

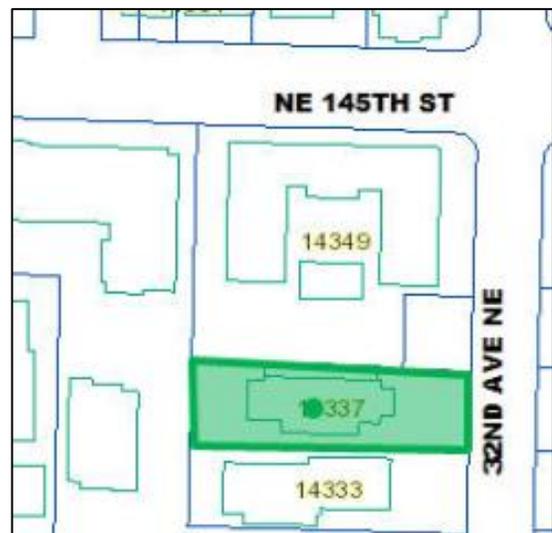


EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3020566
Address: 14337 32nd Ave NE
Applicant: Peter Andersen, Imago de Lineo Architecture
Date of Meeting: Monday, October 26, 2015
Board Members Present: Eric Blank (Chair)
Laura Lenss
Blake Williams
Martine Zettle
Board Members Absent: Ivana Begley
DPD Staff Present: Katy Haima

SITE & VICINITY

Site Zone: Midrise (MR)
Nearby Zones: (North) MR
(South) MR
(East) MR
(West) LR3
Lot Area: 12,666 sq. ft (.29 acres)



Current Development:

The site is currently developed with a two story multi-family building with surface parking between the structure and the street.

Surrounding Development and Neighborhood Character:

The site is located near the northern Seattle municipal boundary at NE 145h Street in the Olympic Hills neighborhood. Lake City Way NE (also Washington State Highway 522) is one block to the east of the site.

The area is characterized with many multi-family residential structures built in the 1960’s and 1970’s. Many of the structures are set back from the street, with surface parking abutting the right of way. Lake City Way NE is a commercial corridor, and connects south to Lake City and Roosevelt, and east to Bothell. NE 145th Street provides access to I-5 to the west.

The site is essentially flat. To the north of the site is a three story residential structure with surface parking. To the south of the site is a three story residential structure, set back from the street with intervening surface parking. To the east of the site is a residential complex consisting of four structures and surface parking.

Access:

There are no sidewalks or curbs along 32nd Ave NE; vehicles can access the site via the entire frontage. There are no abutting alleys.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

The proposal is for a six-story structure containing approximately 60 residential units and 30 below-grade parking stalls.

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The packet includes materials presented at the meeting, and is available online by entering the project number (3020566) 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

PUBLIC COMMENT

The following comments, issues and concerns were raised at the Early Design Guidance Meeting:

- Preferred Option 3 due to the location of the parking access.
- Would like to see more generous buffers to the developments on the north and south of the site.
- Supported the staggered massing presented in Option 3.
- Concerned about increasing cut-through traffic.
- Concerned about the increase of density and lack of existing services.
- Would like to see more amenity space, and to incorporate spaces for dogs.
- Would like to see affordable units.
- Concerned about the lack of park space in the neighborhood.
- Requested the applicant reach out to relevant neighborhood groups.
- Concerned about security issues.
- Felt the project would help support a diversity of incomes in the area.
- Supported the increased density on site, noting the future light rail station and access to public transit.

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. Massing Concept and Context Response:** The Board supported the massing concept of three staggered volumes presented in Option C as an appropriate response to context, and encouraged the applicant to further refine the modulation as it relates to the design concept, programming and material application. (CS2.A, CS2.B, CS2.D, DC2.A)
 - a. Staggering the building masses and locating the third-story terraces at the west end of the site reduces the height bulk and scale of the massing as viewed from the adjacent LR3 zone.
 - b. The staggered massing provides a front setback that complements the adjacent structure to the south.
 - c. The terrace at the northwest end of the massing allows for increased sunlight access to the units to the north of the site.

- d. The massing concept maximizes the potential for roof amenity space. The Board encouraged the applicant to consider an amenity space for dogs in response to the public comment provided.
- e. The Board requested more information regarding the screening to adjacent units to the north and south, and how the design will take privacy concerns into account.
- f. Continue to reflect the concept of the three staggered volumes, as presented in the design development sketches, as the design moves forward.
- g. The Board expressed concern about over-modulating the relatively small building, and encouraged the applicant to carefully consider massing moves as they relate to the overall composition. The Board suggested removing the bays located on the north and south facades as a strategy to simplify the massing and strengthen the expression of the shifting volumes.

2. Entry Sequence and Streetscape. The Board agreed that the layout of the entry court and parking ramp presented in Option C reduces the visual impact of the parking entry and provides an opportunity to connect to the public realm. The Board indicated that security should be a top priority as the design evolves. (CS2.A, CS2.B, PL2.B, PL3.A, DC1.C, DC2.A, DC3.A, DC3.C, DC4.C, DC4.D)

- a. The location of the parking entry is integrated into the massing, and the Board appreciated that the entry was covered and screened from the entry court.
- b. The screen between the entry court and the parking garage ramp should be a prominent feature of the design of the entry court.
- c. The Board appreciated the prominence of both the stairs and ramp in the entry court design, and indicated that these features should be consolidated into one sequence, buffered from the parking garage entry.
- d. The design of the entry court should be simple and legible, and reinforce the residential entry and massing concept.
- e. The design of the entry court, parking garage ramp, and first floor should demonstrate a thoughtful response to security concerns. The building-open space relationship should achieve a secure, welcoming space.
- f. The interior of the parking ramp entry should be taken into consideration as part of the overall streetscape design, as it will be visible from the street. In addition, integrate the design of the parking ramp security gate into the overall architectural composition.
- g. Provide detail regarding the visual and audible warnings for pedestrians at the parking garage exit.
- h. The design of the entry court should take security into consideration, and design the space to provide an adequate amount of transparency to allow for sightlines in and out of the space, and to activate the streetscape. The design of gates and fencing should be non-climbable.
- i. Provide a conceptual lighting scheme.
- j. Provide more detail regarding the location and storage of trash and bicycles.

3. Architectural Composition and Materials. The Board stressed the importance of materials and secondary elements for breaking down the height, bulk and scale of the building; the

building reading as residential; executing the massing and design concept in the architectural composition of the facades; and setting a design precedent in an evolving neighborhood. (CS2-A, CS2.D, CS3.A, DC2.A, DC2.B, DC4.A)

- a. The Board supported a simple, durable materials palette.
 - i. Wood should only be used on those portions of the building that relate directly to the pedestrian realm to provide a fine-grained texture and break down the scale of the massing.
 - ii. If fiber cement panels are used, the jointing should be designed to complement the fenestration pattern and overall design concept.
 - iii. The Board agreed that lap siding is an appropriate material to reflect the residential programming of the building, but that it should receive a judicious application at appropriate moments to work with the overall architectural composition.
 - iv. Masonry or concrete are appropriate materials at ground level, and should feature high-quality finishes and detailing.
 - v. The Board supported metal siding.
 - vi. Vinyl siding is not an appropriate material.
- b. The material composition should reflect the parti of staggered volumes and demonstrate a simple but meaningful response to the massing. The Board supported the expression of individual units.
- c. The Board cautioned against over-articulation, and encouraged the applicant to demonstrate a restrained and sophisticated use of color. The Board suggested either using a signature color as either an accent or base color.
- d. The Board requested design development sketches that demonstrate the intent behind the fenestration pattern and how the modules are expressed. The Board suggested a mass/void study. The Board supported full height windows.

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-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-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-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.

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

CS3-A Emphasizing Positive Neighborhood Attributes

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-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

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.

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-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.

DESIGN CONCEPT

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

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.

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.

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.

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-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.

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-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.

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 no departures were requested.

BOARD DIRECTION

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