



SECOND EARLY DESIGN GUIDANCE OF THE NORTHWEST DESIGN REVIEW BOARD

Project Number: 3018292

Address: 2417 NW 57TH Street

Applicant: Einar Novion for i.p.b Workshop

Date of Meeting: Monday, November 02, 2015

Board Members Present: Ellen Cecil, Chair
Keith Walzak
Christopher Bell
Dale Kutzera
Marc Angelillo

DPD Staff Present: Holly J. Godard

SITE & VICINITY

Site Zone: Lowrise 3, (LR3)

Nearby Zones: (North) Lowrise 3, (LR3)
(South) MR-RC
(East) Lowrise 3, (LR3)
(West) Lowrise 3, (LR3)

Lot Area: 5,000 square feet



Current Development:

Currently there is one single family home on the site.

Surrounding Development and Neighborhood Character:

The surrounding development is a mix of townhouses and lowrise apartment structures.

Access:

Vehicle and pedestrian access to the site is available via NW 57TH 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 approximately 21 dwelling units. One parking space is contemplated.

EARLY DESIGN GUIDANCE : July 6, 2015

The packet includes materials presented at the meeting, and is available online by entering the project number (3018292) 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 three

slight variations on massing options. All have a version of double loaded residential units, one parking space and rooftop deck.

Option one: Option one features a “two bar” concept with the building mass set forward on the lot creating a larger amenity space to the rear. The common entry is located at the center of the front building façade. The two masses slide slightly to provide some modulation and interest.

Option two: Option two features a large front façade three and 1/2 building element. The entry is off-set from center and the one, enclosed parking stall is pushed further back on the site. Side façade, mid-site modulation is greater in this option.

Option three: Option three further modulates the building with front modulation on a symmetrical façade massing concept. More side façade modulation is proposed with a one car parking space.

PUBLIC COMMENT

Five (5) members of the public were present. They offered the following comments:

- Parking for motorcycles and scooters should be contemplated along with bicycles.
- A curb cut is important for loading and deliveries.
- Lighter paint color for some of the walls would allow more light to reflect in the area, which is a good thing at this location.
- The design is a good fit for the site.
- Lighter color is good for area ambiance and plants.
- The green wall concept is good.
- Lots of bike storage is important.
- Option three is preferred because the units have two windows for light and air.
- The size of the units is good.
- Roof deck landscaping should be added.
- Reduce the parapets to reduce the sense of height, bulk and scale especially where the rooftop is not accessible.
- Consider a railing instead of a solid parapet.

PUBLIC COMMENT second meeting

One member of the public was present at the meeting. No members of the public commented at the meeting.

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.

FIRST EARLY DESIGN GUIDANCE

1. Height, Bulk and Scale

- a) The Board gave guidance to the design team to identify several methods to reduce the sense of height, bulk and scale of the proposed building.
- b) Eliminate and/or lower the parapet where there is no public access planned.
- c) Explore options to a code-required parapet such as railings, glass, cable, etc.
- d) Use color to break down building massing.
- e) Provide changes in façade planes to reduce a sense of massing.
- f) Continue with the side façade modulation (CS2-C2; CS2-D4;DC2 A2, CD;DC3 A)

2. Street Level Interaction

The Board requested the applicant continue developing the project with more development of the building massing at the street level and clarification of the uses at that location. The Board provided the following related guidance:

- a) Clarify the uses and configuration of space at the ground floor garage.
- b) Develop the private entry sequence and screening.
- c) Enhance the common entry and separate it from the adjacent private entry and service/parking entry.(PL3 A and B; PL4 B; DC1)

3. Open Space Access

The Board requested the applicant continue developing access for residents to high quality open space. The Board provided the following related guidance:

- a) Fully articulate open space for residents at the basement levels by additional grading to create outdoor patios or access to ground level open space.
- b) Consider open space for basement units along the sides of the building by additional grading or by providing a means to ground level space.
- c) Provide outdoor amenity space for the front ground level unit that is separated from the public entry.
- d) Provide ample landscaping at the rooftop for screening and interest.(DC3 B; DC4 D;CS1B)

SECOND EARLY DESIGN GUIDANCE

1. Height, Bulk and Scale

The Board was in favor of the building massing and articulation as viewed from the street especially and favored the building forms as demonstrated. The Board agreed

with the applicant that the solid parapet may remain as shown and serve its screening purpose.

2. Street Level Interaction

The Board agreed with the clarification of the uses and configuration of space at the ground floor bicycle garage. The Board agreed that the public entry and private ground level space was better articulated and that the applicant should move forward with the concepts shown.

3. Open Space Access

The Board liked the open space for residents at the basement levels and amenity space options for residents as shown at the 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](#).

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

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

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.

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.

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

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.

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

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

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.

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.

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.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

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-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.

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.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DEVELOPMENT STANDARD DEPARTURES

At the time of the Second Early Design Guidance meeting no departures were requested.

BOARD DIRECTION

At the conclusion of the SECOND EARLY DESIGN GUIDANCE meeting, the Board recommended that the project move forward to MUP application.