



City of Seattle

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



EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3019728

Address: 11202 Roosevelt Way NE

Applicant: Chris Jones, Nicholson Kovalchick Architects for Noren Development, LLC

Date of Meeting: Monday, July 27, 2015

Board Members Present: Ivana Begley, Chair
Eric Blank
Laura Lenss
Blake Williams
Martine Zettle

Board Members Absent: Julia Levitt (on temporary leave)

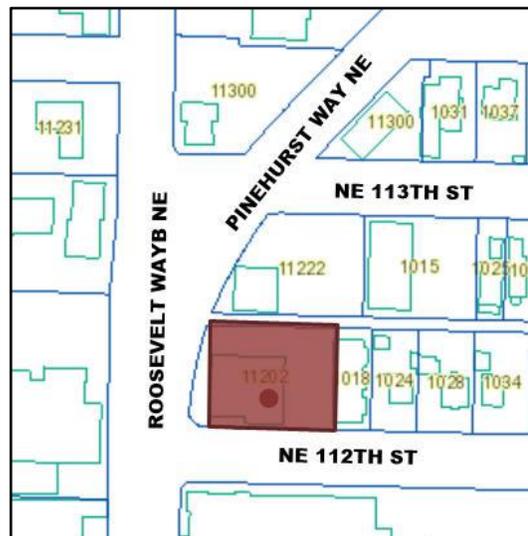
DPD Staff Present: BreAnne McConkie, Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 3 – 40’ height limit (NC3-40)

Nearby Zones: (North) NC3-40
(South) NC3-40
(East) NC3-40
(West) NC3-40

Lot Area: 16,485 square feet (sq. ft.)



Current Development & Site Characteristics:

The site consists of one parcel and contains a vacant structure previously used as a restaurant with surface parking. The project site located on the northeast corner of the intersection of Roosevelt Way NE and NE 112th St. An existing dead-end alley abuts the project site to the north. Proposed vehicular access is from the alley, pedestrian access is proposed from Roosevelt Way NE, NE 112th St, and the adjacent alley.

Surrounding Development and Neighborhood Character:

The site is located within the Northgate Urban Center, near the northeastern edge. The area to the north, south, and west of the site contains mostly low-rise commercial structures and is generally more auto-oriented.

The site is adjacent to Roosevelt Way NE, a principal arterial containing two travel lanes in each direction and two turning lanes. The sidewalk at this location is relatively narrow with no substantial landscaping or buffer between the street and sidewalk.

A four story, contemporary apartment building abuts the site to the east, with no setbacks or openings along the abutting façade. Across 112th St to the south of the proposed project site is a one story QFC grocery store comprised primarily of CMU with minimal fenestration along the street facing facade. East of the site, NE 112th Street transitions into single family residential and dead ends approximately a half block from the site. To the west of the site is a low-rise, auto-oriented commercial structure with minimal orientation to the Roosevelt Way NE streetscape.

Environmentally Critical Areas:

There are no mapped Environmentally Critical Areas (ECAs) onsite.

PROJECT DESCRIPTION

Proposal for a 4 story structure containing 13 residential units and 7 live/work units. Parking for 20 vehicles to be provided within the structure. Existing building to be demolished.

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The packet includes materials presented at the meeting, and is available online by entering the project number at the following website:
<http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>
[X](#)

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

Mailing Public Resource Center

Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

DESIGN DEVELOPMENT

At the first Early Design Guidance meeting, the applicant provided three schemes for the public and Board's consideration. The three options included some similar features including a mix of four story live-work units and townhomes.

Option One was code compliant and featured 22 units total, including 14 live-work units and 8 townhouses with no parking. The live-work units were located along the Roosevelt and 112th frontages, with townhomes located internal to the site and adjacent to the alley. The massing for all units featured 4-story structures with no upper level setback, penthouse roof structures to access the private rooftop amenity spaces, and some simple bay modulation along the street facing facades. This option provided a pedestrian connection between the alley and NE 112th St.

Option Two featured 6 live-work units and 12 townhomes, with a total of 18 units. Surface parking for 12 vehicles was proposed on the northeast corner of the site, accessed off of the alley. The proposed live-work units fronted Roosevelt and wrapped the corner onto 112th with two live-work units oriented to that street frontage. The remaining majority of the 112th frontage was occupied by townhomes with recessed stoop entries. The massing along Roosevelt included 4-story structures with vertical bays providing modulation for levels 2 through 4. The units fronting 112th included an upper level setback and vertical bays on levels 2 and 3. This option included a pedestrian connection into the site from Roosevelt and the alley. This option would require a departure for residential uses exceeding 20% of the street-level street-facing façade.

Option Three was the applicant's preferred option and included 7 live-work units and 13 townhomes with structured parking for 20 vehicles. The 7 live-work units fronting Roosevelt were a contiguous mass with setbacks at two points in response to the curvature of Roosevelt. The live-work units included a four story massing with vertical bays and a continuous canopy along Roosevelt. Three of the townhomes fronted 112th with entries and recessed stoops oriented to the street. The remainder of the 112th ground level frontage was occupied by structured parking with townhomes on levels 2 and 3 accessed from the podium level interior to the site. The massing along 112th included a setback at the upper level with rooftop amenity space along the southern portion of the structure. Six townhomes were located interior to the site, 2 at grade and 4 located on the podium. This option included a north south through block connection between 112th and the adjacent alley. Like Option 2, this Option would also require a departure for residential uses exceeding 20% on a street-level street-facing façade.

PUBLIC COMMENT

At EDG, several members of the public were present. Speakers provided comments and raised the following issues:

- Expressed concern with impacts to the alley and potential for illegal parking both in the alley on the adjacent surface lot to the north of the site.
- Stated that the alley is used considerably and needs to remain unobstructed.
- Supported redevelopment of the site and indicated general support for the proposed project.
- Expressed concern with access to neighboring properties and access to existing parking for the neighboring developments.
- Encouraged the property owners to gain control of the site to mitigate crime, dumping, and undesirable activity from taking place.
- Expressed concern with traffic and parking and encouraged the developer to consider vehicular, bicycle, and pedestrian traffic and circulation.
- Expressed concern with the lack of setbacks along the eastern portion of the building and questioned how the lack of setbacks would impact the adjacent property in regards to maintenance and existing utilities.
- Stated concern for potential construction impacts to existing tenants and residents in the area and encouraged the developer to be mindful and minimize impacts as much as possible.

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. Roosevelt Way NE Massing & Streetscape

- a. In general, the Board was supportive of the applicant's preferred option. The Board supported the four story massing along Roosevelt Way NE stating it read as commercial in character and better responded to the scale and intensity of Roosevelt Way NE. **(PL3-B-3, PL3-C-1, CS2-II.i, CS3-I-i)**
- b. The Board supported the ground level setback and upper level overhang along Roosevelt Way NE as well as the generous overhead weather protection and encouraged this to be further developed and included in the next iteration. **(PL3-B-3, PL3-C-1, DC3-B-1, CS3-I-i)**
- c. The Board noted that the pedestrian experience along Roosevelt Way NE was very harsh and the proposed landscaping appeared too residential in nature considering the location and adjacent live/work units. The Board noted that moving the landscaping away from the live/work units would allow for the uses within the live/work units spill out into the street. The Board directed the applicant to move the

landscaping between the street and the sidewalk, providing an intervening landscape buffer for pedestrians. **(CS3-I-I, PL3-B-3, PL3-C-1, DC3-A-1, DC4-D)**

- d. The Board directed the applicant to explore shifting the western structure closer to Roosevelt Way NE, possibly creating two setbacks instead of the three setbacks presented in the applicant's preferred option. **(CS2-B-1)**

2. NE 112th Street Massing, Streetscape, & Podium Parking Structure

- a. The Board supported the upper level setback along NE 112th Street as presented in the applicant's preferred option and stated that the upper level setback and row house character of the units fronting NE 112th St. responded well to the residential scale and character of the street. **(CS2-D-3, CS3-I-I, PL3-B-2)**
- b. At EDG, the Board did not support the proposed blank wall condition and parking structure location at grade along NE 112th St. The Board directed the applicant to explore a residential intervening use, such as a second entry, between the parking structure and the right-of-way. At a minimum, a landscaped setback similar to the adjacent townhomes to the west should be included but an intervening use would be preferred. The Board noted inclusion of a green wall on the proposed parking structure alone would not be an acceptable solution. **(DC1-III-ii, DC1-C-2, DC1-III-iv, DC4-D-1)**
- c. The Board directed the applicant to explore departures for a mix of smaller parking stalls in order to reduce the size of the podium structure and indicated initial support if this departure were to be requested. **(DC1-C-2, CS3-I-i)**
- d. For the next meeting, the Board directed the applicant to provide additional information on the podium, including structure and stall dimensions. **(DC1-C-2)**
- e. The Board noted that clear wayfinding for the parking from Roosevelt Way NE would be needed and directed the applicant to provide additional information on the parking wayfinding. **(PL3-A-1)**

3. Internal Units & Relationship with Adjacent Uses

- a. The Board expressed concern with the orientation and siting of the internal townhome units and their relationship to the woonerf/turnaround and existing blank wall condition to the east. The Board directed the applicant to explore ways to rotate or reorient the internal town home units to minimize the impacts from the existing blank wall and create the most successful outdoor spaces. The onus is on the applicant to demonstrate why the internal units cannot be reoriented and why the proposed siting and orientation is the most successful design solution. For the next meeting, the applicant should provide case studies and cross-sections. **(DC3-II-I, DC3-B-1,2,&4, DC3-A-1)**
- b. The Board directed the applicant to provide additional context on how the proposal responds to the adjacent uses and development, including vignettes. **(CS2-B-1, CS2-D-3, PL3-B)**

4. Wayfinding, Open Space & Interior Landscape/Hardscape

- a. The Board expressed concern with the amount of hardscape proposed, specifically internal to the site and directed the applicant to include additional landscaping to

- soften the internal spaces including the “urban alley” and woonerf. **(DC3-B-1, DC3-II-I, DC3-IV-I, DC4-D)**
- b. The Board stated that the woonerf has the opportunity to be a successful plaza but needed to be further developed. For the next meeting, the applicant must provide additional information on how the woonerf and turnaround will function and details on the landscape/hardscape. **(DC4-D, DC3-II-I, DC3-B, DC3-A-1, PL3-C-1)**
 - c. The Board directed the applicant to design the units adjacent to the woonerf and urban alley in a way that would encourage the uses, such as café seating, to “spill out” onto the public spaces. **(DC3-B, DC3-A-1, PL3-C-1, PL3-B-2, PL3-B-3, PL3-C-1)**
 - d. The Board expressed concern with the proposed narrow width of the internal “urban alley” presented and stated that narrowness would likely have a canyon effect. The Board directed the applicant to provide case studies to demonstrate how this type of narrow public thoroughfare could be successful. **(PL3-B, PL3-C, DC1-A, DC3-A, DC3-B)**
 - e. For the next meeting, the Board directed the applicant to provide additional information on the proposed open spaces including information on the intended primary users, public and private circulation plans for the entire site as well as to and from the garage to units and live/work uses, and wayfinding for all users and modes of travel. **(DC3-B, DC3-II-I, 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

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-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-D Height, Bulk, and Scale

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a

step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

Northgate Supplemental Guidance:

CS2-II Corner Lots as Gateways

CS2-III. Gateways: New developments on corner lots can aid significantly in marking entry and defining an intersection by “announcing the block” through building forms and features that are visually stimulating and inviting. Consult map for locations.

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

Northgate Supplemental Guidance:

CS3-I Streetscape Compatibility

CS3-I-i. Response to Context: The architecture of individual buildings should relate to their surroundings. This does not necessarily mean a historical approach, but rather one that is sensitive to the surrounding urban, built and natural environments. In areas zoned for mixed-use development outside the retail core area, orient and design the commercial facade at street level to be compatible with the streetscape of the surrounding residential neighborhood. Compatibility can be accomplished through a combination of the following:

1. The overall proportion of the facade;
2. Building setbacks;
3. Placement of windows and bays;
4. Location of entries; and
5. Exterior materials.

PUBLIC LIFE

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-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-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.

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.

DC1-C Parking and Service Uses

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

Northgate Supplemental Guidance:

DC1-III Parking Structures

DC1-III-ii. Design Quality: Design a well-proportioned and unified parking structure. Consider techniques specified in citywide design guidelines – those relating to height, bulk and scale compatibility; architectural concept and consistency; and fostering a human scale to achieve good scale and architectural design quality.

DC1-III-iii. Ground-Level Retail: Consider placing retail at the ground level of a parking structure along the primary facade, where appropriate.

DC1-III-iv. Quality Materials: Parking structure facades should be treated with high quality materials and given vertical articulation and emphasis similar to the principal structure. The façade should be designed to visually screen cars.

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-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:

DC3-II Urban Plazas and Town Squares

DC3-II-i. Public Space: Space should be enclosed by active buildings around the perimeter to encourage its use and maintain its safety. Plazas and squares should be surrounded by pockets of activity: shops, stands, benches, displays, gardens. These various pockets of activity should all be next to paths and entrances to facilitate constant movement. The ultimate goal should be to gather enough people in and around these spaces so that they will overlap and spill in toward the center of the square. The following can help accomplish this goal:

1. Arrange open space elements in a manner that reduces the scale of the larger plaza into smaller spaces more suitable for pedestrian use.
2. Design retail spaces to comfortably “spill out” and enliven public space.
3. Provide landscaping that enhances the space and architecture.
4. Provide visual and pedestrian access (including barrier free access) into the site from the public sidewalk.
5. Site furniture, art work.
6. Consider pedestrian-scaled lighting and other amenities such as fountains, seating (steps provide excellent seating) and kiosks.
7. Design landscaping to assist in absorbing run-off from paved plaza areas.

DC3-IV Use Landscaping Design to Enhance the Site

DC3-IV-i. Natural Features; Consider design strategies to create natural features or systems that can be incorporated into the site design.

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

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

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 meeting the following departure was requested:

1. **Residential Uses in Commercial Zones (SMC 23.71.044):** The Code requires residential uses to not exceed 20% of the street-level street-facing façade within the Northgate Overlay District. The applicant proposes primary and accessory residential uses occupy more than 20% of the street-level street-facing façade on NE 112th St.

At the time of Early Design Guidance, the Board requested additional information on the proposed residential uses and associated parking and indicated they were not inclined to support the departure based on the current proposal design.

RECOMMENDATIONS

BOARD DIRECTION

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