



FIRST RECOMMENDATION OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3019514

Address: 12510 15th Avenue Northeast

Applicant: Erin Kelly, H+dIT Collaborative

Date of Meeting: Monday, June 13, 2016

Board Members Present: Ivana Begley
Eric Blank
Joe Hurley
Blake Williams

Board Members Absent: Laura Lenss
Julia Levitt

DPD Staff Present: Bruce P. Rips (for Carly Guillory)

SITE & VICINITY

Site Zone: Neighborhood Commercial Three with a pedestrian overlay and a 40' height limit (NC3P 40).

Nearby Zones: A neighborhood commercial pedestrian zone (NC3P 40) with a 40 foot height limit extends along 15th Ave NE from NE 123rd St on the south to just south of NE 127th St. Small pockets of lowrise zones exist to the east of the project site and further to the west. Most zoning in the vicinity, however, comprises Single Family 7200 (SF 7200).

Lot Area: 36,400 sq. ft.

Current Development: The site contains two, one to two story commercial buildings and paved surface parking. The site's declension approximates eight feet from the southwest corner to the northeast corner. Three non-exceptional trees occupy the north portion of the site.

Surrounding Development and Neighborhood Character: The site sits within a commercial node surrounding the intersection of 15th Ave NE and NE 125th Street. The small commercial

node is at the convergence of three neighborhoods: Pinehurst, Olympic Hills, and Victory Heights. The immediate site context consists of commercial and retail structures, a sizeable grocery store, multi-family developments including apartments and townhouses. The surrounding area is largely single family housing.

Immediately to the north of the site is a three-story mixed use building. To the south lies a gas station and car wash. Single family houses extend along the site's eastern property line; one structure, near the south end of the site, is approximately 20' from the property line. All other residences are located at least 100 feet away.

The City classifies 15th Ave NE as a principal arterial; the street connects the site to Northgate and UW to the south and Shoreline to the north. NE 125th Street, also a principal arterial, connects the site to I-5 to the west and Lake City to the east. A bus stop located adjacent to the site provides access to UW, Lake City, Northgate, and Downtown. On-street bicycle lanes are located on NE 125th St.

Existing Access: Three curbs cuts provide vehicular access from 15th Ave NE. There is no alley.

Environmentally Critical Areas: The development site does not possess DPD mapped ECAs.

PROJECT DESCRIPTION

The development proposal consists of a multi-structure, development with eight residential buildings, one structure housing five live/work units facing 15th Ave., and one mixed use structure comprised of a townhouse and live/work unit. In total the complex houses 33 residential townhouses and seven live/work units. An urban garden, required by the Seattle Municipal Code, lies along 15th Ave. 24 of the townhouse units have one-car garages. The concept has 15 surface parking spaces. Existing structures are to be demolished.

DESIGN DEVELOPMENT

The applicant's intends to create a strong connection to the streetscape and foster a more pedestrian-oriented character.

The applicant presented three options at EDG. Scheme 1 (code compliant) utilizes a single access point, adjacent to the proposed urban garden, at the southwest corner of the site. A circular drive is located around the edge of the site, with the massing pulled in to the center. Live-work units front 15th Ave NE in an unbroken row. Scheme 2 provides separate access points for vehicles and pedestrians. Units are arranged around a T-shaped drive. The urban garden is located at the southwest corner of the site. The row of live-work units is broken into two masses on either side of the drive. Scheme 3 is organized around two east-west drives, each with separate access from 15th Ave NE. The urban garden is located adjacent to 15th Ave NE, mid-

site, combined with the main pedestrian access. The live-work units are broken up into four clusters of two units each. All three schemes have two consolidated locations for trash.

At the Recommendation meeting, the applicant presented two schemes: the applicant's preferred option and a hybrid option that Board requested based on two earlier schemes. The former had considerably more information. Upon reviewing this scheme, the Board dismissed it as not addressing the key design ideas it had outlined earlier for the applicant. The second scheme closely resembles the preferred scheme (number three) from the EDG with several refinements. Highlights comprise a cluster of live/work units on the south side of the project facing 15th Ave NE, one curb cut for vehicular access, an urban garden fronting 15th Ave north of the townhouses mostly aligned with a pedestrian spine accessing four of the buildings (16 townhouses). The Board expressed greater sympathy for this scheme.

PUBLIC COMMENT: Two members of the public fixed a signature to the sign-in sheet. One speaker discussed view blockage and the other spoke about the need for commercial parking for the live/work units and more residential parking.

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.

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.

habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

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-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

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-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-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-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

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

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.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

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.

The Board noted its satisfaction with the alignment of the pedestrian spine with the urban garden. Consider angling the metal trellis over the garden.

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.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer’s markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

Northgate Supplemental Guidance

I. Incorporate Open Space

The Northgate Plan places a high priority on open space, especially public spaces that are accessible, comfortable, and in proximity to or on routes to high activity areas. The Northgate Overlay District (Chapter 23.71 of the Seattle Municipal Code) includes detailed and specific open space requirements, defining “usable open space” that are open to the public and abutting a sidewalk. The overlay categorizes such spaces by scale and function, ranging from small courtyard spaces to urban plazas and town squares. The following guidelines augment the open space requirements for some of the categories by providing additional guidance on scale, character and relationship to the public realm.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

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-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.

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-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.

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-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.

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-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

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.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

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.

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.

Add large windows on the east facades of Buildings # 2, 4, 6, and 8 to take advantage of natural light as there will be a setback and plantings to ensure privacy. Consider balconies and other strategies to connect the townhouse interiors to the outdoors.

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 Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

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.

See Board guidance for DC4-A, Exterior Elements and Finishes.

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-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.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

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

DC3-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.

See second paragraph of Board’s recommended changes in DC3-B-4.

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.

Northgate Supplemental Guidance

I. Urban Gardens

Community Goal: Increase Publicly Accessible Open Spaces and Connections Between Them.

- i. New public spaces should provide as many seating opportunities as possible;
- ii. Planter walls should be set at a height that allows for their use

as seating; and

iii. Moveable chairs and tables are strongly encouraged.

iv. Courtyards: Elements such as planters, benches and steps can be sited to break down the scale of an open space, and provide comfortable seating and opportunities for viewing. Courtyards should be integrated with the scale, character and function of the adjoining building.

The location and hard surface of the urban garden nicely segues into the proposed pedestrian walkway or spine between buildings # 3 through 6. The openness of the garden to 15th Ave creates safety concerns. The garden ought to be somewhat more enclosed by an open fence, berm or other landscape feature on the west and then spill over into the interior of the project site. Eliminate unit # 10 in building # 5 (the western most townhouse) and extend the garden to the other side of the driveway. This provides the residents with a more private, communal open space and gives the woonerf (a misnomer in this situation) more meaning as children and adults can easily move across the open spaces. The open spaces on each side of the driveway introduce a multi-use passageway in which children can play and other communal activities occur.

By expanding the urban garden across the drive aisle, unit #11 ought to become live/work. Increase the amount of glazing at Unit #2 (building # 10) and unit #11 (building # 5) to ensure that residents and clients have direct views into the urban garden, which will provide more security and promote a greater urban sensibility to the garden or plaza concept. The mailboxes can be moved to the back portion of the urban garden removed from the more public area.

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.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

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

DC4-A Exterior Elements and Finishes

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

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

The west elevations facing 15th Ave NE would benefit from the use of metal at the upper levels. The abundance of manufactured stone and fiber cement products on these elevations evokes a suburban setting which could be more suitable for the interior townhouses. The live/work units ought to have a commercial appearance reflecting the increasingly urban context of the greater Northgate area.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

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.

DC4-E Project Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

DEVELOPMENT STANDARD DEPARTURES

The Board’s recommendation on the requested departure(s) are based upon the departure’s potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure(s).

| STANDARD | REQUIREMENT | REQUEST | JUSTIFICATION | RECOMMENDATION |
|---|--|---|--|---|
| 1. Rear Setback. SMC 23.71.030D.2 & 23.71.030D.3 | Rear setback required of 10’ for all portions of a mixed use structure 20’ or less in height An additional 10’ is required for all portions of mixed use structures exceeding 20’ | | | Staff note: This departure request does not apply. The structures adjacent to the rear setback are residential rather than mixed-use. |
| 2. Drive Aisle Width 23.54.030E.2 & Exhibit C 23.54.030 | Minimum aisle width shall be provided for the largest vehicle served by the aisle. Large stalls require 24’ aisle at 90 degrees. | Reduce aisle between garages to 22’ and at live/work units zero degree parking allow for a 14’ two way aisle. | <ul style="list-style-type: none"> ▪ Adds 2’ to the north setback at the property line and 1’ to the south setback. ▪ The applicant has not articulated a reason for the departure that would better meet the design guidelines. | The Board noted its interest in the reduced aisles width. Staff notes that the reduced aisle width reduces the potential for landscape features in the woonerf. |
| 3. Urban Garden Size. SMC 23.71.014A.1 | A minimum of 10% of lot area or proposed gross floor area shall be provided as landscaped or usable open space. | Reduce size from 1,213 sq. ft. to 1,080 sq. ft., a reduction of 11 %. | <ul style="list-style-type: none"> ▪ The applicant has not articulated a reason for the departure that would better meet the design guidelines. | The Board requested added space for the urban garden across the drive aisle where unit # 10 is located. |
| 4. Urban Garden Location SMC 23.71.014C.8.d | A minimum of 75% of the urban garden shall receive solar exposure from 11 am to 2 pm between the spring and autumn equinox. | Urban garden located to the north of three-story live/work units. The Board at the EDG meeting encouraged the location to better connect the open space with the development. | <ul style="list-style-type: none"> ▪ At the EDG meeting, the Board encouraged the location to better connect the open space with the development. | |

| STANDARD | REQUIREMENT | REQUEST | JUSTIFICATION | RECOMMEND- ATION |
|---|--|---|--|---------------------|
| 5. Live/Work uses at Pedestrian Designated Zone. SMC23.47A.004G.2 | In pedestrian designated zones, live/work units shall not occupy more than 20% of the street level, street facing façade along principal pedestrian streets. | Allot 89% of the street-level, street facing façade to live/work. | <ul style="list-style-type: none"> Although the Board indicated an interest in this departure, it isn't clear what design guidelines this matches. See staff notes below. | |
| 6. Non-residential Minimum Depth SMC 23.47A.008B.3 | Non-residential use shall extend an average of at least 30' and a minimum of 15' deep from the street level, street facing façade. | Allow a non-residential depth average of 18'-10". | <ul style="list-style-type: none"> The shallower depth allows for parking behind the live/work use. Although the Board indicated an interest in this departure, it isn't clear what design guidelines this matches. See staff notes below. | |

STAFF COMMENT

Departure request # 5 would allow live work units to occupy 89% of the 15th Ave NE frontage, exceeding the allowable code requirement by 69%. As the “Pedestrian” designation in this area is new, staff believes that a departure this great would undermine the intent of the new code section to promote commercial activity in this area. The “P” designation was created through a public process that would have included Northgate neighborhood groups. The nearby proximity of a sizeable grocery store (Safeway) and a series of retail businesses at the southeast intersection strongly suggest the viability of small commercial businesses (non-live/work) at the proposed site.

The design of the street frontage could support 20% live/work units, the urban garden, and the rest for commercial with residential above it.

BOARD DECISION

Once the applicant revises the plans to comply with Board guidance and SDCI completes its review and it's satisfactory, the staff planner will schedule a second Recommendation meeting.

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

http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

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

Mailing **Public Resource Center**

Address: 700 Fifth Ave., Suite 2000

P.O. Box 34019

Seattle, WA 98124-4019

Email: PRC@seattle.gov

Ripsb/doc/design review/REC.3019514.docx