



EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3019953

Address: 1319 NE 65th ST

Applicant: Adrienne Watkins, Weinstein Architects for Roosevelt Development Group LLC

Date of Meeting: Monday, July 13, 2015

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

Board Members Absent: None

DPD Staff Present: BreAnne McConkie, Land Use Planner

SITE & VICINITY

Site Zones: Neighborhood Commercial 1, Pedestrian designation, 40' height limit (NC1P-40)

Nearby Zones: (North) Neighborhood Commercial 2, Pedestrian designation, 65' height limit (NC2P-65)
(South) Single Family 5000 (SF 5000)
(East) Neighborhood Commercial 2, Pedestrian designation, 40' height limit, (NC2P-40)
(West) NC1P-40

Lot Area: 8,624 Square Feet (sq. ft.)

Current Development: The project site consists of two parcels. Each parcel contains a wood-



framed single family structure, both built in the early 20th century.

Surrounding Development and Neighborhood Character: The proposed development is on the southwest corner of NE 65th Street and 14th Ave NE and is located within the Roosevelt Residential Urban Village. The site is also located in the Roosevelt Station Overlay District due to its proximity to the future Roosevelt Light Rail Station, located approximately two blocks west of the site.

The development directly south of the site consists primarily of brick and wood-framed single family residential structures built in the early 20th century. Fourteenth Ave NE is residential in character with planted medians, traditional bermed front yards, and front yard setbacks consistent with single family residential development.

Development to the north, east, and west of the site is a mix of single family residential structures, low-rise commercial development with surface parking, and some larger traditional and contemporary medium-density residential and mixed-use development to the west near the NE 65th St and 12th Ave NE intersection. This intersection is located approximately one block west of the site and marks the eastern edge of the Roosevelt Neighborhood commercial core. It has been identified as a gateway interstation in the Roosevelt Design Guidelines. This area is in transition and undergoing redevelopment related to the future light rail station that is currently under construction.

Roosevelt High School is located one block north of the project site. Cowen and Ravenna Parks are located approximately two blocks to the south.

Access: Vehicular access to the site is proposed from an adjacent, gravel alley to the west of the site. The primary pedestrian entries to the site are proposed from NE 65th St with secondary ingress/egress from 14th Ave NE.

Environmentally Critical Areas: There are no mapped Environmentally Critical Areas on site.

PROJECT DESCRIPTION

Design Review Early Design Guidance proposal for a 4-story structure containing 41 residential units and 1,700 sq. ft. of commercial space located at ground level. Surface parking for 8 vehicles to be provided. Existing single family structures 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>

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. All three options presented a similar programming model with a four story building containing approximately 41 residential units and ground floor retail.

Option one featured an L-shape layout with commercial space oriented to NE 65th St. The residential amenity area was located at the corner of NE 65th St with the primary residential entry located on 14th Ave NE. This option included 7 parking spaces located within the structure, accessed from the adjacent alley to the west. This option also featured a 4' setback along NE 65th St, a southwest facing terrace/residential amenity space located on the 2nd level, rooftop amenity space and a green roof. This option did not include a triangular setback at the southeast corner adjacent to the single family residential zone.

Option two was a code compliant option and featured commercial space and the residential lobby located along NE 65th St. Four live/work units were proposed to front 14th Ave NE. The upper three stories featured a double loaded corridor layout with residential units oriented north and south. This option included 7 parking spaces located within the structure, accessed from the adjacent alley to the west. A small interior amenity space was proposed on levels two through four with residential terraces located on the second level along the south portion of the building. A 15' triangular setback was proposed at the southeast corner, adjacent to the single family zone. This option also included some residential rooftop amenity space as well as a green roof. There was no proposed setback along NE 65th St resulting in no street trees along that frontage.

Option three was the applicant's preferred option and featured commercial space located at the corner of NE 65th St and 14th Ave NE. The residential lobby was located at the northwest corner of the site, fronting NE 65th St with a secondary ingress/egress located on 14th Ave NE. This option included 8 parking spaces located within the structure, accessed from the adjacent alley to the west. This option also included a 4' setback along NE 65th St, private terraces at the second level, and residential amenity space and a green roof on the roof. This option also featured bay windows along NE 65th St. and internal circulation at the east and west ends of the structure. This option did not include a triangular setback at the southeast corner adjacent to the single family residential zone. This option included several departures, as discussed in more detail below.

PUBLIC COMMENT

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

- The large height, bulk, scale, and density of the proposal adjacent to the existing single family neighborhood is incompatible.
- Longevity and vibrancy of the proposed landscape buffer along the southern edge would be extremely important and long term maintenance responsibilities needed to be clearly defined.
- Privacy of the adjacent home and outdoor space, specifically the potential privacy impacts related to the 2nd story balconies was a concern. The proposed landscape buffer may not be adequate.
- 14th Ave NE is quiet and residential in nature.
- Trees along 14th Ave NE are mature and proposed street trees should be larger caliper.
- Additional stepping in the massing is needed to better transition to the adjacent single family scale.
- Of the three options presented, the applicant's preferred option was the best; Option 1 would be the least successful.
- It was difficult to understand the proposed setback at the southeast corner along 14th Ave NE.
- There was a lack of space for outdoor seating area for the proposed retail use and any proposed outdoor seating would likely create conflict with pedestrian movement.
- The sheer four story volume of the south façade was concerning and additional stepping along the southern façade may be a solution to help soften the zone transition.
- Questioned how trash collection would work.
- Would like to see the entire alley could improved/paved.
- The blank wall, lack of transparency, and lack of active uses at the ground floor along 14th Ave NE was problematic and additional activity at this location, that respected the residential nature of 14ht Ave NE, was needed.
- The site would be a pioneering site because it is the first in this area of Roosevelt and would set a precedent for new mixed use and retail in the neighborhood.
- The accessible outdoor amenity space relative to the number and size of units may not be adequate. More information on the design of the roof top amenity space was needed.

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. Zone Transition & Height, Bulk, & Scale:

- a. The Board discussed the three massing options presented at EDG and expressed unanimous support for the applicant’s preferred option. The double sided corridor with gaskets at each end providing natural light was successful and should be maintained. **(CS2-D-1, DC2-A, DC2-C-2)**
- b. The Board noted the relative constraints due to the size of the site zone transition and acknowledged that the private terraces on the second level of the preferred option provided some setback and scale transition to the neighboring single family residential and that they should remain. **(CS2-D-3, CS2-D-4, CS2-III-I, CS2-III-iii)**
- c. The Board expressed concern with the perceived scale and “looming presence” of the building adjacent to the single family neighborhood and directed the applicant to explore creative solutions to screen views from upper level units and incorporate strategies to minimize the perceived mass and leering quality along the south façade of the building. Some examples may include window placement and size, strategically placed window awning or fins, or lowering the parapet. **(CS2-D-3, CS2-D-5, CS2-III-I, DC2-A-2, DC2-C-2)**

2. Privacy/Landscape Screening/Respect for Adjacent Sites:

- a. The Board supported the depth of the terraces and directed the applicant to provide additional information on the terrace layout. **(DC3-B-1, DC3-B-4, DC4-D)**
- b. The Board recognized the potential negative impacts of the south facing outdoor terraces on the neighboring properties to the south and directed the applicant to demonstrate how these spaces will be a successful buffer and respect the privacy of the adjacent uses. The applicant should provide cross sections with sightlines, perspectives, and renderings specifically showing what these spaces will look like from the existing private garden to the south. **(DC4-D-3, DC2-C-3, CS2-III-I, CS2-D-5)**
- c. The applicant must demonstrate how the proposed landscaping will remain successful and vibrant over time, providing details on the landscaping including installation and a long term maintenance plan for both the terrace landscaping and landscaping at grade (along the property line and potentially on the adjacent property north of the fence). **(DC4-D-3, DC2-C-3, CS2-III-I, CS2-D-5)**

3. 14th Avenue NE Streetscape

- a. The Board discussed the blank wall along 14th Ave NE and recognized that while it did have the potential to act as a transition between the proposed commercial space and single family residential neighborhood, some activity at this location was needed to mitigate the negative impacts of the blank façade at the ground level. The Board directed the applicant to explore a secondary lobby or entrance at this location. This could be a more quiet entry but should still be inviting. The Board stated support for removing one parking space to enhance a secondary entry at this location. **(CS2-D-3, DC1-C-4, DC2-B-1, DC2-B-2, DC2-C-all, DC4-A-1)**
- b. The Board requested additional information on the rationale for garbage at the 14th Ave NE location as proposed in the applicant’s preferred option as opposed to the alley. For the next meeting, the applicant should explore if alternative solid waste storage could be located adjacent to the alley or internally, within the parking garage. The applicant should provide additional detail on the garbage including dimensions, screening, and functionality. **(DC1-C-4, DC4-A-1, DC2-B-1&2)**

4. NE 65th Street Streetscape & Alley

- a. The Board supported the 4' setback at street level along NE 65th St shown in the applicant's preferred option and stated a preference for street trees over additional weather protection, noting that trees would help to provide some weather protection and buffer for the residential units oriented toward NE 65th St. **(PL2-C-1-all, PL3-I-i, DC2-C-2, DC4-D-3)**
- b. The Board supported the bays along NE 65th St stating they would provide additional overhead weather protection beyond the 4' building overhang. The spacing and rhythm of the bays alternating with the tree canopy would provide adequate weather protection and should be included in the final design. **(PL2-C-1-all, DC2-C-2, DC4-D-3)**
- c. For the next meeting, the applicant should provide additional information on the siting of the residential entry, solid waste storage area, and alley. **(PL3-C-1, PL4-C-1, DC1-C-4)**

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-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-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-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.

Roosevelt Supplemental Guidance:

CS2-II Corner Lots

CS2-II-i. Gateways: Gateway features could include a variety of design elements that enhance these prominent neighborhood intersections identified below. See guidelines for gateways locations. The following design elements are encouraged:

- a. special paving or surface treatments;
- b. art;
- c. water features;
- d. landscaping,;
- e. seating;
- f. kiosks, etc.

CS2-III Height, Bulk, and Scale Compatibility

CS2-III-i. Commercial/Residential Zone Edges Map: Careful siting, building design and building massing at the upper levels should be used to achieve a sensitive transition between multifamily and commercial zones as well as mitigating height, bulk and scale impacts. Some of the techniques already identified in the citywide design guidelines are preferred in Roosevelt. These techniques include:

- a. increasing building setbacks from the zone edge at ground level;
- b. reducing the bulk of the building's upper floors;
- c. reducing the height of the structure;
- d. use of landscaping or other screening (such as a 5-foot landscape buffer).
- e. Departures to development standards are encouraged in Roosevelt in order to create a positive transition along zone edges.

CS2-III-iii. Zone Edge Condition One: Where a rear lot line of a commercially zoned lot (height limit of 30, 40 or 65 feet) abuts a side or rear of a residentially zoned lot (height limit of 25-35 feet). Examples of recommended design methods follow in order of preference:

- a. For commercial uses, place surface parking and access behind commercial buildings;
- b. Increase building setbacks along zone edges;
- c. Step back the upper floors or modify the roofline to reduce the overall building height.

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

Roosevelt Supplemental Guidance:

CS3-I Architectural Context

CS3-I-ii. Architectural Features: Features preferred in Roosevelt include the following:

- a. Building base emphasizing materials and/or texture that is different from the material(s) and texture(s) of the main body of the building
- b. Kickplate
- c. Ground floor storefront transparent windows that allow pedestrians to see activity within the building
- d. Ground floor display windows (where product displays are changed frequently to create interest along the street)

- e. Recessed entries on the street level and building modulation on the upper levels
- f. Transom windows
- g. Upper level windows that are interrupted by solid façade area
- h. Parapet cap or cornice
- i. Beltcourse
- j. Marquee or awning: marquees or retractable awnings are generally preferred
- k. Arcades
- l. Change in materials
- m. Variety in color and/or texture
- n. Building overhangs (where upper levels are brought closer to a front property line)
- o. Courtyards

PUBLIC LIFE

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

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.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

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.

Roosevelt Supplemental Guidance:

PL3-I Human Activity

PL3-I-i. Pedestrian Amenity/Setback: Roosevelt is looking for opportunities to encourage pedestrian activity along sidewalks within the Commercial Core. This is especially important because sidewalks along Roosevelt and 65th are considered too narrow. If not required with new development, applicants are encouraged to increase the ground level setback in order to accommodate pedestrian traffic and amenity features.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-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.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-C Parking and Service Uses

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

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 Façade Composition

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

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

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-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.

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.

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 departures were requested:

1. **Residential Uses at Street Level (23.47A.005.C, 23.47A.005.D.1, 23.47A.008.C.1):** The Code requires residential uses to occupy no more than an aggregate of 20% of the street-level street-facing façade in NC1 zones, with the remaining 80% to be occupied by general sales, retail, or eating and drinking establishments. The applicant proposes 50% of the street-level street-facing façade to be residential uses.

The Board indicated preliminary support for the requested departure but directed the applicant to further evolve the design and programming of the residential uses to be more active, meeting the intent of the Code and Design Guideline PL3-C: Retail Edges.

2. **Street Level Transparency (23.47A.008.B.2a):** The Code requires 60% of the street-facing façade between 2 ft and 8 ft above the sidewalk to be transparent. The applicant proposes 40% transparency along the 14th Ave NE façade with landscaping in lieu of the remaining required transparency.

At EDG, the Board generally did not support the request and stated that additional information was needed. The Board directed the applicant to explore expansion of the residential related activity while being mindful of the transition to the adjacent single family neighborhood and to minimize impacts of solid waste storage at that location to better meet Design Guidelines DC2-B: Architectural and Facade Composition and PL3-C: Retail Edges.

3. **Non-Residential Use Depth (23.47A.008.B.3):** The Code requires non-residential uses to extend an average depth of at least 30 ft and a minimum of 15 ft from the street-level, street-facing façade. The applicant proposes a reduced depth of 26.5 ft for the commercial space.

The Board indicated preliminary support for the requested departures but directed the applicant to make a portion of the commercial space deeper than what was proposed at EDG, consistent with Design Guideline PL3-I: Human Activity.

4. **Overhead Weather Protection (23.47A.008.C.4):** The Code requires continuous overhead weather protection along at least 60% of the NE 65th St street frontage with a minimum width of 6 ft and located between 8 ft and 12 ft above the sidewalk. The applicant proposes weather protection that is 4' deep and between 10-13' above grade along 60% of the NE 65th St façade.

The Board indicated early support for the requested departures with the condition that the proposed bays still provided a minimum of 6' of weather protection. The requested departure better meets Design Guidelines PL3-I-i: Pedestrian Amenity/Setback and PL3-C-3: Ancillary Activities.

5. **Structure within the Required Setback at Residential Lots (23.47A.014.B.1):** The Code requires a 15' triangular setback when a commercial lot abuts a side lot line and front lot

line in a residential zone. The applicant proposes to allow a structure within the required 15' triangular setback.

The Board indicated early support for the requested departure because it was a better design solution for safety, security, and the streetscape conditions. The requested departure better meets Design Guideline DC2-A-1: Site Characteristics and Uses.

6. **Opening Closer than 5' to a Residential Lot (23.47A.014.B.5):** The Code requires no openings to be closer than 5' to an abutting residentially-zoned lot. The applicant proposes a garage door opening 4' from the abutting residential lot.

The Board indicated early support for the requested departure because its location in the alley and minimal impact. The requested departure moves the garage entrance further from the primary entry and sidewalk along NE 65th St and better meets Design Guideline DC1-C-4: Service Uses.

7. **Parking Aisle Width (23.54.030.E):** The Code requires an aisle width of 24' or greater for two-way traffic (for ADA van stalls). The applicant proposes a narrower (20') aisle to serve the aisle containing the ADA van stall.

The Board indicated early support for the requested departure as long as it still allowed for practical maneuverability. The requested departure minimized the impacts of the internal parking and resulted in greater retail depth and greater setbacks along NE 65th St, better meeting Design Guidelines PL3-I-i: Pedestrian Amenity/Setback and PL3-C-3: Ancillary Activities.

RECOMMENDATIONS

BOARD DIRECTION

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