



FINAL EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3017391

Address: 4230 11th Avenue NE

Applicant: Lisa Baker, Johnston Architects, for Arion Investments, LLC

Date of Meeting: Monday, July 07, 2014

Board Members Present: Martine Zettle (Chair)
Erik Blank
Julia Levitt
Christina Pizana

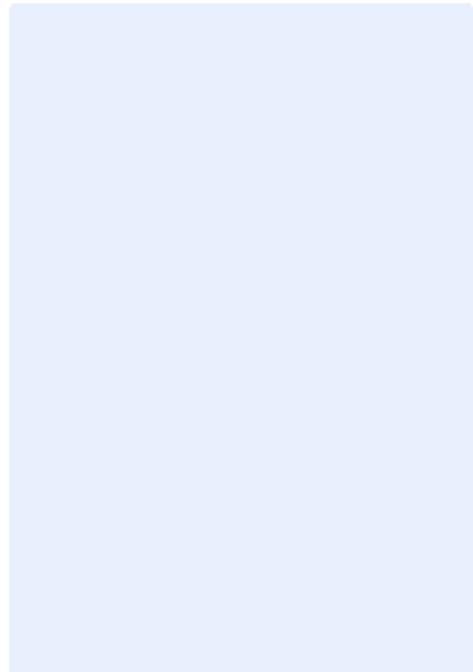
Board Members Absent: Ivana Begley

DPD Staff Present: Michael Dorcy



Site Zone: Midrise

Nearby Zones: (North) Midrise/NC3-65
(South) Midrise
(East) Midrise
(West) Midrise



Lot Area: 8,240 s.f.

Current Development:

Single-family residences

Surrounding Development and Neighborhood Character:

Mostly multi-family development

Access:

Residential entry off 11th Av NE; no parking proposed

Environmentally Critical Areas:

none

PROJECT DESCRIPTION

A seven story multifamily structure, with demolition of existing structures on site

Choose an item. Choose an item. February 13, 2014

The packet includes materials presented at the meeting, and is available online by entering the project number 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

DESIGN DEVELOPMENT

Approximately 95-101 residential units; no parking proposed; ample bike parking; no departures proposed for any of the proposed schemes.

Scheme A, essentially an oblong box 7 stories in height, would have a central entry off 11th Avenue and units arrayed off the hallway and oriented to the north and south. The trash, mechanical and bike storage rooms were at the first level, arrayed along the alley. Scheme B was “T” shaped, wider at the western third, slimmed down with increased side setbacks on both north and south sides which allowed for increased glazing. Except for the units along the alley, the units were still arrayed in the north/south direction.

Scheme C, the preferred scheme was a seven story building with units (99) arrayed to each of the four sides and set about a central core of stairs and elevator, connected at ground level to a lobby, more ample than that provided in the other two schemes. A large enclosed bike parking room and trash storage room faced the alley at ground level.

PUBLIC COMMENT

- Shocked at the level of density proposed on a relatively small site
- Needs ample room for loading off alley
- Scared by the lack of any parking on site since this will impact already scarce street parking
- Concerned with privacy of neighbors to the north and south and across the alley; concerned with noise and privacy, given the roof-deck amenity area proposed

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.

FINAL EARLY DESIGN GUIDANCE July 7, 2014

1. Theme:

- a. The Board expressed general concerns regarding the privacy of neighbors to the north and south of the site, the adequacy of space at the alley for loading and unloading, and how the proposed building would speak to the existing urban form along the street since it would be the first structure to fill out the allowed midrise build-out.
- b. Colors and materials; the character of the front façade design, a checkerboard pattern, with protruded and recessed cells identifying individual units was generally well received by the Board members. There was some concern expressed regarding the continuation of the treatment and how it might continue along the north and south facades while ensuring a modicum of privacy to neighboring units. The brick base and wood-clad entry were moves in the right direction. It was pointed out that there was a small, “cute” tree on the site that should be kept (the Board would like to hear information from the arborist report at the recommendation meeting).

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-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site. *The shading impact on the inhabitants of the structure to the north seems unavoidable, but window placement and not locating entries along the north façade would provide mitigation for other impacts within the projects reach.*

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible. *Look into preserving the smaller, cute tree.*

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements. *Part of the proposal is for rain water retention surface system which should be integrated into the building's design.*

University Supplemental Guidance:

CS1-II Landscape Design to Address Special Site Conditions

CS1-II-i. Existing Trees: Retain existing large trees wherever possible. This is especially important on the wooded slopes in the Ravenna Urban Village. The Board is encouraged to consider design departures that allow retention of significant trees. Where a tree is unavoidably removed, it should be replaced with another tree of appropriate species, 2 ½ inch caliper minimum size for deciduous trees, or minimum size of 4' height for evergreen trees. *In this instance, make a strong effort to retain the **smaller** tree that shows character and could enhance the overall project.*

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. *Special care needs to be given the design of the entry and entry sequence. Side entries seem to be counterintuitive and*

should be frowned upon; in this instance a strong connection, and the right moves, apply to the connection to the alley as well.

CS2-C Relationship to the Block

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors. *At the next design iteration, detail the relationships between proposed windows on the north and south facades and those on the neighboring buildings. Illustrate corresponding floor heights as well. Look to other structures along the alley to design adequate loading space for the building adjacent the alley.*

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

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. *Again, this will determine window placement, landscaping along the two sides as a deterring of movement or occupation of the spaces between buildings. This consideration should also inform the design of the rooftop open space and features that deter the occupation of the roof edges.*

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

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials. *The Board was happy to see a pallet of more durable materials being proposed. The brick at the base was thought to be a nice link with older street patterns.*

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means. *Make sure the choices in color do not become easily dated. Some more whimsy could be introduced into the treatment. The corner joinery was thought to be a bit stark and worth careful examination*

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. *The size of the entry should be carefully examined. Should it be wider at the street? The wood a good touch, but should be made "to pop."*

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-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

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. *More detail sketches needed to capture the character of the experience of the interaction of building and pedestrians at the street level along 11th Avenue.*

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. *Maintain the single entry along 11th Avenue and a secondary entry off the alley. Provide no direct entries into units along the north or south facades.*

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. *Orientation of the front units to the street and rear units to the alley the right orientation for eyes-on-the-street.*

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-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. *Study whether the rear entry should be recessed or covered or both, but in such a manner that does not interfere with parking/loading capabilities from the alley side.*

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. *Does the front entry want to be wider? Slightly less symmetrically located? More angular? It needs to be made to “pop.” The use of wood lining and being extruded over the brick façade was well received by the Board and considered an important move toward providing the “pop.”*

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. *Individual entries, specifically on the north and south sides, should not be part of the project.*

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.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel. *Given the large bike storage room and expected arrival use of the alley, provide an alley entry that is both functional, large enough, and welcoming, although a secondary entry.*

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety. *Make sure the hallway at the rear entry is designed of adequate size and configuration to provide for moving in and out, bike passage and trash hauling that may be occurring at the same time.*

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking. *Will actual travel modes put even more pressure on the alley entry as a place of departure and arrival?*

DESIGN CONCEPT

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

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-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. *Contemplate the use of secondary elements that will introduce subtle counter motifs into the regular rhythms of the checkerboard pattern.*

DC2-B Architectural and Façade Composition

DC2-B-1. Façade Composition: Design all building façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades are attractive and well-proportioned. *Study how the elements of the front (and rear) façades, can be brought around to the sides of the structure in such a way that it is responsive to neighboring window patterns and expressed concerns regarding privacy for the neighbors.*

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage façades 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 façades 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). *Is there a way to introduce elements that might provide a subtly contrapuntal experience into the predictable checkerboard façade pattern that has been introduced?*

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façades, 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.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-B Open Space Uses and Activities

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. *Design for privacy of the neighbors and for noise abatement.*

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.

DC4-B Signage

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context. *This would apply to address identification and to building name, if such is separately identified.*

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-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

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. *Explore and report back to the Board regarding the condition and prospects of the “small, cute” tree that was the subject of their solicitude.*

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.

DEVELOPMENT STANDARD DEPARTURES

At the time of the **FINAL** Early Design Guidance no departures were requested:

BOARD DIRECTION

At the conclusion of the FINAL EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.

The recommendation summarized above was based on the design review packet dated Monday, July 07, 2014, and the materials shown and verbally described by the applicant at the Monday, July 07, 2014 Early Design Guidance meeting. After considering the site and context, hearing public comment, and reviewing the materials, the four Design Review Board members recommended that the project proceed to MUP application.