



City of Seattle

Edward B. Murray, Mayor
Department of Construction and Inspections
Nathan Torgelson, Director



RECOMMENDATION OF THE NORTHWEST DESIGN REVIEW BOARD

Project Number: 3020645

Address: 1427 NW 65th Street

Applicant: Bradley Khouri for b9 architects

Date of Meeting: Monday, March 21, 2016

Board Members Present: Dale Kutzera, Chair
Keith Walzak
Chris Bell
Marc Angelillo

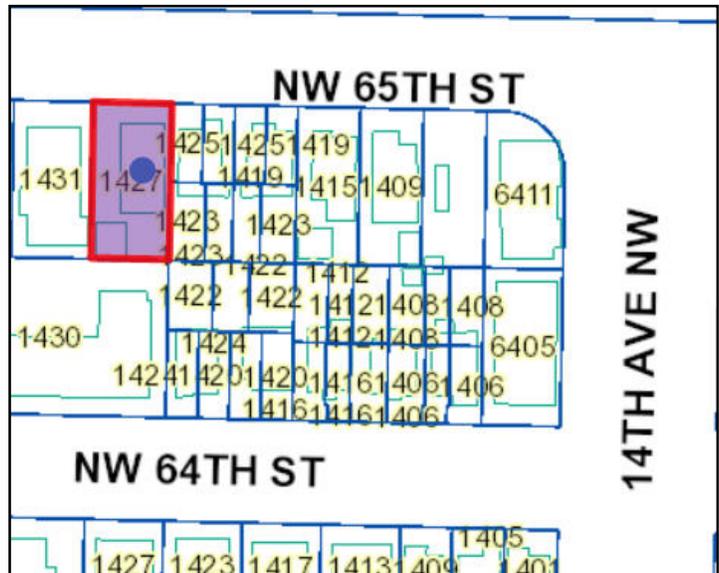
DPD Staff Present: Holly J. Godard

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 65th 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.

RECOMMENDATION March 21, 2016

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.

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

One member of the public was present at the meeting and offered no comments.

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.

At the Recommendation meeting the Board approved of the broken block building form to create a more interesting building at this mid-block site. The Board thought that the “floating box” was an interesting feature which supplied energy, façade relief, and a unique shape to the project. The Board discussed the departure associated with the floating box. The proposal is for a one foot departure request, (for side setback over 18.5 linear feet), stating that it was not respectful to adjacent sites to have the box form closer to the property line. The Board approved the varying facades.

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.

At the Recommendation meeting the Board approved of the varying unit entries, courtyard design, and circulation. They pointed out the possible troublesome nature of the floating box unit windows and the open circulation walks and stairs, stating that there would be a constant visual intrusion into the floating box units. There was considerable discussion on how this might negatively affect the units as well as the project as a whole. The Board also discussed the basement unit with a patio light well as its only source of natural light citing the unit as too dark and better suited for a storage unit. The Board encouraged the applicant to consider design solutions to ameliorate or correct these concerns, but did not condition the project on these issues. The Board felt the overall ensemble of architectural elements was pleasing and appropriate for the location.

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.

At the Recommendation meeting the Board approved of the project massing with exception to the side setback departure needed for the floating box. They approved the façade designs and architectural composition as shown. They approved the open space courtyard and building entries and unit relationships to the open space. The Board felt the materials proposed will be appropriate as well as the signage and lighting plans. The Board approved the landscape plan.

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.

SUMMARY OF REQUESTED DEPARTURES

At the time of the Recommendation four departures were requested.

	Standard Requirement	Required	Request	Rationale for Departure	Board Direction
1	SMC 23.45.518 Rear Setback	The Code requires 15 foot rear building setback.	12.5 inches building setback.	Shifting the building to the rear allows for the open courtyard in the middle of the site, variable bulk and scale. CS2B,D, PL1A.	Recommend Approval
2	SMC 23.45.518 Side setback	The Code requires 7 foot average and 5	4 foot minimum for 18.5 linear feet and 8.5	The Floating Block is a design feature that breaks the façade line for better bulk and scale, legibility, façade	Recommend Denial based on the

		foot minimum setback from the street lot line.	average minimum from 4 feet to 1.5 feet	composition and connection to the street. CS2B,D,PL1A,CS2C,CS2D,DC2C1	impacts to adjacent sites. CS2D5
3	SMC 23.45.527.B.1 Façade Length	The Code allow 65% of the property line or 69 feet 10 inches.	Additional 4 feet 10 inches.	The increase allows an open courtyard in the center of the site for better height bulk and scale, network of open spaces, interesting massing and architectural façade composition. CS2C,D PL1,A, 3A, DC2A, DC2B	Recommend Approval
4	SMC 23.45.522A.4. Amenity Area	Amenity at ground level shall be common space.	Amenity is private space	To make better use of the rear setback area for residents with ground level units at the rear and shift the common amenity to the center courtyard. DC1,A2, DC3,B4,PL1 B3, PL1 C3.	Recommend Approval

Board Recommendation:

The recommendation summarized above was based on the design recommendation packet dated March 21, 2016 and the materials shown and described by the applicant at the Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the Design Review Board members recommended APPROVAL of the subject design. In addition, the four (4) member Board supported three of the departure requests, rejected one and **recommended approval** of the design to the Director without conditions.