



EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3021266

Address: 4218 Roosevelt Way NE

Applicant: Jeff Walls, Studio 19 Architects

Date of Meeting: Monday, December 14, 2015

Board Members Present: Ivana Begley (Chair)
Eric Blank
Laura Lenss
Blake Williams

Board Members Absent: Julia Levitt

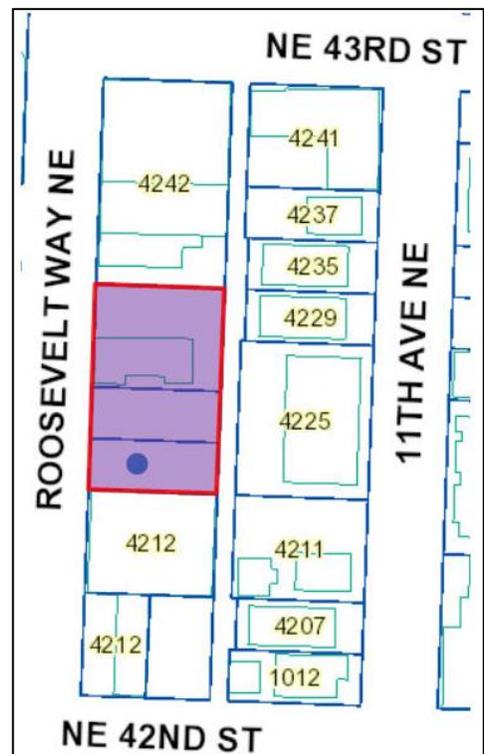
DPD Staff Present: Katy Haima

SITE & VICINITY

Site Zone: Commercial (C1-65)

Nearby Zones: (North) C1-65
(South) C165
(East) MR
(West) C1-65

Lot Area: 16,000 sqft.



Current Development:

The site is currently undeveloped, and used as surface parking

Surrounding Development and Neighborhood Character:

To the north of the site is a six story hotel built in 2001. Across Roosevelt to the west is a three story commercial building, built in 1924, containing the Jack Straw Cultural Center; a small surface parking lot, and a four story UW medical office, built in 1994. Immediately to the south of the site is a one story commercial structure, built in 1924, occupied by Hardwick’s Swap Shop. To the east of the site, across the alley, is a four story multi-family structure built in 1964.

The site is located within the University District Northwest Urban Center Village. The University District is largely characterized by an eclectic mix of older commercial and residential buildings and new mixed-use development and student housing.

Roosevelt Way is a mixed-use corridor which connects to the Roosevelt and Northgate neighborhoods to the north, and across the University Bridge to Eastlake to the south. Roosevelt Way is a one-way arterial with two lanes of south-bound traffic, a south-bound bike lane, and on-street parking on both sides of the street. The future Link Light Rail Station on Brooklyn Ave is approximately 2 blocks to the northeast.

Access:

Access is via two curb cuts on Roosevelt Way and a north-south alley abutting the site to the east.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

The proposal for a 6-story structure containing approximately 121 units, 4,000 square feet of ground-level commercial, and below-grade parking for 80 vehicles.

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The packet includes materials presented at the meeting, and is available online by entering the project number (3021266) 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 concerns and issues were raised:

- Would like to see some parking dedicated to retail uses.
- Concerned over lack of parking.
- Supported the second-level courtyard on Option 3.
- Supported the potential to make smaller sized retail spaces.
- Would like to see activity along the street, and encouraged including amenity space at the ground level which incorporates the main entry.
- Would like to see bike racks for temporary bike parking.
- Acknowledged the desire for lighting to address security issues, but concerned about potential glare.
- Noted that 43rd Street has heavy pedestrian traffic at the crossing, and would like to see an additional crossing.

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 & Context Response.** The Board appreciated the thorough and thoughtful exploration of massing options in response to the context. The Board supported the development of a hybrid massing concept that retains the simplicity and clarity of the massing presented in Option 3 and that plays on the proportion of Hardwick's as presented in Option 1. (CS2-B, CS2-D, CS3-A, CS3-I, DC2-A)
 - a. The Board supported the upper massing presented in Option 3 which included a second level courtyard along Roosevelt Way and two larger "bookend" masses at the north and south ends. (CS2-B, CS3-A, DC2-A)
 - b. The Board felt that the massing provided lots of opportunity for an interesting and thoughtful architectural composition that reinforces the underlying architectural concept. (CS3-A, DC2-A, DC2-B)
 - c. The modulation of the upper massing should relate to the entry and promote exterior legibility. The Board suggested moving the deep and narrow recess to

align with the entry and reinforce the lobby location with the interruption in massing. (PL2-D, PL3-A, DC2-A, DC2-B)

- d. The massing at the ground plane should be further developed to reinforce the prominence of the residential entry (see Residential Entry & Entry Court, below). (PL2-D, DC2-A)
 - e. The Board supported upper level setbacks to reduce the perceived height, bulk, and scale of the structure, especially at the east façade. (CS2-D, CS2-II, CS2-IV, DC2-A)
 - f. The Board noted that the seven-story rise with no setback at the alley did not adequately respond to the multi-family zone across the alley, and that an upper level setback was necessary to provide relief from the massing. The Board indicated that this setback should inform the façade composition along the alley. (CS2-D, CS2-II, DC2-A, DC2-B)
2. **Streetscape & Pedestrian Experience.** The street-level design should prioritize the pedestrian experience, establish a relationship with the streetscape, and provide opportunities for ancillary activities. (CS2-B, PL1-B, PL1-I, PL3-C, PL1-II, DC3-A, DC3-B)
- a. The Board did not support the series of steps presented in Option 2, noting that it results in less flexible retail space and creates obstacles that diminish the perceived width and accessibility of the sidewalk. (PL1-B, PL2-A,)
 - b. Ground-level retail spaces should stay with grade, or be slightly above, to provide adequate width and height at grade to achieve a comfortable pedestrian experience. If any portion of the sidewalk must be sunken due to the grade of the retail, it should be as minimal as possible. No entry should be located below grade. The Board indicated they may be open to a departure to allow less than a 13' height for retail to avoid sunken entries or sidewalks. (PL1-B, PL3-C, DC2-A)
 - c. The Board supported the concept of the small raised area towards the south end of the site, as it provides an opportunity for activity to spill out from the retail while maintaining a relationship with the sidewalk. This area should be limited to less than 30" tall to avoid the need for a guardrail and to maintain a visual connection with the sidewalk. (CS2-A, PL1-B, PL3-C, PL3-II, C2-A, DC3-A, DC3-B)
 - d. The Board supported weather protection to support ancillary uses and relate to the architectural composition. (PL2-C)
 - e. The Board supported locating a large shared amenity area at the top level, noting that it provided an opportunity to act as a focal point and to tie into the overall design concept. (DC1-A, DC2-A, DC2-B)
3. **Residential Entry & Entry Court.** The Board indicated that the residential entry should be reinforced by a small plaza or entry court adjacent to the lobby. (CS2-B, PL1-B, PL1-I, PL2-I, PL3-A, PL3-II, DC2-A, DC3-A, DC3-I)
- a. The entry court should be located at or above grade. The Board suggested that the space could spill into the raised area created by the plinth wall along the sidewalk. (DC3-A, DC3-I)

- b. Overhead weather protection should be incorporated into the outdoor amenity spaces at ground level. (PL2-C)
 - c. The Board suggested taking cues from the courtyard at the hotel to the north, including wrapping the space with active uses and transparency. (CS2-B, PL2-B, PL3-C)
- 4. Architectural Concept and Façade Composition.** The Board looks forward to seeing a carefully considered composition that reinforces and retains the clarity of the massing concept. (DC2-A, DC2-B, DC2-C)
- a. The Board supported a play on the proportions in Option 1 that related to the adjacent 1-story commercial structure (Hardwicks).
 - b. The Board supported the intention of the design cues on p.29, and encouraged a playful expression that relates to the eclectic context.
 - c. If moving forward with the concept of a monochromatic field marked with accent colors, the Board cautioned that the composition be thoughtful and demonstrate a judicious application of design concept.
 - d. The Board supported the conceptual sketch which indicated the center mass at the courtyard would express a different design language than the end masses.
- 5. Security.**
- a. The Board expressed concern about security and privacy along the alley, and noted that any fencing or screening should be aesthetically pleasing as it will be visible from the residential uses across the alley and the ground-level units. (CS2-D, CS2-II, PL2-C)
 - b. The Board supported moving the interior amenity area from the basement to an above-grade location or to ground-level along the alley to provide additional views into the public realm for increased security. (PL2-B, DC1-A)

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-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-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-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.

University Supplemental Guidance:

CS2-II Respect for Adjacent Sites

CS2-II-i. Zone Edge Areas: Special attention should be paid to projects in the zone edge areas as depicted in Map 2 of the full Guidelines to ensure impacts to Lowrise zones are minimized.

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

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

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-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

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.

University Supplemental Guidance:

CS3-I Architectural Elements and Materials

CS3-I-i. Incorporate Local Architectural Character: Although no single architectural style or character emerges as a dominant direction for new construction in the University Community, project applicants should show how the proposed design incorporates elements of the local architectural character especially when there are buildings of local historical significance or landmark status in the vicinity.

CS3-I-ii. Ravenna Urban Village: Within the Ravenna Urban Village, particularly along 25th Ave NE, the style of architecture is not as important so long as it emphasizes pedestrian orientation and avoids large-scale, standardized and auto-oriented characteristics.

CS3-I-iii. Historical Character: When the defined character of a block, including adjacent or facing blocks, is comprised of historic buildings, or groups of buildings of local historic importance and character, as well as street trees or other significant vegetation (as identified in the 1975 Inventory and subsequent updating), the architectural treatment of new development should respond to this local historical character. New buildings should feature a combination of traditional and contemporary materials employed in a manner that reflects the character of historic buildings in the vicinity.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

University Supplemental Guidance:

PL1-I Residential Open Space

PL1-I-i. Active, Ground-Level Open Space: The ground-level open space should be designed as a plaza, courtyard, play area, mini-park, pedestrian open space, garden, or similar occupiable site feature. The quantity of open space is less important than the provision of functional and visual ground-level open space. Successfully designed ground level open space should meet these objectives:

- a. Reinforces positive streetscape qualities by providing a landscaped front yard, adhering to common setback dimensions of neighboring properties, and providing a transition between public and private realms.
- b. Provides for the comfort, health, and recreation of residents.
- c. Increases privacy and reduce visual impacts to all neighboring properties.

PL1-I-ii. Central Courtyards: A central courtyard in cottage or townhouse developments may provide better open space than space for each unit. In these cases, yard setbacks may be reduced if a sensitive transition to neighbors is maintained.

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

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

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.

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-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-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.

University Supplemental Guidance:

PL3-II Human Activity

PL3-II-i. Recessed Entries: On Mixed Use Corridors, where narrow sidewalks exist (less than 15' wide), consider recessing entries to provide small open spaces for sitting, street musicians, bus waiting, or other pedestrian activities. Recessed entries should promote pedestrian movement and avoid blind corners.

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.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades 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.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

University Supplemental Guidance:

DC2-I Architectural Elements and Materials

DC2-I-i. Modulate Facade Widths: On Mixed Use Corridors, consider breaking up the façade into modules of not more than 50 feet (measured horizontally parallel to the street) on University Way and 100 feet on other corridors, corresponding to traditional platting and building construction. (Note: This should not be interpreted as a prescriptive requirement. Larger parcels may characterize some areas of the University Community, such as lower Roosevelt.)

DC2-I-ii. Fine-Grained Architectural Character: Buildings in Lowrise zones should provide a “fine-grained” architectural character. The fine grain may be established by using building modulation, articulation and/or details which may refer to the modulation, articulation and/or details of adjacent buildings. To better relate to any established architectural character encountered within the community, consider the following building features:

- a. Pitched roof;
- b. Covered front porch;
- c. Vertically proportioned windows;
- d. Window trim and eave boards;
- e. Elements typical of common house forms.

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.

University Supplemental Guidance:

DC3-I Pedestrian Open Spaces and Entrances

DC3-I-i. Plaza Location: Plazas should be centrally located, on major avenues, close to bus stops, or where there are strong pedestrian flows on neighboring sidewalks.

DC3-I-ii. Plaza Proportioning: Plazas should be sensitively proportioned and designed. For example: not more than 60 feet across and no more than 3 feet above or below the sidewalk.

DC3-I-iii. Seating: Plazas should have plenty of benches, steps, and ledges for seating. For example: at least one linear foot of seating per 30 square feet of plaza area should be provided; seating should have a minimum depth of 16 inches.

DC3-I-iv. Plaza Frontage: Locate the plaza in a sunny spot and encourage public art and other amenities. For example: at least 50% of the total frontage of building walls facing a plaza should be occupied by retail uses, street vendors, building entrances, or other pedestrian-oriented uses.

DC3-I-v. Planting Beds: Provide plenty of planting beds for ground cover or shrubs. For example: one tree should be provided for every 200 square feet and at a maximum spacing of 25 feet apart. Special precaution must be taken to prevent trees from blocking the sun.

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-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.

University Supplemental Guidance:

DC4-I Exterior Finish Materials

DC4-I-i. Desired Materials: See full Guidelines for list of desired materials.

DC4-I-ii. Relate to Campus/Art Deco Architecture: Sculptural cast stone and decorative tile are particularly appropriate because they relate to campus architecture and Art Deco buildings. Wood and cast stone are appropriate for moldings and trim.

DC4-I-iii. Discouraged Materials: See full Guidelines for list of discouraged materials.

DC4-I-iv. Anodized Metal: Where anodized metal is used for window and door trim, then care should be given to the proportion and breakup of glazing to reinforce the building concept and proportions.

DC4-I-v. Fencing: Fencing adjacent to the sidewalk should be sited and designed in an attractive and pedestrian oriented manner.

DC4-I-vi. Awnings: Awnings made of translucent material may be backlit, but should not overpower neighboring light schemes. Lights, which direct light downward, mounted from the awning frame are acceptable. Lights that shine from the exterior down on the awning are acceptable.

DC4-I-vii. Light Standards: Light standards should be compatible with other site design and building elements.

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.