefore, the Board expects to review an enhanced site plan that clearly delineates the easement configuration/dimensions, turning radius, existing easement encroachments (gate location, parking spaces, etc.) and proximity of the existing residential building (lobby, entrance, stairs, etc.) to the north. (A-5, A-8, D-1)
- b. The Board supported a design that screened the trash/recycling within the structure and away from the pedestrian right-of-way. However, the Board voiced several concerns pertaining to the absence of information explaining how direct access to the aforementioned area would occur. The Board commented that sole access via the existing ingress/egress easement would potentially be problematic and may not be the optimal solution. The Board stated further analysis of the garage access by residents and non-residents (trash collection) and review of best practices in terms of trash/recycling removal is necessary. The Board expects a diagrammatic demonstration on the circulation concept for trash access at the next EDG meeting. The Board also requested that the applicant explore a design concept that also moves the trash/recycling service area to the south. (C-2, D-6)

SECOND EARLY DESIGN GUIDANCE November 3, 2014

DESIGN DEVELOPMENT

The project architect (Wayne Ivary) began his presentation by providing a brief overview of the project site and current neighborhood context.

The applicant preferred massing scheme (Option 3) was presented to the Board. The building design presented to the Board had evolved in response to Board comment and public comment. The project architect explained in detail how concerns regarding height, bulk, scale and architectural consistency; pedestrian/resident access, amenities and uses along 33rd Avenue

Northeast public realm and onsite; and vehicular access to the site had been addressed in the proposed design since the first EDG meeting. Additional information pertaining to trash and recycling receptacle storage, access and staging; and blank wall treatments were presented to the Board. The presentation also included landscaping design details (with green factor calculations), building sections, streetscape vignettes/perspectives and conceptual exterior lighting information.

Development standard departures associated with vehicular access and live-work street frontage use limitation requirements were presented to the Board for feedback.

PUBLIC COMMENT

The following public comments were offered at this Second EDG meeting:

- Representatives of the Lake City Community Council:
 - Pleased that the design retained friendly pedestrian gathering areas and friendly landscaped entries along 33rd Avenue Northeast.
 - Voiced concerns regarding the proposed green walls effectiveness as a blank wall treatment and the offset of the grade to accommodate access to future commercial and residential entrances along the building's street-facing façade.
 - Encouraged the inclusion of live-work units at grade along 33rd Avenue Northeast.
 - Concerned about the viability of future commercial uses other than live-work along this block which is surrounded by properties that are mainly residential in character.

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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.

1. **Design Concept, Consistency and Massing:** The design of the new building should be compatible with the anticipated scale of development, respectful of adjacent properties and complement the architectural character and siting pattern of neighboring buildings. (CS2.C.2, CS2.D, CS2 NORTH DISTRICT/LAKE CITY-III.ii & iii)
 - a. The Board voiced continued support of the preferred design scheme Option 3 and the basic direction of the design development. Still, the Board had some concerns related to building massing and architectural consistency:
 - i. The Board voiced concerns with the gabled roof forms and commented that they appeared out of proportion with the overall building design. The Board felt that the modern aesthetic for the architectural design intent of the building was appropriate and reasonable; however, the gables as presented seemed contrary to the building's design intent. Therefore, at the Recommendation meeting, the Board would like to review studies of other roof forms (clearstories, shed, flat, etc.) at the roof and main entry

that are more in keeping with the building's modern aesthetic. (CS2.C.2, CS2 NORTH DISTRICT/LAKE CITY-III.ii & iii)

- ii. The Board recognized that a better definition of the design intent of the building's exterior is necessary in order to inform the subsequent conditions. The Board requested further development of the building's hierarchy as the design evolves. (DC2.B, DC2 NORTH DISTRICT/LAKE CITY-II & III.i)
 - iii. The Board reviewed the proposed massing for the lower residential zone transition (LR3) to the east and commented that it was an appropriate architectural response to the Board's concerns voiced at the prior EDG meeting. (CS2.D, CS2 NORTH DISTRICT/LAKE CITY-III.ii & iii)
- b. The Board stated that it is very important that building exteriors be constructed of durable, high quality, attractive and maintainable materials that will age well in Seattle's climate. The Board mentioned exterior material detailing (panel layouts) in enlarged elevations will be important because of its dominance applied to most of the building's facades. At the Recommendation meeting, the Board expects to review physical materials and a color palette that are in keeping with the Board guidance and neighborhood-specific guidance. (DC4.A, DC4 NORTH DISTRICT/LAKE CITY-I)

2. **33rd Avenue Northeast Frontage:** The design of the new building should incorporate architectural features, elements and details to achieve a good human scale, encourage human activity, and are attractive and secure for pedestrians and residents at 33rd Avenue Northeast. (CS1.C, CS1 NORTH DISTRICT/LAKE CITY-II, CS2.B, PL1.A-C, PL2.B, PL2 NORTH DISTRICT/LAKE CITY-V.b, PL3 NORTH DISTRICT/LAKE CITY-II, DC2 NORTH DISTRICT/LAKE CITY-II)

- a. The Board appreciated the inclusion of a public open space new the building's northwest corner and encouraged the applicant to continue to incorporate areas for public space at the street edge. The Board looks forward to reviewing street-level vignettes to visualize the design's direction concerning the public realm at the Recommendation meeting. (CS1 NORTH DISTRICT/LAKE CITY-II, CS2.B.2, PL1.B.3)
- b. The Board reviewed the proposal's conceptual landscape design and commented that the overall landscaping was good and was supportive of the applicant's initiative to provide landscaping specifics (green factor calculations) during the EDG phase. The Board provided the following feedback concerning landscaping:
 - i. The Board voiced concern over the small width of the landscaping shown at the depressed area outside of the commercial spaces against the retaining wall and at the building's edges. The Board cautioned against the creation of planting beds less than one foot wide.
 - ii. The Board commented that permeable paving tends to become "slippery and mossy" over time and would require maintenance in order to address this condition. Therefore, the Board advised the applicant to mindful of this concern.

- iii. The Board voiced concerns regarding the quantity, viability and lack of clarity of the location of the proposed green walls. Additional Board discussion concerning this subject is found in item #2.c.

At the Recommendation meeting, the Board expects the abovementioned concerns to be addressed. Also, regarding all design and landscaping within the right-of-way (R.O.W.), the applicant is directed to address Board concerns directly with SDOT during the initial Master Use Permit (MUP) review process and provide street improvement design specifics (landscaping, street trees, design elements, etc.) at the Recommendation meeting. (DC2.B.2, DC4.D)

- c. The Board recognized the resolution of all visible blank wall conditions is still in development but voiced that this concern will need to be addressed. The Board encouraged openings/windows and other alternatives. An overreliance on the utilization of green walls was discouraged by the Board. The Board still expects to review details pertaining to any landscaping and/or design treatments proposed to address visible blank walls at the Recommendation meeting. The Board also requested that the proposed visible mechanical equipment (louvers, grilles, venting, etc.) should also be identified. (DC2.B.2, DC4.D.1)
- d. The Board reviewed drawing details (finished floor levels shown in relation to sidewalk grades) to better understand how all ground-level uses/entrances would relate to the street. The Board felt that it was important that the main residential entrance should have a more direct physical connection to the street/sidewalk. Therefore, the Board strongly encouraged the applicant to explore a ground-level design where the northernmost commercial space (without a mezzanine) and main residential entrance would vertically align with the sidewalk level and the remaining proposed commercial (live-work units with mezzanines) space entrances would be recessed at a lower grade. At the Recommendation meeting, the Board expects to also review an ensemble of elements (doors, canopies, glazing, hardscape, landscaping, lighting, signage, etc.) that encourage interest at the street-level, provide security and clarify building entries/edges. (PL3.A.1&2, PL3.B.3, PL3.C.2, PL3 NORTH DISTRICT/LAKE CITY, DC2.C.1, DC4)

3. Vehicular Access:

- a. The applicant's design had been revised to illustrate one main vehicular driveway entrance/exit at the south edge accessed from 33rd Avenue Northeast to the garage parking stalls accessory to the proposed commercial/residential uses. The Board was in agreement that the vehicular access location as shown was acceptable and stated issues voiced at the prior EDG meeting regarding this concern had been resolved. (CS2.D.5, DC1.B.1)
- b. The Board reviewed a design that had been revised to indicate that the existing ingress/egress easement situated on the neighboring property to north would be utilized solely for the purpose of access by service providers to an internal waste/recycling storage area. The Board was in agreement that this design solution was acceptable and resolves past concerns voiced by the Board. (CS2.D.5, DC1.B.1, DC1.C.4)

PUBLIC COMMENT

The following public comments were offered at this Initial Recommendation meeting (with applicant response in *italics*):

- Representatives of the Lake City Future First Planning and Development (LCFF P&D) Committee:
 - Described the subject proposal as an important part of the redevelopment of 33rd Avenue Northeast and critical to the community because it contains many aspects of the elements of the community that needs to be addressed.
 - Described Lake City’s original neighborhood’s identity as being “post-modern mid-century” architecture and voiced concern that the proposed project design did not contribute to the existing neighborhood context well.
 - Encouraged a design that was more contemporary and architecturally cohesive.
 - Concerned that the design lacked visible open space dedicated for the public’s use.
 - Emphasized the importance of strengthening the building’s corner conditions (balconies, recesses, cutouts, etc.) and requested that special attention be focused on bulk, articulation, width, and driveway location at the corners.
 - Voiced appreciation for the owner/design team’s efforts to develop the subject property and encouraged the design team to reconsider their current “remodel” design approach and consider a “fresh new start” design approach that could result in a good “seed” project for future projects to emulate.
 - Supported the Boards past concerns with gabled roof forms and requested that the design include contemporary housing roof forms (i.e. shed).
 - Encouraged the inclusion of upper-level setbacks to minimize the “canyon syndrome” effect that has been created from past development in Lake City and to create good human scale along 33rd Avenue Northeast.
 - Concerned that the combination of the gabled roof forms and strong horizontal banding adds to the impact of the building’s bulky appearance.
 - Appreciated the modulation and articulation applied to the building’s west façade.
 - Felt that the building’s north and south facades necessitate more architectural care and interest.
 - Requested the opportunity for the LCFF P&D committee members have more time to review the design and provide a more comprehensive response/feedback to the design team and the Board.
- Representative of the Lake City Neighborhood Alliance:
 - Inquired about the composition of the 159 unit in terms of bedrooms:
The applicant explained the apartment unit mix proposed is 20 studios, 80 one bedrooms and 59 two bedrooms.
 - Asked the distance that the building would be set back from the east property line:
The applicant stated the building would be set back 15’ from the east property line.
 - Voiced support of an upper-level setback be applied to the building’s street-facing façade to reduce its “boxy” appearance.
- Representative of the Lake City Neighborhood Alliance:

- Concerned that the sunken ground-level areas between the building and the street-facing east property line may create hiding areas for unwanted visitors.
- Encouraged a design that has two entrances instead of one entrance to alleviate traffic movement.
- Not supportive of the presented design.
- Described the parameters of the vehicular easement between the project site and the neighboring property to the north.
- Appreciated that the main entrance to vehicular parking had been moved away from the northernmost property line.
- Inquired about the design's north façade and ground-level experience.
- Asked for more landscape and screening details.

SDCI staff/Board Chair also summarized design related comments received in writing prior to the meeting:

- Observed that concerns raised at prior design meetings regarding the easement, slope, and awkward entry; and inclusion of open space had been addressed in the current design.
- Pleased to see the breakdown of long facades with recessive building areas and changes in rooflines (gable).
- Discouraged the long gray/dark strip at the parapet.
- Requested that the usage of metal material on the wall facades not be the dominant material on the building face.
- Encouraged landscaped areas between the street trees that complement the landscaping installed at the Seattle Housing Authority (SHA) properties south of the project to provide continuity and green street established for 33rd Avenue Northeast.
- Asked that measures be taken to keep runoff & pollutants migrating from the project site into Little Brook Creek which is piped but daylighted at Northeast 125th Street. Inquired if there was space for rain gardens to take the runoff.
- Representative of the Seattle Neighborhood Group (SNG) requested that the design include the following elements to address Crime Prevention Through Environmental Design (CPTED) principles, specifically:
 - Install landscaping that includes low-level plants under 2' and tree canopy limbed up to 8' to provide better sightlines and natural surveillance for all users;
 - Eliminate recessed doorways that would possibly create shelter and hiding spots for unwanted activity;
 - Add peepholes or windows to all exterior doors; and
 - Utilize see-through anti-climbing material for fencing.

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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.

1. **Design Concept, Consistency and Massing:** The design of the new building should be compatible with the anticipated scale of development, respectful of adjacent properties and complement the architectural character and siting pattern of neighboring buildings. (CS2.C.2, CS2.D, CS2 NORTH DISTRICT/LAKE CITY-III.ii & iii)
 - a. The Board echoed many public comments and stated the building design presented at the 9/12/16 Recommendation meeting did not appropriately respond to the Board's guidance/feedback regarding building massing, architectural concept, and consistency. The Board decided that an additional Recommendation meeting was warranted to allow for the time necessary to consider solutions that address the following key aspects of the design:
 - i. The Board supported public comments requesting redesign of the gabled roof forms and reiterated a request to review studies of other roof forms at the roof and main entry that are in accordance with the architectural design intent of the building. (CS2.C.2, CS2 NORTH DISTRICT/LAKE CITY-III.ii & iii)
 - ii. The Board acknowledged the dichotomy between the architectural character of the neighborhood identified by the public (mid-century modern) and the more traditional architectural style (base/middle/top) that has been communicated by the applicant as the design intent. The Board stated that it is important that the new development fit with the existing established architectural context and further study was necessary to address this concern. (CS3.A)
 - iii. The Board agreed with public comment that the building design was not architecturally cohesive and found it challenging to review and offer constructive feedback. The Board reiterated that further development of the building's hierarchy is necessary. (DC2.B, DC2 NORTH DISTRICT/LAKE CITY-II & III.i)
 - iv. The Board found the design input from the public very relevant and strongly advised the design team to meet/dialogue with members of the Lake City Future First Planning and Development (LCFF P&D) Committee about key design issues (architectural concept, architectural consistency, building identity, corners etc.) before the next Recommendation meeting with the expectation that the information/solutions shared during a working session would result in a better design.
 - b. The Board heard public comment related to setback, however they agreed that the building is set back from all property lines appropriately. (CS2.D)
 - c. The Board briefly discussed the exterior materials and color palette that was presented at the meeting and provided in the design packets. The Board commented that the proposed color palette and material composition needs more refinement. The Board suggested more variation in the material textures and colors may be appropriate and advised the applicant to consider the material expression of the existing architectural context as a technique to establish a good hierarchy to unify the building as a whole and fit with the established/desired neighborhood context for Lake City. The Board expects to review physical materials and a color palette that are in keeping with the Board guidance and

neighborhood-specific guidance at the next Recommendation meeting. (DC4.A, DC4 NORTH DISTRICT/LAKE CITY-I)

2. 33rd Avenue Northeast Frontage:

- a. The Board appreciated the inclusion of a public open space near the building's southwest corner but felt that the installation of a drinking fountain to symbolize the existence of the riparian corridor would not be continually operable due to its placement on the exterior of the building (freezing). The Board encouraged the applicant to continue to explore other ideas to create viable and attractive public space at the street edge. The Board noted that the removal of the recessed plaza in combination with the building setback from the street edge would create opportunities to design a "usable/playful" public space inclusive of hardscape materials, landscaping and meaningful ways to symbolize local history (riparian corridor). The Board requested to review street-level vignettes to visualize the design's direction concerning the public realm at the next Recommendation meeting. (CS1 NORTH DISTRICT/LAKE CITY-II, CS2.B.2, PL1.B.3)
- b. The Board provided the following feedback concerning landscaping:
 - i. The Board cautioned against the placement of plantings under building overhangs.
 - ii. The Board voiced concern with the level of conceptual landscaping details provided in the design materials.
 - iii. The Board voiced concerns regarding the orientation and composition of the proposed green screening proposed at the base of the building's north, south and west facades.

At the next Recommendation meeting, the Board expects the abovementioned concerns to be addressed. (DC2.B.2, DC4.D)

- c. The Board reviewed the orientation and siting of the ground-level uses/entrances abutting 33rd Avenue Northeast. The Board discussed the alignment of the commercial uses (retail, office and live-work) with the residential lobby entrance and the vehicular garage entrance and felt that it was successful. The Board agreed with public concerns that the recessed commercial entrances at the lower grade was problematic areas and stated that creating a viable streetscape is a priority over the interior design of the commercial spaces (mezzanines) as presented. Thus, the Board requested that the recessed plaza be eliminated and all entrances be vertically aligned with the sidewalk level. The Board expects to review this redesign and an ensemble of elements (doors, canopies, glazing, hardscape, landscaping, lighting, signage, etc.) that encourage interest at the street-level, provide security and clarify building entries/edges at the next Recommendation meeting. (PL3.A.1&2, PL3.B.3, PL3.C.2, PL3 NORTH DISTRICT/LAKE CITY, DC2.C.1, DC4)

3. Vehicular Access:

- a. The Board listened to public comment concerning the location of the one main vehicular driveway entrance/exit at the south edge of the site accessed from 33rd Avenue Northeast to the accessory parking garage area. The Board reiterated

support for the vehicular access location as shown in the design materials (pg. 9B). (CS2.D.5, DC1.B.1)

FINAL RECOMMENDATION October 16, 2017

PUBLIC COMMENT

The following public comments were offered at this Final Recommendation meeting (with applicant response in *italics*):

- Concerned about the viability of the proposed ground-level live-work and retail use spaces proposed along the street.
- Encouraged the Board to examine areas on the property (i.e. enclosed parking area, covered pedestrian seating) that may be conducive to negative activity.
- Asked about the perimeter fencing's height and encouraged a fencing design that would be installed on the project site's entire perimeter.

The applicant explained that the perimeter fencing height would be 6' tall.

- A Representative of the Lake City Future First Planning and Development (LCFF P&D) Committee:
 - Summarized the meetings/discussions that the LCFF P&D Committee has had with the design team since the initial REC meeting. Explained that past meeting interactions/discussions are captured in a summary report that had been submitted to SDCl and documented in the project's electronic file for the record.
 - Offered a verbal and written statement of support for the design in its current iteration.
 - Provided specifics regarding Lake City Future First's involvement in the project's art selection/installation process. Explained that they are in the process of creating a signage pro forma. The Committee envisions an area map that prominently illustrates important natural resources in Lake City (i.e. Thornton Creek) as well as historic figures (i.e. Duwamish Tribe) making each area have context to the site itself as well as the neighborhood.
- Explained that the train and trolley system was an integral part of Lake City neighborhood's history and felt that this historical aspect should be considered/highlighted in future art installations in the neighborhood.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: <http://web6.seattle.gov/dpd/edms/>

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.

1. **Design Concept, Consistency and Massing:** The design of the new building should be compatible with the anticipated scale of development, respectful of adjacent properties

and complement the architectural character and siting pattern of neighboring buildings. (CS2.C.2, CS2.D, CS2 NORTH DISTRICT/LAKE CITY-III.ii & iii)

- a. After reviewing the Lake City Future First Planning and Development (LCFF P&D) Committee's summary report and listening to the LCFF P&D representative's commentary supporting the final design iteration, the Board commended the design team in their work efforts since the Initial REC meeting. The Board evaluated the presented building design and was very pleased with the final building design. The Board concluded that the evolution of the favored design scheme (Option 3) was very responsive to most of the Board's guidance (architectural concept, architectural consistency, building identity, corners, roof forms, etc.) delivered to the design team at the Initial REC meeting. (CS2.C.2, CS2 NORTH DISTRICT/LAKE CITY-III.ii & iii, CS3.A, DC2.B, DC2 NORTH DISTRICT/LAKE CITY-II & III.i)
- b. The Board reviewed and discussed the proposed materials and color palette identified in the design packet and on the physical material/color samples' board presented to the Board at the Final Recommendation meeting. Overall, the Board's response regarding the design's materiality and chosen color palette was positive. The Board advised that the metal siding (metal composite panel) applied to the building's exteriors should be of an adequate gauge and detailed to avoid the occurrence of oil canning. The Board declined to recommend this advisement as a condition. (DC4.A, DC4 NORTH DISTRICT/LAKE CITY-I)
- c. The Board was satisfied with the conceptual signage and lighting designs. The Board emphasized to the applicant the expectation that the signage, lighting and all secondary architectural features noted in the Final REC design packet (pgs. 13, S-7 and SL-1) and reviewed by the Board at the REC meeting should be installed as shown in the Final REC design packet to ensure consistency with the overall architectural concept. (DC2.B, DC2.C, DC4.B, DC4.C, DC4 NORTH DISTRICT/LAKE CITY-I)

2. **33rd Avenue Northeast Frontage and Streetscape:**

- a. The Board provided the following responses and guidance concerning the streetscape character of 33rd Avenue Northeast:
 - i. The Board reviewed the orientation and siting of the ground-level uses/entrances abutting 33rd Avenue Northeast and was pleased that all entrances had been adjusted to be vertically aligned with the sidewalk level. (PL3.A.1 & 2, PL3.B.3, PL3.C.2, PL3 NORTH DISTRICT/LAKE CITY, DC2.C.1)
 - ii. The Board reviewed the final design and had a focused discussion concerning the covered seating shelter planned at the site's southwest corner. The Board reiterated support for the inclusion of public open space in the design but agreed with public sentiment that this covered enclosed space could become an unsafe space that would harbor negative activities. Thus, the Board recommended a condition that the overhead weather protection (roof) above the seating area located at the site's

southwest corner be removed. (CS2.B.2, PL1.B.3, PL1 NORTH DISTRICT/LAKE CITY-III)

- iii. The Board appreciated the applicant's intent to provide meaningful ways to symbolize local history at the street edge (informative display panels). The Board strongly encouraged the design team to continue to collaborate with the LCFF P&D Committee for the curation of the artwork. The Board declined to recommend this guidance as a condition. (CS2.B.2, PL1.B.3, PL1 NORTH DISTRICT/LAKE CITY-III, DC2.B)

3. Landscape and Screening:

- a. The Board appreciated the presented landscape design and considered past Board concerns related to landscaping had been addressed in its final iteration. The Board also encouraged the applicant to reconsider wrapping the proposed stormwater collection cisterns with decorative green screen/wire mesh commenting that the tanks' appearance would be interesting without the greenery. The Board declined to recommend this guidance as a condition. (DC4.D)
- b. The Board concurred with public comment that the proposed black chain link fencing should be installed along the project site's entire perimeter to provide security. The Board declined to recommend this guidance as a condition. (PL3.B.1)

4. Vehicular Parking:

- a. The Board reviewed the ground-level parking garage which included a parking area accessory to the commercial uses onsite after the first garage door entrance; then residential parking stalls beyond the second garage door. The Board confirmed that the initial garage door would remain open during the commercial operational hours and concurred with public sentiment that this unsecured space would be conducive to negative activity. Therefore, the Board recommended a condition that security cameras be installed in the parking garage to monitor the activity in this area. (PL2.B)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) were based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s).

At the time of the **FINAL** Recommendation the following departure was requested:

1. **Live-work Street Frontage Limitation (SMC 23.47A.004.G.3):** The Code states that in Lake City Hub Urban Villages, live-work units shall not occupy more than 20% of the street-level street-facing façade. The applicant proposes 50% of the street-front commercial space to be categorized as live-work units.

The Board reviewed the final design and agreed that this departure would result in an overall design that would better meet the intent of Design Guidelines PL3.B.3 Buildings with Live/Work Uses, DC1.A.1 Visibility, DC1.A.3 Flexibility and DC2.E Form and Function. The Board reviewed the building's street-level street facing façade and the live-work units' floor layouts and agreed that the live-work units were designed to read as commercial uses at the street front and are designed to have flexibility to transition to other viable commercial uses in the future.

The Board unanimously recommended that SDCI grant the requested departure.

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-C Topography

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

North District - Lake City Supplemental Guidance:

CS1-II Landscaping to Enhance the Building and/or Site

CS1-I-i. North/South Streets: Little Brook Creek could be used to enhance landscaping of new developments on 33rd Avenue Northeast, and at the proposed park site nearby.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-D Height, Bulk, and Scale

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

North District - Lake City Supplemental Guidance:

PL2-I Pedestrian Open Spaces and Entrances

PL2-I-v. North/South Streets: 33rd Avenue NE (NE 125th St. to NE 130th St.)

a. Encourage a new development(s) to provide an open space pedestrian passageway, safe for pedestrians and secure for site tenants, which connects 33rd Avenue Northeast to 35th Avenue Northeast; and, 33rd Avenue Northeast to Lake City Way, preferably near Northeast 127th Street.

b. Create visual interest in the block, building-faces or walls by adding small pedestrian indentations for seating and outdoor eating.

c. New development is encouraged to support development of a new park midblock to offset anticipated increases in low-income and affordable housing.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-B Residential Edges

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-C Retail Edges

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

North District - Lake City Supplemental Guidance:

PL3-II Human Activity

PL3-II-ii. Pedestrian-friendly building entrances: These should face 33rd Avenue Northeast. Consider orienting the building to define the public street and civic spaces in this area and to encourage walk-in traffic.

DESIGN CONCEPT

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. 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.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

RECOMMENDATIONS - BOARD DIRECTION

The recommendation summarized above was based on the design review packet dated Monday, October 16, 2017, and the materials shown and verbally described by the applicant at the Monday, October 16, 2017 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. The overhead weather protection (roof) above the public seating area at the site's southwest corner shall be removed with the intent to create a safer environment for pedestrians and residents. (CS2.B.2, PL1.B.3, PL1 NORTH DISTRICT/LAKE CITY-III)
2. Install security cameras in the parking garage to monitor areas that are unsecured with the intent to create a safer environment for pedestrians and residents. (PL2.B)