



EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3017878

Address: 1240 North Midvale Place

Applicant: Donnie North, Caron Architecture

Date of Meeting: Monday, October 13, 2014

Board Members Present: Martine Zettle (Chair)
Ivana Begley
Eric Blank
Julia Levitt

Board Members Absent: Christina Pizana

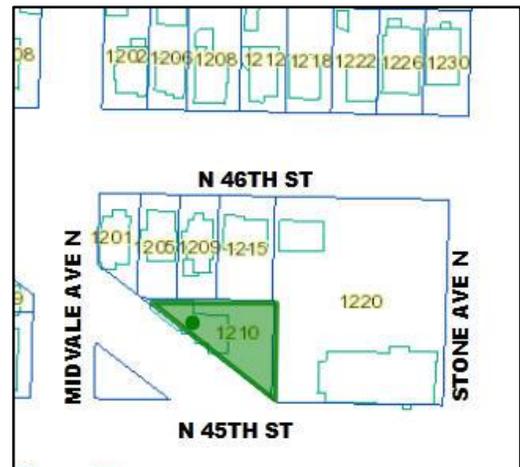
DPD Staff Present: Tami Garrett, Senior Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 2 Pedestrian (NC2P-40)

Nearby Zones: (North) Single Family 5000 (SF 5000)
(South) Lowrise 2 (LR2) & NC2P-40
(East) NC2P-40
(West) LR2

Lot Area: 5,833 square feet (sq. ft.)



Current Development:

The triangular-shaped site contains a one-story commercial medical office building currently addressed as 1210 North 45th Street and an informal accessory graveled surface parking area.

Surrounding Development and Neighborhood Character:

Surrounding development includes a mix of single family homes, low and mid-rise apartments, mixed-use (commercial/residential) developments, and a variety of commercial (retail, office) businesses. Immediately to the west, across the street from the subject site, is a City-owned densely vegetated lot with extensive tree canopy coverage. The properties north of the project site are single family residences with rear yards adjacent to the shared lot line. A four-story commercial/residential building with parking garage access adjacent to the easternmost shared property line is east of the subject site.

This corner site is located within the Wallingford Residential Urban Village and sited on the western edge of the NC2P-40 zone adjacent to the SF 5000 zoning to the north. The project site is situated on the east side of North Midvale Place and partially north of where North 45th Street intersects with North Midvale Place. The general character of this block as it continues east along North 45th Street is more commercial at street-level with some residential at upper levels. The neighborhood is pedestrian-oriented with King County Metro bus stops along North 45th Street and along Stone Way North-a nearby intersecting street. Area amenities north of the site include Woodland Park and Zoo; and Green Lake Park. The Aurora Avenue North arterial (SR 99) is located two blocks west of the subject property.

Access:

Vehicular access to the project site is possible from North Midvale Place.

Environmentally Critical Areas:

The site's topography is characterized as being relatively flat, sloping minimally downward to the south. There are no Environmentally Critical Areas (ECAs) mapped on the site.

PROJECT DESCRIPTION

The proposed project is for the design and construction of a four-story building with three upper levels of residential units over one level of ground-related commercial use. Approximately 30 to 33 residential units are proposed. No vehicular parking is planned to be included with the proposal.

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The packet includes materials presented at the meeting, and is available online by entering the project number (3017878) 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

Three alternative design schemes were presented to the Board. The project team's design goals were to construct a commercial/residential development that would maximize the triangular-shaped lot configuration; provide an appropriate setback to the residential properties to the north; design well-integrated residential open space; and incorporate design elements that reinforce existing pedestrian activity in the established Wallingford neighborhood. All three options included a four-story structure with residential units and upper-level outdoor residential amenity spaces above ground-related commercial tenant spaces/residential lobby/service and bicycle storage areas.

The first and "applicant preferred" scheme (Option A) was a massing option that maintained the code required upper-level setback by creating a horizontal buffer (15') between the single family-zoned properties to the north and the upper stories of the proposed structure. This option included 30 residential units and approximately 2,304 sq. ft. of commercial floor area. This design would require a code departure for residential building setback.

The second scheme (Option B) showed portions of the upper level massing sited within closer proximity to north property line (8'-6") and the center massing maintaining the required upper-level setback (15'), creating a modest angled-shaped courtyard. This scheme also included more vertical modulation at the street. In this option, the residential unit count increased (32 units) and the dedicated commercial floor area decreased (2,160 sq. ft.). Code departures from residential setback requirements would be necessary for this design.

The third scheme (Option C) was similar to the second scheme with the exception that the upper-level modulation at the rear was more exaggerated creating a deeper angled court and massing pushed closer to the rear lot line (5'). The Option C scheme illustrated 33 residential units and approximately 1,960 sq. ft. of dedicated commercial space. This scheme would also necessitate design departure requests from residential setback requirements.

PUBLIC COMMENT

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

- Representatives of the Wallingford Community Council Land Use Committee:
 - Thanked the design team for its presentation of the proposal in advance of the EDG meeting.
 - Encouraged continuous and well integrated overhead weather protection along the street.
 - Requested that masonry be explored as a potential material to address weathering, scale and texture by using it on the future design's base (storefront kickboards) and with the reveals facing the single family-zoned properties to the north.
 - Encouraged a landscaped planting strip at the sidewalk curb along North Midvale Place to assist in creating a buffer between motorist and pedestrians.
 - Preferred a design that has a distinct lower-middle-upper massing and parapet treatment (i.e. cornices).
 - Appreciated that the "applicant preferred" scheme (Option A) was most respectful massing design choice to the single family properties to the north.
 - Excited that the development will include bike parking.
- Requested that canopies utilized as overhead weather protection be designed/installed in a manner that would avoid water dripping onto pedestrians as in the case of the canopies installed at the neighboring development.
- Concerned that the proposal will not include onsite parking and questioned to whom parking and traffic questions should be directed to.
[Staff Note: Questions regarding traffic and parking concerns associated with a proposed development should be directed to the DPD discretionary planner (Tami Garrett) in writing once the applicant has submitted his/her Master Use Permit (MUP) application to DPD and the required public comment period has occurred.]

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.

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1. **Design Concept and Massing:** The design and siting pattern of the new commercial/residential development should respond to specific site conditions, be oriented to the corner, complement the architectural character of neighboring mixed-use developments, and respect adjacent properties.
 - a. The Board voiced support for the preferred design scheme Option A. The Board appreciated how the upper-level massing orientation and the upper-level structure

set back from the property line adjacent to the single family-zoned properties to the north respectfully responded to the residential properties to the north. The Board also felt that the orientation of the commercial and main residential entrances was appropriate for this triangular-shaped corner development. Therefore, the Board proposed that design scheme Option A should move forward to Master Use Permit (MUP) submittal with the following guidance:

- i. The Board discussed the southeast corner massing. The Board felt that the building massing as illustrated negatively impacted the pedestrian flow at the corner intersection (North Midvale Place and North 45th Street) and created a pedestrian safety concern due to blocked views of vehicular movements traversing in and out of the neighboring property's parking garage. The Board stated that these concerns must be addressed. Therefore, at the Recommendation meeting, the Board expects to review a study that explores a voluntary setback of the building mass at the southeast corner of the project to align with the neighboring development to the east or other design that meets the intent of this Board direction. (CS2 WALLINGFORD-II, CS2 WALLINGFORD-III, PL1.B.2, PL3 WALLINGFORD-II)
- ii. The Board noted that the northwest corner massing appeared disjointed (pg. 12) and commented that it needs further study. (CS2.B.1, CS2.B.2, CS2.C.1)
- b. The Board was very supportive of the applicant's verbal commitment to incorporate specific materials (masonry and wood) in the design of the new development. At the Recommendation meeting, the Board expects to review a physical colors and materials board that incorporates usage of these and/or other durable materials and colors that add texture, warmth and attractiveness. (CS3 WALLINGFORD-I, DC2 WALLINGFORD-II.iii)
- c. The Board recognized that all four facades will be highly visible at varying levels by motorists, pedestrians and residents at neighboring properties: and stated that blank walls should be avoided whenever possible. The Board expects to review details pertaining to any proposed landscaping (green screening) and/or design treatments (i.e. materials, reveals, paint) for all blank facades at the Recommendation meeting. (DC2.B, DC4 WALLINGFORD-II)

2. North Midvale Place Frontage & Streetscape: The building design should incorporate features that encourage human interaction and activity at the street-level with clear connections to building entries and edges that enhance the development and reinforce the spatial characteristics of North Midvale Place.

- a. The new mixed-use development should complement the architectural character of neighboring buildings and contribute to the architectural character of the Wallingford neighborhood. The Board was very supportive of the applicant's design intent to incorporate elements that differentiate the building's base, middle and upper facades. (CS3 WALLINGFORD, DC2 WALLINGFORD)
- b. The Board encouraged a design that would allow for protection of the interior spaces at street-level from vehicular light and glare. The Board mentioned brick columns, kick boards and minimizing the extension of ground level transparency to the ground as methods to achieve this concern. (CS3 WALLINGFORD, DC2 WALLINGFORD, DC4.A)

- c. The Board strongly encouraged the inclusion of continuous, well-integrated overhead weather protection to improve pedestrian comfort. The Board commented that the separated canopy designs illustrated on the concept vignettes in the EDG packet (pgs. 8, 14) was not appropriate. (PL2.C, PL2 WALLINGFORD-I)
- d. At the Recommendation meeting, the Board expects to review an ensemble of elements (doors, waste storage entrance, canopies, hardscape, landscaping, glazing, etc.) that encourage interest at the street-level and clarify building entries/edges. Conceptual residential and commercial lighting and signage designs proposed for the building's street facing and surrounding façades should also be presented at the Recommendation meeting. (PL3.A, DC2 WALLINGFORD, DC4.B, DC4.C, DC4.D)
- e. At the EDG meeting, the applicant's materials and presentation identified improvements (landscaped planting strip, street trees) within the North Midvale Place right-of-way (R.O.W.). The Board commented that, due to speedy vehicular movements and the "no parking" zone abutting North Midvale Place, installation of a landscaped buffer at the sidewalk curb is appropriate and should aid in creating a safer environment for pedestrians. The Board supported preservation of the existing mature street trees and requested the installation of additional infill street trees with the intent to add uniformity at the curb be explored. It was acknowledged by the Board that all design and landscaping within the R.O.W. is within the purview of the Seattle Department of Transportation (SDOT). Therefore, the applicant is directed to address these 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. (CS1 WALLINGFORD-I.ii, CS2 WALLINGFORD-II, DC4 WALLINGFORD-I.ii,)
- f. The Board inquired about waste/recycling storage and access. The applicant explained that the waste and recycling containers would be located internally in a dedicated waste storage room situated at the building's first level northwest corner, and keyed to allow for direct exterior access by waste collectors. The Board supported the applicant's intent to locate the trash/recycling containers within the structure and away from the pedestrian right-of-way. The Board stated further analysis of access by non-residents (trash collection), impacts to the nearby existing mature street tree 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 and feedback from Seattle Public Utilities (SPU)-Solid Waste and the trash collection service provider at the Recommendation meeting. (DC1.B.1M DC1.C.4)

3. Residential Open Spaces:

- a. At the Recommendation meeting, the Board stated that they expect to see elements (outdoor furniture, trees, landscaping, lighting, screening, etc.) included in the landscape design that activate the proposed residential upper-level exterior open spaces and are oriented to provide a privacy buffer between the development and the neighboring residential properties to the north and east. The Board requested that further study of an enhanced amenity area design beyond the inclusion of galvanized trough planters is warranted. (DC3.B.4, DC4.D.4)

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.

Wallingford Supplemental Guidance:

CS1-I CS1-I-ii. Existing Trees: Retain existing large trees wherever possible. The Design Review Board is encouraged to consider design departures that would allow retention of significant trees or to create new opportunities for large trees at grade.

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

Wallingford Supplemental Guidance:

CS2-III Corner Lots

CS2-III-i. Corner Orientation: Buildings on corner lots should be oriented to the corner. Parking and vehicle access should be located away from the corner.

CS2-III-ii. Neighborhood Gateways: Provide definition, as described in CS2.C.2, at gateways to Wallingford (North 45th Street and I-5; North 45th Street and Stone Way North; and Stone Way North and Bridge Way North). Redevelopment of lots at these intersections should include special features that signal and enhance the entrance to the Wallingford neighborhood including a tower, fountain, statue or other expression of local creativity that provides a physical transition for motorists and pedestrians and communicates “Welcome to Wallingford.”

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

Wallingford Supplemental Guidance:

CS3-I Architectural Context

CS3-I-iii. Building Base Design:

- a. Ground floors or bases immediately next to pedestrians should reflect a higher level of detail refinement and high quality materials.
- b. Encourage transparent, open facades for commercial uses at street level (as an example, windows that cover between 50-80 percent of the ground floor façade area and begin approximately 24 to 30 inches above the sidewalk rather than continuing down to street level).

CS3-I-iv. Building Middle-floor Design:

- a. Mid-level building façade elements should be articulated to provide visual interest on a bay-by-bay scale. Architectural features should include: belt courses or horizontal bands to distinguish individual floors; change in materials and color and/or texture that enhance specific form elements or vertical elements of the building; a pattern of windows; and/or bay windows to give scale to the structure.
- b. Consider using detail elements such as a cast stone, tile or brick pattern that respond to architectural features on existing buildings.
- c. Consider using spacing and width of bays or pavilions to provide intervals in the façade to create scale elements similar to surrounding buildings.

CS3-I-v. Building Top-floor Design:

- a. Clearly distinguish tops of buildings from the façade walls by including detail elements consistent with the traditional neighborhood buildings such as steep gables with overhangs, parapets and cornices.

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-B Safety and Security

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.

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.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

Wallingford Supplemental Guidance:

PL2-I Pedestrian Open Spaces and Entrances

PL2-I -i. On-street Residential Entries: Entries for residential uses on the street (rather than from the rear of the property) add to the activity on the street and allow for visual surveillance for personal safety.

PL2-I-ii. Overhead Weather Protection: Continuous, well-lighted, overhead weather protection is strongly encouraged to improve pedestrian comfort and to promote a sense of security.

PL2-II Blank Walls

PL2-II-ii. Blank Wall Treatments: In situations where blank walls are necessary, encourage their enhancement with decorative patterns, murals or other treatment.

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-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.

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-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.

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-A Massing

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-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-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.

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-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

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.

DEVELOPMENT STANDARD DEPARTURES

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

At the time of the Early Design Guidance, the following departure was requested:

1. **Residential Building Setback (SMC 23.47A.014.B.3):** The Code requires a structure containing a residential use with a side or rear lot line abutting a lot in a residential zone be setback as follows:
 - a. 15' for portions of structure above 13' in height to a maximum of 40'; and
 - b. for each portion of structure above 40' in height, an additional setback at the rate of 2' of setback for every 10' by which the height of such portion exceeds 40'.

The structure's north wall façade is parallel with the rear lot line-abutting properties in a residential (SF 5000) zone. The applicant proposes to maintain the 15' setback for the entire portion of structure above 40' and not provide any additional setback.

The Board indicated they would be inclined to support this departure. The Board felt the request to maintain a continuous well-proportioned façade at all four sides of the building is reasonable and appropriate for this triangular-shaped building. (CS2.D.3, CS2.D.4, CS2.5, DC2.B.1)

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the Early Design Guidance meeting, the Board recommended moving forward to MUP application.