City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN REVIEW

DESIGN GUIDANCE
STREAMLINED DESIGN REVIEW

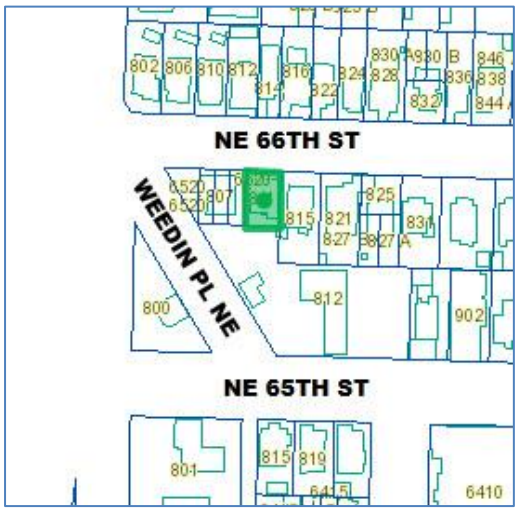
Project Number:	3022261
Address:	811 NE 66th Street
Applicant:	Einar Novion
Date of Report:	Friday, September 09, 2016
DPD Staff Present:	Lindsay King

SITE & VICINITY

Site Zone: Neighborhood Commercial Three (NC3-65)

Nearby Zones:	(North)	MR
	(South)	NC3P-85
	(East)	NC3-65
	(West)	NC3-65

Lot Area: 2,453 sq. ft.



Current Development:

The site contains a single family structure. The site is relatively flat.

Surrounding Development and Neighborhood Character:

The site is located in the Roosevelt Residential Urban Village, between I-5 and Roosevelt Way NE.

The immediate context is a mix of single-family structures from the early to mid-1900's and newer townhouse developments and multifamily residential structures. Structures adjacent to the site include three-story live-work units to the west, two-story duplex structure to the east, and a one-story gas station to the south. To the north, across NE 66th Street, a large multi-building mixed use development is proposed under SDCI project #3020751.

Roosevelt Way NE, located to one block to the east, is a mixed-use commercial corridor connection between northeast Seattle neighborhoods and the University District, and is a main corridor for pedestrians, bicycles, and vehicular traffic. The nearby section of Roosevelt Way NE and adjacent blocks includes several recent mixed-use buildings and the light rail station.

Access:

The subject property has vehicular access from NE 66th Street.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

The proposed project includes 20 small efficiency dwelling units, no vehicle parking, and bicycle parking spots.

PUBLIC COMMENT

The following public comments were received:

- Concerned about the livability of the small units and the impacts to privacy for adjacent residential structures.
- Would like to see parking incorporated into the development.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: http://web6.seattle.gov/dpd/edms/

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 Planner provided the following siting and design guidance. The Planner identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

1. **Massing and Architectural Composition:** Reduce the perceived bulk of the building and respond to contextual cues to create a unified design composition that complements the existing neighborhood character.
    a. Maintain a building massing consistent of two 21' x 34' pieces connected by a circulation gasket. The distinct material application on each section of the building reduces the perceived bulk of the structure (CS2-A, DC2-A).
    b. Incorporate sun shading devices on the visible south facing façade to manage direct sunlight to those units while also adding depth to the façade design (CS1-B3, DC2-C).
    c. Because each unit will have two exterior walls, incorporate operable windows along each façade to allow cross ventilation (CS1).
    d. Maintain a simple material palette that relates to the context and that express a level of detail appropriate for reducing the perceived mass (CS3-A, DC2-C, DC2-D, DC4-A).
    e. Incorporate larger window fenestration on the south and north facades where possible to emphasize the positive existing neighborhood fenestration patterns and maximize daylight for all units (CS3-A).

2. **Entry Sequence.** Refine the entry sequence to provide a gracious residential entry, and clarify access to bicycle parking and mail collection. Minimize the presence of back-of-house functions.
    a. Further develop concept of the common front porch and entry as an appropriate response to contextual cues. Continue to develop the concept, paying particular attention to creating a gracious and welcoming space and integrating usable space into the overall design concept. (CS3-A, PL1-A, PL1-B, PL1-C, PL2-B, PL3-A, PL4-A, DC3-B)
    b. Include a more pronounced covered entry that responds to the contextual cues, and complements the existing urban pattern of front porches. Consider a taller ground level floor to floor height to provide a more welcoming entry with better proportion in the tall narrow structure (PL3-A, DC2).
    c. Relocate the trash/recycling door to the east façade so that the front porch can include a bench and landscaping. Modify the entry material wrap to capture the relocated door (CS2-A, CS3-A, DC1-C, DCI-II, PL3-A).
    d. Maintain small residential signage as shown in the SDR packet consistent with Roosevelt Neighborhood Design Guidelines (DC4-B, DC4-II).
    e. Maintain a wood material application at the residential entry to add warmth and texture to the entry sequence (DC2, DC4-A, DC4-Iiv).
    f. Clarify how bicycle parking will be accessed, consider a common pathway along the east edge of the building beyond the relocated access door for solid waste and recycling (PL-4).

g. Clarify the location for mail pickup. Locate the mail room to provide opportunities for residents to interact (PL3-A, DC1-II).
h. Provide more information on the entry lighting (PL2-B, PL3-A, DC4-C).

3. **Open Space Concept, Landscaping & Amenities.** Further develop the ground level landscape concept and roof top amenity space to be consistent with adopted Design Guidelines.
    a. The landscaping in the front setback should include layered native landscaping of multiple shapes and scales to provide a semi private buffer between the ground level unit and the street, while maintaining a lushness of landscaping consistent with the greenway concept plan and the Roosevelt Neighborhood Design Guidelines (CS2-I and II, PL1-I, PL3-B, PL3-I and II, DC2-IIii, DC3-IV, DC4-D, DC4-IViii).
    b. NE 66th Street has been identified as a Greenway within the Roosevelt Neighborhood Streetscape Concept Plan. Any proposed right-of-way improvements, including plantings, should align with the concepts adopted within the plan (CS2-I and II, PL1-I, PL3-B, PL3-I and II, DC2-IIii, DC3-IV, DC4-D, DC4-IViii).
    c. The proposed front setback raised planter should align with the planter shape, size and height for the development addressed at 6520 Weedin Place NE. Additional landscaping should be incorporated between the low level planter provided on site and the right-of-way setback behind the planter (CS2-I and II, PL1-I, PL3-B, PL3-I and II, DC2-IIii, DC3-IV, DC4-D, DC4-IViii).
    d. Incorporate vertical, native, low maintenance, drought tolerant, evergreen vegetation around in the narrow setback at the perimeter of the lot to provide a soften transition and ground level screening between the subject development and the adjacent lots (CS2-D, DC4-D).
    e. With the building permit submittal, provide a detailed landscape plan prepared by a landscape architect demonstrating how the provided SDR guidance has been incorporated into the site design (PL3-B, DC4-D).

4. **Privacy.** Locate unit windows and common amenity spaces to minimize privacy impacts to adjacent residential uses.
    a. The design of the east and west façades should take the window placement of adjacent structures into consideration to minimize privacy impacts. Provide elevations that show a window study of the adjacent structures (CS2-D)
    b. Set back the usable deck area on the roof to minimize line of site into adjacent units and ground level open space (CS2-D).

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines are summarized below. 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-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.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

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-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

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-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-I Sense of Place

CS2-I-ii. Develop a fabric of connected buildings through streetscapes rather than a series of isolated structures.

CS2-II Adjacent Sites, Streets and Open Spaces

CS2-II-i. Consider incorporating private open spaces between the street and residences and between adjacent properties. This is especially important for multifamily developments west of Roosevelt Way, and for the frontages of developments in neighborhood commercial zones that face non-arterial streets.

CS2-II-ii. Ground-level landscaping should be used between the structure(s) and sidewalk in multi-family areas.

CS2-III Height, Bulk and Scale

CS2-III-i. Commercial Core: New development in the commercial core should consider the following techniques:

b. Break the massing of new buildings on large sites into smaller components to avoid a scale that is out of proportion with surrounding development; especially

where new buildings abut existing older storefront facades. Examples include the Eleanor and plans for the "fruit-stand" block.

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.

PUBLIC LIFE

Roosevelt Supplemental Guidance:

PL1-I A Network of Public Spaces

PL1-I-ii. Arrange new buildings' massing to support street-level open spaces and streetscape concepts, including station-related amenity areas, especially on green-streets and greenways.

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.

Roosevelt Supplemental Guidance:

PL2-I Pedestrian Experience

PL2-I-ii. Provide pedestrian scaled lighting on streets with direct access to the light rail station, near the High School, and on neighborhood green streets and/or greenways. These streets include 12th Ave NE, NE 66th, NE 67th, and NE 68th Streets.

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.

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.

Roosevelt Supplemental Guidance:

PL3-I High school, Green Streets, and Green Ways

PL3-I-i. Provide a more intimate, smaller-scale residential environment on the blocks adjacent to the high school by providing landscaping, stoops, porches, etc.

PL3-II Human and Commercial Activity

PL3-II-ii. Encourage the incorporation of private open spaces between the residential uses and the sidewalk, especially for multi-family development west of Roosevelt Way, and for the frontages of development in neighborhood commercial zones that face nonarterial streets. Ground-level landscaping should be used between the structure(s) and sidewalk.

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

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

Roosevelt Supplemental Guidance:

PL4-I Transit Supportive Design

PL4-I-ii. Anticipate greater use of bicycles, especially along newly designated neighborhood greenways, and in conjunction with the future light rail station in order to minimize conflicts with other transportation modes. This may include siting building entrances to accommodate bicycle parking and storage facilities while simultaneously addressing pedestrian access and movement.

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.

Roosevelt Supplemental Guidance:

DC1-I Arrangement of Interior Spaces

DC1-I-ii. A variety of residential unit types and sizes is encouraged, particularly family-friendly units and facilities/amenities, such as private open space/play areas, storage, accessible entries, and washer/dryer hook ups will make it possible for new families to live in this neighborhood.

DC1-II Gathering Spaces

DC1-II-i. Provide informal open spaces along designated Green Streets and in the commercial core.

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.

Roosevelt Supplemental Guidance:

DC2-II Architectural and Façade Composition

DC2-II-ii. Along Green Streets, Greenways, and Non-Arterial Streets:

a. Maximize modulation, courtyards, human interaction;
b. Incorporate high quality materials, a mix of informal planting, and integration of natural materials, especially at the entries.

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-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-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

Roosevelt Supplemental Guidance:

DC3-II Street Planting & Landscape to Enhance the Building and/or Site

DC3-II-ii. Landscaping should be employed as both a design feature and an environmental enhancement. Dominant street tree varieties from the neighborhood should be incorporated into the plan.

DC3-II-iii. Consider maintenance and revitalization of existing trees.

DC3-III Residential Open Space

DC3-III-i. Include, where possible, open spaces at street-level for residents to gather.

DC3-IV Landscape Heritage

DC3-IV-i. Visible and accessible examples of the Olmsteads' design should be delineated by employing informal groupings of large and small trees and shrubs at key locations.

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.

Roosevelt Supplemental Guidance:

DC4-I Exterior Finish Materials

DC4-I-i. In the commercial core consider including masonry materials befitting the heritage of early 20th century commercial structures in the neighborhood (e.g. Roosevelt High School's masonry façade).

DC4-I-ii. The use of high-quality cladding materials, such as brick and terra cotta masonry; tile; natural and cast stone is strongly encouraged along commercial frontages, and scaled to pedestrian activity and scale, especially at the base and ground-levels. Concrete Masonry Units and high-quality concrete are also preferred over wood, metal, or cement-board claddings.

DC4-I-iii. Colors should be consistent with and chosen based on existing architectural cues and should be considered in terms of their relationship to neighboring structures.

DC4-I-iv. The use of more natural elements, such a brick, wood, etc. that feels welcoming to pedestrians (see Ballard Ave. as example) or high quality, durable modern elements is encouraged.

DC4-I-v. Transparent, rather than reflective, windows facing the street are preferred.

DC4-II Signs

DC4-II-i. Preferred sign types include pedestrian-oriented and small signs incorporated into the building's architecture. A sign band or a blade-signs hung from beneath an awning or marquee are preferred within the Commercial Core Area, along with neon signs.

DC4-II-ii. Large illuminated box signs, canopy-signs, super graphics and back-lit awnings or canopies are not appropriate in the Roosevelt area.

DC4-III Right of Way Fixtures and Elements

DC4-III-i. When adding new fixtures and features in streetscapes, designers are encouraged to contribute to the campus-like setting of the Roosevelt neighborhood,

especially in close proximity to the high school. This may inform selection of lighting fixtures, as well as street furniture.

DC4-IV Landscaping Materials

DC4-IV-i. Neighborhood plant choices should consider historical landacape elements.

DC4-IV-ii. Preferred species for street trees are Tupelo 'Afterburner' or, in powerline locations, Dogwood 'White Wonder' or Katsura.

DC4-IV-iii. Indigenous trees should be planted to maintain and reinvigorate a verdant tree canopy within the neighborhood.

DEVELOPMENT STANDARD ADJUSTMENTS

Design Review Staff's recommendation on the requested adjustment(s) will be based upon the adjustment's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the adjustment(s).

At the time of Design Guidance no adjustments were requested.

STAFF DIRECTION

At the conclusion of the Design Guidance, the SDCI Staff recommended the project should move forward to building permit application in response to the Design Guidance provided.

1. Please be aware that this report is an assessment on how the project is meeting the intent of the Design Guidelines. This review does not include a full zoning review. Zoning review will occur when the MUP plans and/or building permit is submitted. If needed and where applicable, SDR adjustments may be requested in response to zoning corrections.

2. If applicable, please prepare your Master Use Permit for SEPA review with a thorough zoning analysis listing the 23.45 and SMC 23.54 code section criteria, showing both required and proposed information (include page number where you graphically show compliance). You may want to review Tip 201 (http://web1.seattle.gov/dpd/cams/CamList.aspx) and may also want to review the MUP information here: http://www.seattle.gov/dpd/permits/permittypes/mupoverview/default.htm

3. Along with your Master Use Permit application, please include a narrative response to the guidance provided in this report.