City of Seattle

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

DESIGN REVIEW

EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

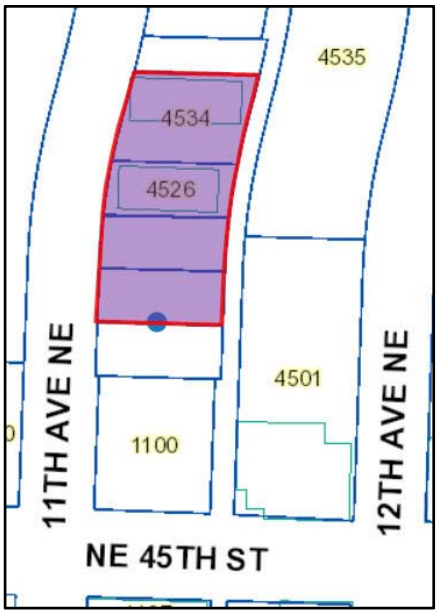
Project Number:	3019455
Address:	4510 11th Ave NE
Applicant:	Diana Keys and Charles Romero of Johnson Braund for Evergreen Lodging LLC
Date of Meeting:	Monday, May 18, 2015
Board Members Present:	Ivana Begley, Chair Eric Blank Julia Levitt
Board Members Absent:	Christina Pizana Martine Zettle
DPD Staff Present:	Magda Hogness

SITE & VICINITY

Site Zone: The site is zoned Neighborhood Commercial 3 with a 85' height limit (NC3-85), and is located in the University District Northwest Urban Center Village, and NE 45th Street Station Overlay District.

Nearby Zones: The blocks east, south and west of the site are within the same zone. The block north of the parcel is zoned NC3-65.

Lot Area: 22,016 sf



Current Development:

Two office buildings currently exist on the site. Originally constructed in 1974 and 1977, both are wood frame type of construction and two stories in height.

Surrounding Development and Neighborhood Character:

The 22,016 sf site lies within the University District, an urban center village, which includes University of Washington and its surroundings. The vicinity includes a variety of uses from single family residences to commercial. The future link station is under construction.

New large-scale developments are currently being permitted or constructed. Directly north and south of the site are narrow surface parking lots. To the north is a recently constructed 6-story apartment building, the Avalon Bay. Further north, across NE 47th St is a seven-story mixed-use structure containing 167 units, currently under construction under project number 3011958. New developments also include a Residence Inn by Marriot across the alley to the east, under project number 3006774. To the south of the site is a six story bank building. Further south, across NE 45th St is a five story commercial building. Across 11th Ave NE to the west, three residential structures are currently being constructed under project number 3012924. Stepping with the change of grade these structures are five to seven stories in height and contain 185 units. Other new buildings in the immediate area typically range from five to seven stories. Early and mid-20th century structures in the area tend to be brick construction; while newer buildings are wood framed with a variety of finish materials.

Access:

For the existing development, access is taken from 11th Ave NE as well as the alley.

PROJECT DESCRIPTION

The applicant is proposing a seven-story mixed-use building containing 200 units above ground level residential and commercial uses. Parking for 175 vehicles is proposed below grade.

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The packet includes materials presented at the meeting, and is available online by entering the project number (3019455) 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 Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

DESIGN DEVELOPMENT

The architect presented three main massing options, all propose similar square footage and use; a seven story structure containing 195-201 residential units and ground floor commercial spaces over 170-179 below grade parking spaces, accessed off the alley. All options take into account the presence of the curvilinear street, 10 foot grade difference across the site and the future focal corners. The architect noted that there are narrow, undeveloped adjacent parcels to the north and south of the site that will create "gaps" in the streetscape.

Referred to as the code compliant version, massing Option One is configured in a "E" shaped floorplan. Creating significant breaks in the urban frontage, this concept takes cues from the Bridges project across the street and creates west facing landscape terrace, allowing for a greater amount of natural light and air. The architect noted in order to provide a building plan close to the number of units seen in alternate and preferred massing concepts, the activity and transition of street-level uses is compromised. Another disadvantage of this option, is the north facing courtyard units which limit the access to daylight.

Massing Option Two is identifiable by a "S" shaped building footprint above the second level. This concept allows a diverse mix of light and air on the west and east facing sides with landscaped terraces forming deep openings. This concept responds to the natural curvature of the street, allowing a greater articulation along the street front. This option also provides a greater variety of uses on the ground floor, including a larger portion of commercial uses, more in line with the development goal of connectivity.

Referred to as the preferred scheme, the massing Option Three locates the landscaped terraces to the east allowing increased privacy and a reduction in audible street noise for resident use, while providing an increase in the number of street facing units. This option holds the edge of the street allowing the greatest articulation along the street front and opportunity for material, color and texture. With this approach to hold the street edge, the applicant noted the façade will be still fairly broken up due to the adjacent narrow, undeveloped parcels. This scheme also refined the development goal of connectivity with a proposed commercial arcade, to be open to the public. Transforming the street presence into an interactive space, the space provides a connection from the street to the alley and the neighboring hotel project, also owned by the same developer. For this area, the applicant is also looking at opportunities to integrate the bus stop into this commercial arcade.

PUBLIC COMMENT

No public comments were offered at the meeting.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, the Design Review Board members provided the following siting and design guidance.

FIRST EARLY DESIGN GUIDANCE May 18, 2015

1) **Massing:** The Board deliberated the merits of the second and third massing options and ultimately preferred massing Option Three, as the single unified façade is more successful in creating a pedestrian oriented streetscape and consistent street edge. The third massing option also respects the privacy for the adjacent site across the alley. (Guidelines CS2-B, CS2-D-5, PL3-B) The Board directed the applicant to proceed with their preferred scheme, and also stated they would be open to the applicant moving forward with the second massing option, if a visible relationship with the commercial arcade and above courtyard were considered.
    a. In refining either scheme, the Board noted that the proposed courtyards are narrow and recommended looking at the proportions of the courtyard spaces to create access to light and air. (Guideline CS1-B)

2) **Respect for Adjacent Sites and Setback:** The Board recognized that minimizing disrupting the privacy of residents in adjacent buildings is particularly important for the alley façade and expressed interest in seeing the relationship of the structural building overhangs and glazing. (Guideline CS2-D-5)
    a. In developing the design for the alley facade, the Board would like to see more information about how the design responds to the alley context. Provide a window overlay analysis and sections or another way to represent the alley context. (Guideline CS2-D-5)

3) **Streetscape:** The Board appreciated the landscaping and seating buffer proposed for the ground floor and stressed the importance of this transition from the street to residential uses, especially since a departure is being requested. (Guidelines CS2-B-2, PL3-B-2)
    a. The Board suggested prioritizing defensible space for the residential units. The Board would like to see more information about how the design will create the privacy for the units. For these areas, provide detailed design including specific landscaping, and height of windows. (Guideline PL3-B-2)
    b. Related to streetscape connectivity, the Board also recommended that access and connections for bicyclists be considered. (Guideline PL4)

4) **Commercial Pedestrian Arcade.** The Board unanimously supported the commercial arcade concept and directed the applicant to carefully design the space. (Guidelines CS2-B-2, PL1-A-2, PL1-B-1, PL3-C-1, PL3-C3)
    a. The Board was concerned about the openness and transparency of this space and recommended expanding the height and width. To provide a space that is inviting and visible from both ends, the Board also suggested elements such as wayfinding and compelling lighting be considered. (Guidelines PL1A-2, PL2-D-1, PL3-C-1, PL3-C3, DC4-C-1)
    b. Recognizing the challenge of transitioning this feature from the adjacent parking use, the Board stressed the importance of the design and material treatment of the arcade. A wall separating the pathway and the parking should be considered; such a wall could be translucent or located at an oblique angle to still be perceived as open. To prioritize and convey a sense of the pedestrian connection, the Board suggested exploring pedestrian materials, such as brick pavers, for the garage. (Guidelines PL1-A, PL3-C-1, PL3-C3, DC4-I, DC4-D-2)
    c. The Board also discussed the design and security of the entries for this area and would like to see more detail about access and the consideration of future flexibility. (Guidelines PL2-B, PL3-A-1, PL3-A-4, PL3-C-1, DC3-A-1)
    d. The Board appreciated and supported the potential bus stop integration. (Guideline PL4-C)

5) **Blank Walls:** Due to the adjacent narrow, undeveloped parcels, the Board acknowledged that the north and south walls will be visible and careful design intent is warranted. (Guidelines DC2-B-2, DC2-D)
    a. For these blank facades, the Board directed the applicant to design and detail the materials well to provide visual interest. (Guidelines DC2-B-2, DC2-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.

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.

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

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.

University Supplemental Guidance:

CS3-I Architectural Elements and Materials

CS3-I-i. Incorporate Local Architectural Character: Although no single architectural style or character emerges as a dominant direction for new construction in the University Community, project applicants should show how the proposed design incorporates elements of the local architectural character especially when there are buildings of local historical significance or landmark status in the vicinity.

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-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.

University Supplemental Guidance:

PL1-I Residential Open Space

PL1-I-i. Active, Ground-Level Open Space: The ground-level open space should be designed as a plaza, courtyard, play area, mini-park, pedestrian open space, garden, or similar occupyable site feature. The quantity of open space is less important than the provision of functional and visual ground-level open space. Successfully designed ground level open space should meet these objectives:

a. Reinforces positive streetscape qualities by providing a landscaped front yard, adhering to common setback dimensions of neighboring properties, and providing a transition between public and private realms.
b. Provides for the comfort, health, and recreation of residents.
c. Increases privacy and reduce visual impacts to all neighboring properties.

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-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-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-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-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-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.

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.

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.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

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-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-D Scale and Texture

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-I-iii. Seating: Plazas should have plenty of benches, steps, and ledges for seating. For example: at least one linear foot of seating per 30 square feet of plaza area should be provided; seating should have a minimum depth of 16 inches.

DC3-I-iv. Plaza Frontage: Locate the plaza in a sunny spot and encourage public art and other amenities. For example: at least 50% of the total frontage of building walls facing a plaza should be occupied by retail uses, street vendors, building entrances, or other pedestrian-oriented uses.

DC3-I-v. Planting Beds: Provide plenty of planting beds for ground cover or shrubs. For example: one tree should be provided for every 200 square feet and at a maximum spacing of 25 feet apart. Special precaution must be taken to prevent trees from blocking the sun.

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-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-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.

University Supplemental Guidance:

DC4-I Exterior Finish Materials

DC4-I-i. Desired Materials: See full Guidelines for list of desired materials.

DC4-I-iii. Discouraged Materials: See full Guidelines for list of discouraged materials.

DC4-I-iv. Anodized Metal: Where anodized metal is used for window and door trim, then care should be given to the proportion and breakup of glazing to reinforce the building concept and proportions.

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 departures were requested:

1. **Street Level residential use (SMC 23.47A.008D.2):** The Code requires the floor of a dwelling unit located along the street-level street-facing facade to be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk. The applicant proposes a combination of setbacks, less than 10 feet horizontal and less than 4 feet vertical as measured from the sidewalk.

   The Board indicated preliminary support for the departure, as long as similar defensible space for the residential units is created. The Board would like to see more information including specific dimensions, landscaping, and height of windows.

2. **Transparency requirements for structural building overhangs (SMC 23.53.035.7):** The Code requires 60% minimum glazing amounting for each bay window. The applicant proposes the use of both horizontal high windows and vertical narrow windows for façade interest at the bay projections for the alley.

   The Board noted they would like more information before considering the departure.

3. **Maximum length of structural building overhangs** (**23.53.035.8**): The Code allows a maximum each structural building overhang of 15 feet. The applicant proposes two 18 foot wide projection at two locations.

   The Board noted they would like more information before considering the departure.

4. **Upper Level Setbacks (SMC 23.53.035.8)** The Code allows a maximum length of bay window and balcony combinations of 18 feet. The applicant proposes two 18 foot wide projection at two locations.

The Board noted they would like more information before considering the departure.

BOARD DIRECTION

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