City of Seattle

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

DESIGN REVIEW

EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

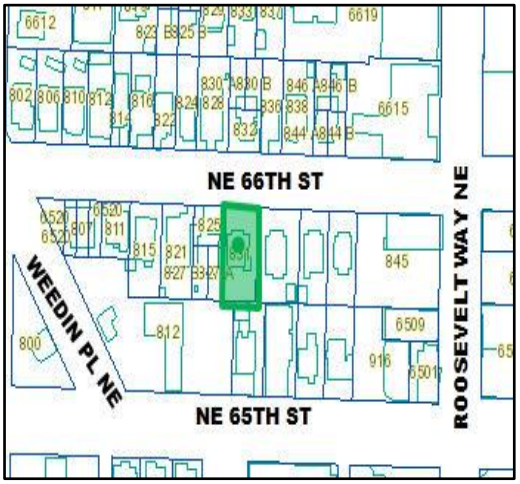
Project Number:	3017924
Address:	831 NE 66th Street
Applicant:	Chaohua Chang, CHC Architects
Date of Meeting:	Monday, May 11, 2015
Board Members Present:	Ivana Begley (Chair) Eric Blank Martine Zettle
Board Members Absent:	Julia Levitt Christina Pizana
DPD Staff Present:	Tami Garrett, Senior Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 3 (NC3-65 (1.3))

Nearby Zones: (North) Midrise (MR (1.3))
(South) NC3-65 & NC3P-85 (5.75)
(East) NC3-65 (1.3)
(West) NC3-65 (1.3)

Lot Area: 4,636 square feet (sq. ft.)



Current Development:

The subject site contains a two-story duplex residential.

Surrounding Development and Neighborhood Character:

Surrounding development includes a mix of small-scale residential uses (single family residences, apartments, and townhouses) west and north of the project site. A mix of commercial (gas station with convenience store) and newly constructed mixed-use developments (The Rooster and Kavela) are oriented east and south of the site.

This mid-block site is located within both the Roosevelt Light Rail Station Overlay and Roosevelt Residential Urban Village; and situated on the south side of Northeast 66th Street. The streetscape character of this block along Northeast 66th Street is predominately residential with mixed-use and commercial developments oriented towards the east near the street intersection of Northeast 66th Street and Roosevelt Way Northeast. There are several commercial uses (retail, grocery stores, restaurants, services, etc.) in the immediate vicinity of the project along Roosevelt Way Northeast and Northeast 65th Street which are less than one block east and south of the project. The neighborhood is evolving with blocks immediately surrounding the site having seen significant development of residential and commercial in the past several years. The site is situated in an area that is very pedestrian and transit oriented.

Access:

Vehicular access to the project site is possible from Northeast 66th Street.

Environmentally Critical Areas:

The site's topography is characterized as having an approximately 5' elevation from the street for the northern portion of site and being relatively flat, sloping gently approximately 2' from south to north. There are no Environmentally Critical Areas (ECAs) mapped on the site.

PROJECT DESCRIPTION

The proposed project is for the design and construction of a six-story with basement mixed-use commercial/residential building with approximately 40 residential units above 1,936 sq. ft. of commercial space. No parking is proposed to be provided onsite.

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The packet includes materials presented at the meeting, and is available online by entering the project number (3017924) at this website:

http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx.

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

Mailing Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

DESIGN DEVELOPMENT

The first scheme (Option A) was a "c-shaped" massing option with the majority of the structure mass surrounding a narrow courtyard extended to the site's boundary lines with the exception of the upper level recesses at the building's northwest and southeast corner residential units. This option included 35 residential units, no basement level and no parking.

The second scheme (Option B) illustrated ground-related building mass set back from the western property line and upper-level massing surrounding a ground-related square-shaped courtyard pushed to the site's west property line and set back from the east property line. This scheme also illustrated upper level recesses at the building's southeast and southwest corner residential units. This scheme was comprised of 40 residential units and a basement parking level for six vehicles.

The third and "applicant preferred' scheme (Option C) was a massing option similar to the first scheme with the exception that this scheme illustrated upper level recesses at the building's southwest and southeast corner residential units. Also, this option was comprised of 35 residential units, basement level storage and service areas and not onsite parking. A code departure from waste storage location standards was identified by the applicant for this design.

PUBLIC COMMENT

Members of the public attended this Early Design Guidance Review meeting. The following comments, issues and concerns were raised (with Board/applicant response in *italics*):

- Asked about the proposed residential units' square footage.
  The applicant responded that the proposal will include a mix of 1 bedroom units and small efficiency dwelling units.
- A representative of The Rooster mixed-use development group:
  - Expressed support of the proposal in general.
  - Encouraged future rooftop amenity design to include security measures/design elements that would restrict residents from traveling from roof to roof between the project site and the neighboring Rooster's rooftop deck space.

- Concerned that the proposal did not include a setback which would assist in preserving pedestrian views to vehicular movements accessing the parking garage on the Rooster property.

- Voiced concern about on-street parking availability and pedestrian safety. Asked about information related to parking and traffic impacts for the proposal. Inquired when construction activity is estimated to begin for the project.
  [Staff Note: Such information/questions 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.]
- Inquired about the location of proposed glazing along the west façade.
  Generally, no windows are allowed at portions of the building that are on the property line or within a certain distance from the property line.

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.

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1. **Design Concept, Architectural Context and Massing:** The design and siting pattern of the new commercial/residential development should respond to specific site conditions, continue the established street edge, contribute to the evolving architectural character of neighboring mixed-use developments and respect adjacent properties.
   a. The Board proposed that the preferred design scheme Option 3 should move forward to Master Use Permit (MUP) submittal with the following guidance:
      i. The Board stated the project include a 10' ground-level building setback from the street edge. Additional Board discussion/guidance concerning this subject is offered in item #2. (CS2.C.2, CS2.I.i ROOSEVELT, PL1.A, PL1.B, PL2.B.1, PL3.I.i ROOSEVELT, DC2.B.2, DC3.B.3)
      ii. It is imperative that the future massing design be respectful to the surrounding properties, particularly the neighboring townhouse development to the west and the mixed-use development to the east and the south. The Board expects the applicant to explain and demonstrate how the new building will respond to those adjacency pressures (i.e. privacy, light, outdoor activities, etc.). Providing a cross elevation to the overall overlay of the existing neighboring buildings' elevations with the proposed design to illustrate how they juxtapose (window study) and elevation/perspective views was noted by the Board as the preferred method to illustrate how the design meets this guidance. The Board also encouraged a design that includes semi-transparent/semi-opaque deck railings as a technique to minimize views from the development's residential units onto the adjacent neighboring properties. (CS2.D, PL3.B, DC2.C)
      iii. The Board voiced some consternation about the arrangement of ground-level interior uses (commercial spaces, residential lobby, etc.) and visibility/access

to those spaces from the street. The Board recommended further study of the arrangement of those spaces and encouraged a design that included relocation of the primary residential lobby entry to the street frontage. The Board stated it could support a future code departure request(s) if needed to address this concern appropriately. (PL2.B, PL2.D, PL3.A, DC1.A)

iv. The Board supported the applicant's design intent for the project's front façade to not mimic the front façade composition of the Rooster mixed-use development to the east. However, the Board stated that there should be an intentional dialogue between the facades which will be within close proximity to each other. Therefore, the Board advised the applicant to study the Rooster façade for cues (horizontal lines, etc.) and opportunities of alignments that will aid in the development of the project's front façade and be complementary to the Rooster north-facing façade. (DC2.B)

b. The Board appreciated reviewing design Option B which explored a design that incorporated basement vehicular parking onsite that, per the applicant, is not required per Code. The Board commented that this option demonstrated how vehicular access via the street to below-grade onsite parking onsite would negatively impact any building frontage that would be situated on a narrow property such as the project site. (DC1.B)

c. The Board was very supportive of the applicant's design intent to locate bicycle parking at the ground-level and situate tenant support spaces (storage, utility, laundry, exercise room) at the basement level. The Board stated that in the absence of onsite vehicular parking, it is important that future bike facilities are usable and secure. Therefore, the Board voiced an expectation to review details pertaining to the bike facilities (quantity, layout, location, access, etc.) at the Recommendation meeting. Exploration of opportunities to increase bicycle parking quantity for tenants and visitors was encouraged by the Board. (PL4.B.1, PL4.B.2)

d. The Board recognized that due to the design's wall facades being within close proximity to the site's property line, large expanses of blank walls (west, south, east-Rooster exterior courtyard) will be unavoidable and highly visible to motorists, pedestrians and neighboring properties. The Board stated that all visible blank walls should be designed to provide interest. Therefore, the Board expects to review details pertaining to any landscaping (green screens) and/or design treatments (texture, pattern, glazing, colors, etc.) proposed to address this concern at the next Recommendation meeting. (DC2.B)

e. At the Recommendation meeting, the Board expects to review a physical colors and materials board that incorporates usage of durable materials-especially at ground-level-and colors that add attractiveness. (DC4.A)

2. **Northeast 66th Street Frontage and Streetscape:** The design should include elements that preserve the continuity of adjacent street-facing building facades; create a safe and comfortable pedestrian environment; provide clear connection to building entries and encourage human activity.

   a. At the EDG meeting, the Board reviewed the applicant's materials and the Roosevelt Neighborhood Streetscape Concept Plan (Director's Rule (DR) 8-2013) that classifies

Northeast 66th Street as a Neighborhood Green Street. The Board acknowledged that both neighboring properties' street-level building frontages reinforce the 10' street-level building setback illustrated in the streetscape concept plan and stated that it is important that this setback be continued. Therefore, the Board stated that the design's street-level street-frontage massing should be set back from the property line 10' minimum for the purposes of reinforcing the existing desirable Green Street characteristics, minimizing ground-level blank wall; enhancing pedestrian safety by allowing visibility to vehicular movements onto to neighboring developments; and encourage human activity at the street. (CS2.C.2, CS2.I.i ROOSEVELT, PL1.A, PL1.B, PL2.B.1, PL3.I.i ROOSEVELT, DC2.B.2, DC3.B.3)

b. At the Recommendation meeting, the Board expects to review an ensemble of elements (doors, 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, PL3.B, PL3.C, DC4.B, DC4.C, DC4.D)

3. Residential Open Spaces:

a. The Board voiced concerns about specific potential detriments (odor, leakage) associated with waste container circulation in the exterior courtyard and the proposed waste/recycling container temporary pickup location identified within the Green Street right-of-way realm. At the Recommendation meeting, the Board expects a programmatic and diagrammatic demonstration on the circulation concept for trash access, alternative pick-up options and feedback from Seattle Public Utilities (SPU) and DPD. (DC1.C.4, DC3.C.2)

b. The Board agreed that the possibility for residents to travel from the project site's roof deck to the neighboring site's rooftop amenity space (Rooster) is a valid concern that should be addressed in the design. The Board also felt it was important to have physical and visual barriers to assist in screening the rooftop amenity space. At the Recommendation meeting, the Board stated that they expect to review rooftop amenity landscaping and design elements (planter location, deck railing design/height, outdoor furniture, lighting, etc.) that will include security measures for all residents occupying that open space. The Rooster's rooftop design should also be offered to the Board for reference purposes only. (CS2.D.5, DC3.B.4,DC4.D)

c. The Board reviewed the conceptual landscaping design and plant palette. The Board encouraged the usage of "true" vertical green plantings (i.e. bamboo) as an appropriate screening method in order to assist in minimizing views from the ground-level spaces onto the neighboring townhouse property; and green roof in conjunction with the proposed planters on the rooftop to enhance the amenity space. Usage of green screens as a response to this guidance was discouraged by the Board. (CS2.D.5, DC3.B, DC4.D)

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 Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

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.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

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-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-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

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.

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.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

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.

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.

PUBLIC LIFE

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

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

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.

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

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

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

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

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.

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.

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

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.

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

DC2-B Architectural and Facade Composition

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

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

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-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space 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.

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.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

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

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-C Lighting

DC4-C-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.

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. **Solid Waste and Recyclable Materials Storage Space Access Standards (SMC 23.54.040.F.1.a):** The Code requires solid waste and recyclable material containers 2 cubic yards or smaller that will be pulled manually, be placed no more than 50' from a curb cut or collection location. The applicant proposes that the waste containers be located 100' from the street curb. The applicant explained that the waste storage room was located to the rear area of the building in order to accommodate a stronger commercial and residential presence at/near the street front.

   At the EDG meeting, the Board questioned if this request was within their purview to address. Therefore, the Board directed the applicant obtain further clarification from DPD (DPD Zoning Reviewer) in determining if the abovementioned code modification is considered a design review code departure or a Type I departure per SMC 23.54.040.I. (DC1.C.4)

RECOMMENDATIONS

BOARD DIRECTION

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