



## EARLY DESIGN GUIDANCE OF THE EAST DESIGN REVIEW BOARD

Project Number: 3020645

Address: 1427 NW 65th Street

Applicant: Bradley Khouri for b9 architects

Date of Meeting: Monday, September 21, 2015

Board Members Present: Ellen Cecil, Chair  
Keith Walzak  
Dale Kutzera  
Marc Angelillo

Board Members Absent: Chris Bell

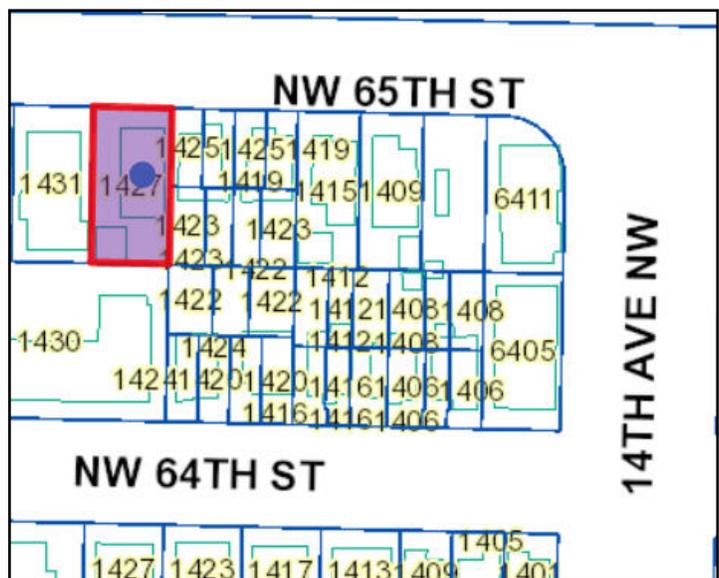
DPD Staff Present: Holly J. Godard

### SITE & VICINITY Urban Village

Site Zone: Lowrise 3 (LR3)

Nearby Zones: (North) Lowrise 1 (LR1)  
(South) Lowrise 3 (LR3)  
(East) Lowrise 3 (LR3)  
(West) Lowrise 3 (LR3)  
and Neighborhood  
Commercial 3 (NC3)

Lot Area: 5,000 square feet



**Current Development:**

Currently on the site there is a multifamily triplex building.

**Surrounding Development and Neighborhood Character:**

Surrounding development is a mix of multifamily structures, several single family homes, and commercial development. Ballard High School is across 65<sup>th</sup> Street.

**Access:**

Access to the site is via NW 65th Street. There is no alley in this block.

**Environmentally Critical Areas:**

No Environmentally Critical Areas (ECA) are mapped at the site.

**PROJECT DESCRIPTION**

The project proposal is to construct a 4 story structure containing 23 residential units. No parking is proposed. The existing structure is slated to be removed.

**EARLY DESIGN GUIDANCE September 21, 2015**

The packet includes materials presented at the meeting, and is available online by entering the project number (3020645) at this website:

[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](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](mailto:PRC@seattle.gov)

**PUBLIC COMMENT**

No members of the public were present at the meeting.

**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.

**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-2. Mid-Block Sites:** Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

**CS2-D Height, Bulk, and Scale**

**CS2-D-1. Existing Development and Zoning:** Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

**CS2-D-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-5. Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

At the Early Design Guidance meeting the Board gave direction to the applicant to continue to study and develop the proposed concept of eroding the front building façade to lessen the built mass on the street. An eroded building form would be a good fit at this midblock site. The Board thought that the idea had merit in order to create a better streetscape, fit better within the multifamily context, and to capture light and air at the site entryway. The Board liked the concept that each unit would have at least two facades for operable windows to increase light and air in the units.

## 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-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-4. Interaction:** Provide opportunities for interaction among residents and neighbors.

At the Early Design Guidance meeting the Board gave guidance to continue to develop the common entry and courtyard entries with attention to the pedestrian experience upon entering the site and balance with individual entries. Create privacy for individual entries and architectural wayfinding for the site entry. The ensemble of entry elements should be clear, unimposing, and create a natural flow from the right of way to individual units. Foster a sense of community via the entry experience and at the interior courtyard. The Board directed the applicant to design security gate(s) to be functional and transparent. Fences should blend with the project landscape context and serve their purpose inconspicuously.

## DESIGN CONCEPT

**DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.**

**DC2-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-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.

**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.

The Board considered the project building forms and uses and directed the applicant to design the rear yard to serve as private open space for the basement units. They directed the applicant to create opportunity for the units to exit onto the open space as patio and garden features. This may cause a change in the amenity area calculations. The Board directed the applicant to review the amenity space requirements and if an additional departure is needed to articulate the departure request in the MUP and at the next design review meeting. The Board thought the interior courtyard was an interesting concept to further develop and to fully detail with the full palette of architectural and landscape elements. The courtyard should capture and reflect as much light as possible, be carefully lit to avoid light spillage and provide places to gather, include feature plantings and opportunities for a courtyard community to develop. Include balconies and small roof top balconies wherever possible. The rooftop amenity spaces should have railing

or glass instead of solid walls for parapet enclosure to reduce the sense of height and bulk. The Board directed the applicant to retain high quality materials as shown in the preliminary concepts.

## **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 three departures were requested.

**1. Façade Length** (SMC 23.45.527) The Code allows 65 % of the lot length for façade length. The applicant is requesting a departure to allow 69%, or 4 additional linear feet.

The Board is favorable to the departure with further information on how the departure better helps the development meet priority guidance.

**2. Side Setback** (SMC 23.45.518 ) The Code requires 5 feet minimum and 7 feet average setback. The applicant is proposing 4 feet minimum for a length of approximately 15 feet.

The Board is favorable to the departure with further information on how the departure better helps the development meet priority guidance.

**3. Rear Setback** (SMC 23.45.518 ) The Code requires 15 foot rear setback. The applicant is proposing 12.5 feet.

The Board is favorable to the departure with further information on how the departure better helps the development meet priority guidance.

## **BOARD DIRECTION**

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