



City of Seattle

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

DESIGN
REVIEW

EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3017047

Address: 6800 Roosevelt Way NE

Applicant: Steve Johnson for Fuller Sears Architects

Date of Meeting: Monday, August 04, 2014

Board Members Present: Ivana Begley, Chair
Eric Blank
Julia Levitt
Joe Hurley

Board Members Absent: Christina Pizana
Martine Zettle

DPD Staff Present: Holly Godard

SITE & VICINITY

Site Zone: Neighborhood Commercial 2 with 40 foot height designation, (NC2-40)

Nearby Zones: (North) NC2-40
(South) NC3P-65
(East) Single Family
(West) NC2-40

Lot Area: 20,400 square feet



Current Development:

There are two retail businesses on the site. On the north portion of the site there is a single story retail building with three tenants. On the south portion of the site there is an auto service shop and associated parking lot.

Surrounding Development and Neighborhood Character:

The surrounding development is a mix of uses and zoning designations. There is a church and parking lot across Roosevelt Way NE to the west, a storage business to the north. Single family homes dominate the area to the east and lowrise and commercial uses are to the south. The neighborhood is characterized by single family and multifamily uses and commercial support uses including auto services and commercial uses in former single family residences.

Access:

Vehicle and pedestrian access to the site is available from Roosevelt Way NE, NE 69th Street or NE 68th Street.

Environmentally Critical Areas:

There are no Environmentally Critical Areas mapped at this site.

PROJECT DESCRIPTION

The applicant proposes to build a residential building with ground floor commercial and underground parking.

EARLY DESIGN GUIDANCE

The packet includes materials presented at the meeting, and is available online by entering the project number (3017047) at this website:

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

The packet is also available to view in the file, 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

ARCHITECT'S PRESENTATION

The architect presented the site context and design program to the Board and public. He pointed out traffic patterns in the area, neighboring uses and opportunities and constraints of the site. Zoning of the site and vicinity and current and future pedestrian and vehicle transportation inform the uses and massing of the proposal. The architect presented massing options. All have double loaded residential units in a building that covers most of the site.

Option one: Option one is a development standard compliant scheme requiring no design departures. The proposal is five stories of residential units with no commercial and no parking. The residential lobby is located at the southwest corner of the site. There is minimal façade modulation along the Roosevelt Way NE façade. Units at the ground level on the north portion of the site are depressed below the sidewalk with narrow entry patios.

Option two: Option two is a development standard compliant scheme requiring no design departures. The proposal is five stories of residential units with commercial at the southwest corner, the residential lobby at the northwest corner and some parking. Vehicle access is proposed off of NE 68th Street. Deeper façade modulation is proposed along Roosevelt Way NE.

Option three: Option three includes residential, commercial uses and more parking. The southern 1/3 of the building is four stories high with a roof deck; the northern portion is five stories high. A departure would be needed to site residential uses near the sidewalk as proposed in this option. Ground floor units would be depressed below the sidewalk grade along Roosevelt Way.

PUBLIC COMMENT

Thirteen members of the public were present. They offered the following comments:

- Parking lot across Roosevelt is used for transit parking
- Roosevelt is a very fast one way street
- Include a grocery for area residents
- The site is a destination area
- New development will be good for the neighborhood
- Add a speed bump on Roosevelt
- Include brick as one of the exterior materials
- Keep exterior materials high quality
- The current street trees are messy and have aphids
- The project looks good
- Add more commercial uses to the ground floor, either at both corners or the full length of Roosevelt
- Add live work commercial units at the ground level mid-block or more
- Activate the ground floor area with quality commercial space

- Active commercial uses at the ground level will serve as traffic calming on Roosevelt

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.

EARLY DESIGN GUIDANCE

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified by the Board 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-1. Land Form: Use natural topography and desirable landforms to inform project design.

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

Site the building to meet the ascending grade of Roosevelt. Avoid below-grade residential units unless there is a split entry to a lower and upper unit from the sidewalk.

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-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

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

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

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.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

Create a residential and commercial development with more commercial uses on Roosevelt; create residential entries on Roosevelt. Create townhouse units on Roosevelt as an alternative to stacked flats. Consider a secondary lobby on the northwest corner. Locate the principal residential entry near the southwest corner. The parking location is acceptable for the development. The Board is favorable to parking being a part of the development program. Efforts to step back from the single family zone at the southeast corner are welcomed by the Board. Omit balconies on the east side of the building which invite too great a looming presence for the neighboring single family zone. Explore alternatives to traditional balconies including Juliet balconies, bays or interesting modulation and balcony combinations to allow light, air and views for the residents, while discouraging views down to the residential block below.

Roosevelt Supplemental Guidance:

CS2-I Streetscape Compatibility

CS2-I-i. Commercial and Mixed-Use Developments: Where building setbacks vary along the street due to required street dedications, new developments are encouraged to introduce elements that can help preserve the continuity of adjacent street-facing building walls, especially within the Core Commercial Area. Any element within the public right-of-way such as awnings, planters, etc., will require SDOT (Seattle Department of Transportation) approval. The following design solutions could provide design continuity of the building wall at the pedestrian level where buildings are set back:

- a. Visually reinforce the existing street wall by placing horizontal or vertical elements in a line corresponding with the setbacks of adjacent building fronts. These could include trees, columns, planters, benches, overhead weather protection features or other building features.
- b. Visually reinforce the existing street wall by using paving materials that differentiate the setback area from the sidewalk.
- c. Consider using decorative paving within the public right-of-way with SDOT approval.

- d. Make use of the building setback to create a public space.

Employ design elements to create a sense of community and sense of place at this location for the residents and neighbors. Integrate vertical elements which connect the street and residential uses; design quality commercial spaces. Design sidewalk and street tree improvements which reinforce the building entries, uses and façade architectural forms.

CS2-III Height, Bulk, and Scale Compatibility

CS2-III-i. Commercial/Residential Zone Edges Map: Careful siting, building design and building massing at the upper levels should be used to achieve a sensitive transition between multifamily and commercial zones as well as mitigating height, bulk and scale impacts. Some of the techniques already identified in the citywide design guidelines are preferred in Roosevelt. These techniques include:

- a. increasing building setbacks from the zone edge at ground level;
- b. reducing the bulk of the building's upper floors;
- c. reducing the height of the structure;
- d. use of landscaping or other screening (such as a 5-foot landscape buffer).
- e. Departures to development standards are encouraged in Roosevelt in order to create a positive transition along zone edges.

CS2-III-iii. Zone Edge Condition One: Where a rear lot line of a commercially zoned lot (height limit of 30, 40 or 65 feet) abuts a side or rear of a residentially zoned lot (height limit of 25-35 feet). Examples of recommended design methods follow in order of preference:

- a. For commercial uses, place surface parking and access behind commercial buildings;
- b. Increase building setbacks along zone edges;
- c. Step back the upper floors or modify the roofline to reduce the overall building height.

Create a sensitive zone edge condition by using massing, material, modulation, landscaping and other techniques along the east façade of the building.

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

Roosevelt Supplemental Guidance:

CS3-I Architectural Context

CS3-I-i. Streetwalls: Streetwalls adjacent to sidewalks within the Roosevelt Commercial Core should be designed to incorporate traditional commercial façade components. This can be achieved by using narrow, traditional storefronts defined by vertical elements with multiple pedestrian entrances. This type of articulation is especially important for projects that occupy most or all of a blockface. The following is encouraged:

1. Articulate the building façade and break down the mass of long façades into units or intervals through architectural design and detailing to reflect Roosevelt’s historical building pattern.
2. Consider a variety of traditional methods to break up the mass of large buildings in order to provide for distinctly different architectural treatments at the ground or lower levels.
3. Incorporate design elements, architectural details, or materials in the building façade at the street level that are similar to those of adjacent buildings.

CS3-I-ii. Architectural Features: Features preferred in Roosevelt include the following:

- a. Building base emphasizing materials and/or texture that is different from the material(s) and texture(s) of the main body of the building
- b. Kickplate
- c. Ground floor storefront transparent windows that allow pedestrians to see activity within the building
- d. Ground floor display windows (where product displays are changed frequently to create interest along the street)
- e. Recessed entries on the street level and building modulation on the upper levels
- f. Transom windows
- g. Upper level windows that are interrupted by solid façade area
- h. Parapet cap or cornice
- i. Beltcourse
- j. Marquee or awning: marquees or retractable awnings are generally preferred
- k. Arcades
- l. Change in materials
- m. Variety in color and/or texture
- n. Building overhangs (where upper levels are brought closer to a front property line)
- o. Courtyards

Establish a Roosevelt mixed use idiom with quality materials, high energy urban design, activated façade on Roosevelt and detailed building articulation.

PUBLIC LIFE

Roosevelt Supplemental Guidance:

PL2-I Pedestrian Open Spaces and Entrances

PL2-I-i. Pedestrian Amenities: Encouraged where appropriate along sidewalks within the Core Commercial Area. Providing for sufficient pedestrian movement is necessary in order to provide pedestrian amenities. One way to accomplish this is by extending curbs to create opportunities for outdoor cafes and/or vending areas. Amenities could also be placed within small and larger setbacks along commercial streets. Curb extensions and any amenity feature proposed within the public right-of-way should be explored with SDOT (Seattle Department of Transportation) very early in the design process.

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-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

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-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

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-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

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.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

The development should show project leadership to encourage pedestrians, activate the streetscape and break the building massing. All elements listed above were voiced by the Board as important elements in the next step of design.

Roosevelt Supplemental Guidance:

PL3-I Human Activity

PL3-I-i. Pedestrian Amenity/Setback: Roosevelt is looking for opportunities to encourage pedestrian activity along sidewalks within the Commercial Core. This is especially important because sidewalks along Roosevelt and 65th are considered too narrow. If not required with new development, applicants are encouraged to increase the ground level setback in order to accommodate pedestrian traffic and amenity features.

PL3-II Transition Between Residence and Street

PL3-II-i. Entrances: Encourage the incorporation of separate ground-related entrances and private open spaces between the residence, adjacent properties, and street, especially for multifamily developments west of Roosevelt Way.

PL3-II-ii. Landscaping: Ground level landscaping can be used between the structure(s) and sidewalk.

Create a destination mixed use project with creative entrance experience, entry hierarchy and attention to detail.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

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-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

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-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

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.

Roosevelt Supplemental Guidance:

DC2-I Architectural Concept and Consistency

DC2-I-i. Commercial and Mixed-use Developments: The architectural features below are especially important for Roosevelt’s commercial core.

1. Multiple building entries
2. Courtyards
3. Building base
4. Attractively designed alley-facing building façades including architectural treatments, fenestration, murals, etc.

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-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

Roosevelt Supplemental Guidance:

DC4-I Exterior Finish Materials

DC4-I-i. Signs: Developments should accommodate places for signage that are in keeping with the building’s architecture and overall sign program. Preferred sign types include:

1. Small signs incorporated into the building’s architecture, along a sign band, on awnings or marquees, located in windows, or hung perpendicular to the building facade are preferred within the Commercial Core Area.
2. Neon signs are also encouraged, while large illuminated box signs are discouraged.
3. Blade signs hung from beneath awnings or marquees are especially favored in the Commercial Core Area.
4. Large box signs, large-scale super graphics and back-lit awnings or canopies are less desirable, especially within the Commercial Core. Where awnings are illuminated, the light source should be screened to minimize glare impacts to pedestrians and vehicles.

Create living spaces that may include live/work units, townhouse units with two or more levels, flats and quality amenity space. Use the full palette of architectural expression to create a unified concept. Create retail spaces that are authentic and useable.

DEVELOPMENT STANDARD DEPARTURES

At the time of Early Design Guidance the following departures were requested:

1. **Street-level development standards (23.47A.008D2):** The Code requires numerous street-level development standards including floor locational standards. The applicant proposes reduced floor locational measurements.

The Board indicated that they are not inclined to support reductions in this development standard.

BOARD DIRECTION

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application. Work with the planner to develop a building that fully responds to the Board guidance above. The Board expects to see a responsive design presented to them at the recommendation meeting.