



City of Seattle

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



RECOMMENDATION OF THE NORTHWEST DESIGN REVIEW BOARD

Project Number: 3015253

Address: 2248 NW 64th St.

Applicant: Megan McKay of Johnston Architects

Date of Meeting: Monday, June 24, 2013

Board Members Present: Ellen Cecil
Jerry Coburn
Mike DeLilla
Ted Patton (Chair)

Board Members Absent: David Neiman

DPD Staff Present: Beth Hartwick Senior Land Use Planner

SITE & VICINITY

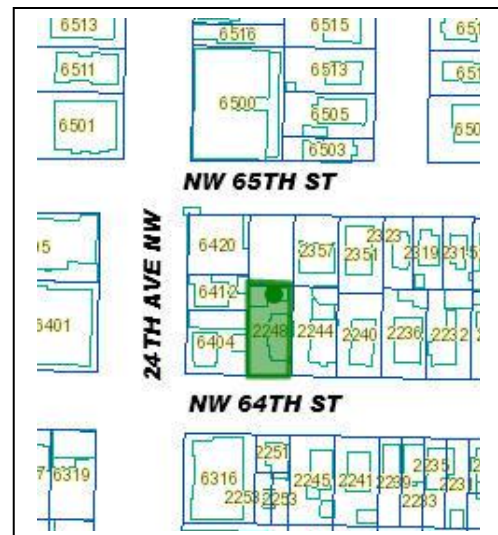
Site Zone: NC1-65

Nearby Zones: (North) NC1-65
(South) LR3 RC
(East) LR1
(West) NC1-65

Lot Area: 5,000 sq. ft.

Current Development: Single family residence

Access: Access is off of NW 64th St.



Surrounding Development: There is a five-story mixed use development proposed to the west and north of the site on the NC1 zoned property. To the east is a single family residence.

ECAs: None

Neighborhood Character: The neighborhood is predominately a mixture of single story commercial buildings and single family residences built in the early part of the 1900's, interspersed with apartment buildings dating from the 1960 to the present.

PROJECT DESCRIPTION

The proposed project is for the design and construction of a mixed use building with approximately 21 residential units and 3 live/work units. Parking for 38 vehicles is to be provided in a below grade garage.

The project will be an addition to the proposed mixed use project to the west and north approved under permits #3013516 and #3016105.

EARLY DESIGN GUIDANCE JUNE 24TH, 2013

DESIGN PRESENTATION

The EDG packet includes materials presented at the EDG meeting, and is available online by entering the project number (3015253) at this website:

http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The EDG packet is also available to view in the project file (project number 3015253), by contacting the Public Resource Center at DPD:

Mailing Public Resource Center

Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

DESIGN DEVELOPMENT

Three alternative design schemes were presented.

The first scheme (A) is a code compliant option and showed a 6-story structure with 20 apartment units and 4,650 sq. ft. of retail space. The residential entry and access to below grade parking for 24-40 vehicles will be on site. The ground level will be mostly developed with the upper stories setting back 15' from the residential zone to the east.

The second scheme (B) showed a 6-story structure with 26 apartment units and 2 live/work units. Access to below grade parking for 24-40 vehicles will be from the garage entry on the site to the west. The ground level will be set back 10' and the upper stories set back 15' from the residential zone to the east. Access to the ground level live/work units will be from the street. Ground level residential units will be entered from the 10' setback area or the courtyard of the development to the west. The upper level residential units will have an entry lobby accessed from the property to the west.

The third preferred scheme (C) showed two buildings with 20 apartment units and 2 live/work units. The south structure will have 4 stories of loft units and the north structure will have 3 stories of loft units. Access to below grade parking for 24-40 vehicles will be off site from the garage entry on the site to the west. The upper floors of the south structure will be set back 10' from the residential lot to the east. The smaller north structure will be set back close to 12' at the two upper levels. The open space between the two structures will connect to the courtyard of the proposed project to the west. A 13' high sound wall along the property line between the project and the residential lot to the east will be located wherever the structures do not extend to the east property line.

PUBLIC COMMENT

The following comments, issues and concerns were raised during the public comment portion of the Early Design Guidance:

- Encouraged modulation of the structure.
- Felt that the requested departures are appropriate to the design.
- Concerned about traffic on NW 64th St.
- Encouraged the bay windows on the east façade.
- Encouraged a combined entry point for this project and the project to the west.
- Encouraged the project entry be located off of NW 64thSt.

RECOMMENDATION MEETING October 28, 2013

DESIGN PRESENTATION

The Recommendation packet includes materials presented at the Recommendation meeting, and is available online by entering the project number (3015253) at this website: http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The Recommendation packet is also available to view in the project file (project number 3015253), by contacting the Public Resource Center at DPD:

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DESIGN DEVELOPMENT

The applicant presented the proposal which was an evolution of the preferred scheme from EDG. At EDG, two structures were proposed. At the Recommendation only one building, the larger south structure remained. The building will have 2 stories of loft units and 2 stories of apartments above the ground level, providing 21 units. It will be adjoined to and have floors that align with the larger proposed mixed use project to the west and north under permits #3013516 and #3016105.

The courtyard has been expanded and will include a water feature as a focus with the ground level residential units facing towards the courtyard. Three live/work units will be accessed off of NW 64th St. The entry to the other units will be either from the courtyard or the lobby proposed project to the west, accessed from 24th Ave NW. Access to below grade parking for 38 vehicles will be from the proposed garage entry along NW 64th St., located just west of the addition. The courtyard will have a 13' high sound wall along the property line between the project and the residential lot to the east. Materials will match the earlier phased development.

PUBLIC COMMENT

The following comments, issues and concerns were raised during the public comment portion of the Early Design Guidance:

- Wanted to know what the elevation of finished grade at the courtyard was in relationship to grade of the yard to the east. [Response: The grade of the courtyard would be a little lower]
- Stated that the wall at the east property line was sufficient as it provided some privacy.
- Encouraged that no lighting be provided on the east elevation of the stair penthouse.

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-2 **Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.**

At the Early Design Guidance Meeting, the Board acknowledged that this project will provide the transition along the street front from the proposed lot line retail space at the corner of 24th Ave NW and NW 64th St. in the neighborhood Commercial zone and the generous setbacks of the structures in the Lowrise zone to the east. They encouraged a strong street presence but noted that having the pedestrian entry to the residential units

located at the project to the west will create a quieter street presence in keeping with the current small scale residential use along NW 64th St.

At the Recommendation Meeting, the Board expressed their approval of the way the proposed addition related to the street.

A-3 Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.

At the Early Design Guidance Meeting, the Board encouraged a robust street facing treatment of the live/work units. See Guideline A-2.

At the Recommendation Meeting, the Board expressed their approval of the proposed street facing entries of the live/work units.

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

At the Early Design Guidance Meeting, the Board noted that too much activity along the street front may not be preferable for this project in respect of the residential zone just to the east. See Guideline A-2.

At the Recommendation Meeting, the Board expressed their approval of the main residential entry being located off the courtyard and 24th Ave NW.

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.

At the Early Design Guidance Meeting, the Board was pleased with the direction the preferred option was taking. They noted that the angled fenestration presented along the east elevation is well designed and is making a true effort at providing privacy.

The Board liked the 13' high sound wall along the east property line that would help mitigate sound to the residential lot to the east.

At the Recommendation Meeting, the Board expressed their approval of the large courtyard that will align with the back yard area of the Lowrise zoned properties to the east. They also approved of the angled bay window design on the east elevation.

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.

At the Early Design Guidance Meeting; see Guidelines A-2, A-3, and A-4.

At the Recommendation Meeting, the Board expressed their approval of the relationship between the live/work units and the street, and location of the residential entry. See Guideline A-4.

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

At the Early Design Guidance Meeting, the Board clarified that the focus of the courtyard in the preferred option will be a water feature that will link the open ground space of the project with the proposed courtyard in the development to the west. The roof will not have a deck; amenity space will be provided at ground level.

At the Recommendation Meeting, the Board expressed their approval of the courtyard size and design.

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 anticipated development potential of the adjacent zones.**

At the Early Design Guidance Meeting, the Board acknowledged that the proposed project scale will provide the transition from the Neighborhood Commercial zone and the Lowrise residential zone to the east. They encouraged the project to respect the privacy of the lots to the east and continue the design in the direction that was presented at the meeting which did not 'build out' the site.

At the Recommendation Meeting, the Board expressed their approval of the large courtyard that will align with the back yard area of the Lowrise zoned properties to the east. This large undeveloped area will lessen the impact of the development on the Lowrise residential zone to the east.

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.**

At the Early Design Guidance meeting, the Board was satisfied that the intent of this project with relation to the larger development to the west was that the two projects will be joined and appear as one development when both are completed.

At the Recommendation Meeting, the Board expressed their approval of the addition continuing the design and materials of the larger proposed development to the west.

- 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.**

Ballard-specific supplemental guidance:

Institutional Development: The design of institutional buildings should be distinguished from commercial and residential buildings by location on the site, materials and massing. A building with public uses should exhibit a civic presence through careful attention to its relationship with the public realm. A primary entrance, building form, and architectural elements should be designed and scaled to reflect the public activities contained within.

At the Early Design Guidance Meeting, the Board did not talk about this guideline specifically though it can most probably be assumed that the guidance given for the larger project to the west is relevant for this project.

At the Recommendation Meeting, the Board supported the way the proposed addition continues the design concept of the larger project to the west. The Board also was pleased that the live/work units at ground level will have a different glazing configuration and expression than the commercial storefronts closer to 24th Ave NW.

- 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.**

Ballard-specific supplemental guidance:

New development should exhibit craftsmanship through the use of durable, attractive materials. Building materials and interesting details found on older buildings on Market Street and the Ballard Avenue Landmark District should be recalled.

At The Early Design Guidance Meeting, the Board did not discuss this guideline but indicated it as highest priority. The applicant expressed that the project is to be integrated with their other project and materials can be expected to be similar. The live/work units at ground level will introduce a new component and the Board did indicate that they should read differently than the retail storefronts.

At the Recommendation Meeting, the Board expressed their approval of the continuation of the materials of the larger development. One point of much discussion was the treatment of the concrete 'sound wall' along the east property line. This wall separates the development from the Lowrise residential properties to the east. The design included a smooth concrete wall that will most likely be landscaped on the Lowrise zone side. The Board felt very strongly that the section of the wall closest to NW 64th St. should be visually interesting and textured. They recommended continuing the boxed rib texture of the cast in place concrete around the corner and along the east side of the wall.

D. Pedestrian Environment

- 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.**

At the Early Design Guidance Meeting, the Board indicated that they approved of the sound wall at the east property line. The applicant presented this wall as concrete with a steel mesh trellis with landscaping.

The Board encouraged windows on the upper levels of the east facade if they were located to promote sight lines (angled or high) that allow for the privacy of the residential lots to the east.

At the Recommendation Meeting, the Board focused on the treatment of the concrete 'sound wall' along the east property line. See discussion under C-4.

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

At the Early Design Guidance Meeting, the Board did not discuss this guideline but indicated it as highest priority.

At the Recommendation Meeting, the Board the Board did not discuss this guideline.

- 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.**

At the Early Design Guidance Meeting, the Board discussed the need for the project to have a strong design presence at the street front especially as the preferred option and its departures will have increased mass along the street. The Board appeared to agree that the live/work units are preferable to retail use along NW 64th.

At the Recommendation Meeting, the Board expressed their approval of the way the proposed addition related to the street. See Guidelines A-2, A-3 and A-4.

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.**

At the Early Design Guidance Meeting, the Board did not discuss this guideline but indicated it as highest priority.

At the Recommendation Meeting, The Board advised the addition to continue the theme and type of landscaping that was proposed in the larger proposed development to the west.

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.

At the Early Design Guidance Meeting, the Board did not discuss this guideline but indicated it as highest priority.

At the Recommendation Meeting. See Guideline E-1.

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 Recommendation meeting, six departures were requested:

1. Setback requirements (23.47A.014.B.1): The code requires a 15' by 15' triangular setback where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The applicant proposes a 10' by 10' square setback.

This departure would provide an overall design that would better meet the intent of Design Review Guidelines C-1 and C-2 by providing a structure massing more in keeping with the existing neighborhood character and a front of the structure that better interacts with the streetscape. The square setback better reflects the configuration of the existing residential structures than an angled structure would.

The Board voted unanimously to grant this departure.

2. Side Setback requirements (23.47A.014.B.3): The code requires a structure containing a residential use, to provide a setback along any side or rear lot line that abuts a lot in a residential zone of 15' for portions of structures above 13' in height to a maximum of 40 feet. For each portion of a structure above 40 feet in height, an additional setback at the rate of 2 feet of setback for every 10 feet is required. The applicant proposes a 10' setback for the structure at the upper levels with an angled window bay approximately 7' from the lot line.

This departure would provide an overall design that would better meet the intent of Design Review Guidelines A-5 and B1. Windows on the east elevation are oriented away from the

lowrise properties as much as possible. The large courtyard where no development will occur provides for solar access to the rear yards of the properties to the east.

The Board voted unanimously to grant this departure.

- 3. Side Setback requirements (23.47A.014.B.3):** The code requires a structure containing a residential use, to provide a setback along any side or rear lot line that abuts a lot in a residential zone of 15' for portions of structures above 13' in height. The applicant is proposing a triangular section of the wall near the east property line to be above 13' by approximately 4'-2" at the highest point. The section of the wall above 13' will begin 10' back from the street lot line and taper to 13' and less as grade rises.

This departure would provide an overall design that would better meet the intent of Design Review Guidelines A-5 and C-2. The 'sound' wall is provided for sound mitigation and privacy with the adjacent property. The floors of the addition will align with the project to the west allowing for design consistency. The Board recommended further alteration to the design of this wall.

The Board voted unanimously to grant this departure.

- 4. Setback requirements (23.47A.014.B.5):** The code does not allow an entrance, window, or other opening closer than 5 feet to an abutting residentially-zoned lot. The applicant proposes a window opening (not door) facing the street, 4' from the east property line at ground level.

This departure would provide an overall design that would better meet the intent of Design Review Guidelines C-2 and D-2. The location of the windows provide for an architectural consistency and avoidance of blank walls near a street.

The Board voted unanimously to grant this departure.

- 5. Setback requirements (23.47A.014.B.5):** The code does not allow an entrance, window, or other opening closer than 5 feet to an abutting residentially-zoned lot. The applicant proposes a window opening (not door) facing the courtyard, 2'-6" from the east property line at ground level, protected by a sound wall.

This departure would provide an overall design that would better meet the intent of Design Review Guidelines A-5. The 'sound' wall will provided for sound mitigation and privacy with the adjacent property.

The Board voted unanimously to grant this departure.

- 6. Street Level Development Standards (23.47A.008.B.3.b):** The code requires nonresidential uses at street level to have a floor-to-floor height of at least 13 feet. The applicant is proposing live/work units that will have a floor to floor height of 18'-1". The units will have a mezzanine loft at the rear of the three live/work units.

This departure would provide an overall design that would better meet the intent of Design Review Guidelines A-7 and C-2. The shallower depth of the live/work units allow for greater depth of the courtyard. The height of the façade will match the commercial storefronts to the west providing architectural consistency.

The Board voted unanimously to grant this departure.

RECOMMENDATIONS

BOARD RECOMMENDATIONS

The recommendation summarized below was based on the design review packet dated October 28, 2013 and the materials shown and verbally described by the applicant at the October 28, 2013 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. The BOARD made the following recommendation (Authority referred in the letter and number in parenthesis):

1. The first 20' length of the east face of the concrete 'privacy wall' along the east side lot line should have the same box-ribbed texture as the concrete on the lower level of the south façade. (C-4, D-2)
2. Lighting on the east elevation of the stair penthouse should be avoided. (A-5)