City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN REVIEW

EARLY DESIGN GUIDANCE
NORTHEAST ADMINISTRATIVE DESIGN REVIEW

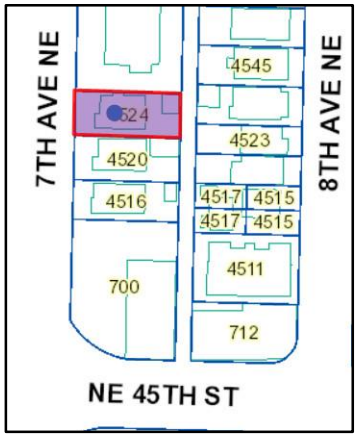
Project Number:	3022263 and 3022273
Address:	4524 7th Ave NE and 4520 7th Ave NE
Applicant:	Chip Kouba, ECCO Design Inc.
Report Date:	April 22, 2016
SDCI Staff:	Crystal Torres, Land Use Planner

SITE & VICINITY

Site Zone: Midrise (MR)

Nearby Zones: (North) Lowrise (LR1)
(South) Neighborhood Commercial (NC3-65)
(East) Neighborhood Commercial (NC3-85)
(West) Interstate 5

Lot Area: 4815 sq. ft. and 4815 sq. ft. (9,630 sq. ft. combined lot area)



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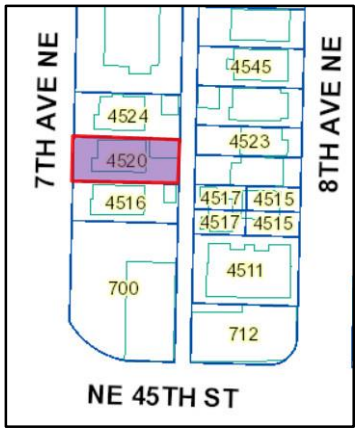

(3022273)

Current Development:
Both of the project sites located at 4524 7th Ave NE and 4520 7th Ave NE currently have a single family home located on the property.

Surrounding Development and Neighborhood Character:

The project sites are located east of Interstate 5 on the edge of the University District Urban Center Village. Surrounding development includes a 10-story apartment to the north, a 5-story apartment building to the south, Interstate 5 to the west, and a mix of smaller residential and multifamily housing to the east. The area is characterized by a mix of multifamily housing and commercial uses along NE 45th Street.

Access:

No parking is proposed; therefore there is no driveway access. Proposed pedestrian access is provided from the front along 7th Avenue and rear of the property via Roethke Mews.

Environmentally Critical Areas:

No mapped Environmentally Critical Areas are located on site.

PROJECT DESCRIPTION

The Applicant is proposing a 7-story congregate residence with 58 sleeping units (4524 7th Ave NE) and 7-story congregate residence with 58 sleeping units (4520 7th Ave NE). No parking is required or proposed for either project site.

The design packet includes materials that are available online by entering the project number at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

Mailing Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

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PUBLIC COMMENT

- Concerned with the lack of parking being provided and impacts to neighborhood parking.
- Concerned with potential noise and dust during construction.
- Suggested coordination and communication with neighbors regarding construction.
- Concerned with the proposed building height.
- Suggested incorporating at minimum a few loading/temporary parking spaces to accommodate deliveries, taxis, moving vans, and emergency vehicles.
- Concerned with the fire safety of the proposed materials and lack of emergency vehicle parking accommodations.
- Concerned with the proposed building setbacks.

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, Staff provided the following siting and design guidance.

ADMINISTRATIVE EARLY DESIGN GUIDANCE

1. **Massing/Design.** Staff indicated preliminary support for preferred Option C granted the Applicant resolves the following as the design evolves:
    a. Confirm all basement units have access to light/air through window wells. Provide character sketches and sections. **CS1-B-2**
    b. Further resolve the composition of the ground floor, site plan, entry, landscaping, and communal areas to enhance the circulation and livability of the proposed project. Submit exploration studies (sketches, schematic drawings, etc.) with the next submittal. **DC2-A**
        i. There appears to be an opportunity for the first floor rear communal kitchen to spill out onto the outdoor amenity space creating a larger overall space. Staff encourages incorporation of this use into the design. Document exploration of this possible strategy. **PL1-A-2, PL1-B, DC1-A, DC3-A, DC3-B, DC3-C**
        ii. Explore integrating some bicycle storage into the lobby area, and creating additional green space amenity area along the south property line that connects to the communal lobby area. Consider how communal areas could spill outdoors to create additional opportunities for resident interaction and enhancement of the livability of the building. **PL1-A-2, PL1-B, PL4-B-2, DC1-A, DC3-A, DC3-B, DC3-C**

iii. Further resolve the entry, ramps, and front entry to create a stronger connection to the street. **CS2-B-2, (University) PL3-I-ii.**
iv. Provide further analysis related to the reduced building setback as it relates to adjacent structures. Fenestration and landscape should be designed to respond to the requested reduced setback condition. Submit window/privacy study for north and south building facades. **CS2-D-5.**
v. The MUP plans should include an elevation/perspectives which show both buildings.

3. **Materials/Façade Composition.**
   a. Staff supports the proposed material palate that provides legible texture and scale to the building façade, both of which contribute to the enhancement of the neighborhood. **DC2-B, DC2-C, CS3-A-2, DC2-C, DC2-D, DC4-A**
   b. Further resolve the material application to reinforce the larger massing moves, such as, highlighting the push/pull of the massing. **DC2-B, DC2-B**
   c. Consider additional glazing for the ground floor front communal lobby area. **PL2-B**
   d. Consider a higher quality material with residential scale and texture at the ground floor to enhance the human scale and pedestrian experience along the street. **DC2-B, DC2-C, PL3-A, DC2-B, DC2-C, DC2-D**
   e. Staff highly encourages utilizing window depth and secondary architectural elements to further enhance the residential character of the building façade, especially along the street and ground floor. **DC2-B, DC2-C, DC2-B, DC2-C, DC2-D, DC4-A**
   f. Selected landscape/hardscape plants and materials should further define outdoor amenity areas and entries. **DC4-A , DC4-D**
   g. Refer to the University guidelines for encouraged/discouraged materials with material selection. **(University) DC4-I**

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-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-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.

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.

PUBLIC LIFE

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

PL1-A Network of Open Spaces

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

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.

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-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-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.

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-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.

University Supplemental Guidance:

PL3-I Entrances Visible from the Street

PL3-I-ii. Walkways Serving Entrances: In residential projects, except townhouses, it is generally preferable to have one walkway from the street that can serve several building entrances. At least one building entrance, preferably the main one, should be prominently visible from the street. To increase security, it is desirable that other entries also be visible from the street; however, the configuration of existing buildings may preclude this.

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

PL4-B Planning Ahead for Bicyclists

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

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-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-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-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.

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-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.

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-D Trees, Landscape, and Hardscape 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-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-iii. Discouraged Materials: See full Guidelines for list of discouraged materials.

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 Administrative Early Design Guidance the following departures were requested:

1. **Interior Side Setback (SMC 23.45.518.B.):** The Code requires 10' average and 7' minimum setback above 42' in height. The applicant proposes 9'-5" average and a 7' minimum setback along the north property line; and a 9'-4" average and 7' minimum setback above 42' in height along the south property line.

   Staff indicated preliminary support for the requested departure granted the applicant provided additional information related to privacy/window studies of adjacent buildings to ensure that adverse privacy impacts are not created from this proposed condition. **CS2-C-2**

2. **Projections in Setbacks and Separations (SMC 23.45.518.H.):** The Code allows cornices, eaves, gutters, roofs and other forms of weather protection to project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line. The applicant proposes a canopy to project 6 feet into the required 10' rear setback with a 4' setback from the rear property line.

   Staff indicated preliminary support for the departure request provided the Applicant further resolve the composition of the site plan, circulation, and landscape plan to respond to the guidance provided earlier in this report that encouraged further integration of indoor and outdoor spaces in order to maximize the limited amenity areas. Additionally, submit more information in the form of character sketches and perspectives to demonstrate how materials and secondary architectural elements will integrate the proposed canopy to help achieve a stronger design. **PL2-C**

RECOMMENDATIONS

BOARD DIRECTION

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