City of Seattle

Department of Construction & Inspections
Nathan Torgelson, Director

DESIGN REVIEW

ADMINISTRATIVE DESIGN RECOMMENDATION
NORTHEAST

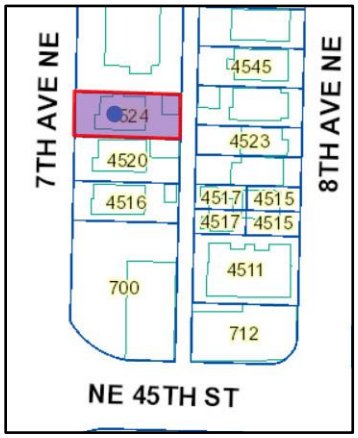
Project Number:	3022263 and 3022273
Address:	4524 7th Ave NE and 4520 7th Ave NE
Applicant:	Chip Kouba, ECCO Design Inc.
Report Date:	October 16, 2017
SDCI Staff:	Crystal Torres, Land Use Planner

SITE & VICINITY

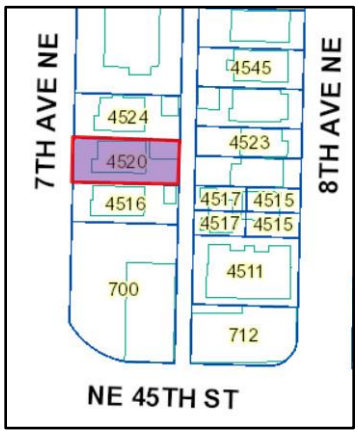
Site Zone: Midrise (MR)

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)



(3022263)



Current Development:
Both project sites located at 4524 7th Ave NE and 4520 7th Ave NE currently have a single-family homes 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
The design packet includes information presented at the meeting, and is 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

ADMINISTRATIVE EARLY DESIGN GUIDANCE April 22, 2016

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**

RECOMMENDATION October 16, 2017

PUBLIC COMMENT

SDCI received the following public comments:

- Concerned with impacts to on-street parking and traffic.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

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/

SDCI STAFF RECOMMENDATIONS

SDCI visited the site, considered the analysis of the site and context provided by the proponents, and considered public comment. SDCI design recommendations are summarized below.

1. Massing/Design:

Staff supports the evolution of the massing as shown in the Recommendation packets dated September 11, 2017.

a. Staff supports the 4-story volume along the street and the plane changes along the street facing façade, which further break up the height, bulk, and scale of the street facing façade. (CS2-C-2. Mid-Block Sites, CS2-D Height, Bulk, and Scale, DC2-A-2. Reducing Perceived Mass)
b. Staff supports the entry sequence including landscaping planters, stepped approach, and raised porch entry. This entry should be further enhanced with landscaping and seating as the design of the ramp is refined. (CS2-B-3. Character of Open Space)
c. Staff supports the improved emphasis of the entry area with added architectural elements including canopy, bench, and added transparency at the entry wrapping from the street elevation around to the main entry door; all of which contribute to activation of a human-scaled entry space. (DC2-C Secondary Architectural Features, CS2-B-2. Connection to the Street, PL3-A-4. Ensemble of Elements)
d. Staff supports further activation of the lobby area as proposed, with interior seating along the transparent portions facing the street. (CS2-B-2. Connection to the Street)
e. Staff recommends a condition to provide additional information regarding the ramp including railing materials, landscaping, and placement in relationship to the entry porch. (DC2-C Secondary Architectural Features, CS2-B-2. Connection to the Street, PL3-A-4. Ensemble of Elements)

2. Amenity Area and Communal Space:

a. Staff is concerned with the requested departure for reduced communal area, as the communal area adds to the functionality and livability of the building. Furthermore, the only occupiable outdoor area currently is the covered porch area. Staff recommends a condition to modify the design to include additional amenity and communal space to at least meet the code required minimum area. (DC1-A-2. Gathering Places, DC3-A-1. Interior/Exterior Fit)
b. Staff recommends a condition to further refine the relationship of the rear communal area and outdoor amenity by improving the composition of landscaping and buffering, canopies, location of trash etc. (DC1-A-2. Gathering Places, DC3-A-1. Interior/Exterior Fit)
c. Staff recommends a condition that the canopy along the east elevation should be intentionally located, terminating with the material change. (DC2-C Secondary Architectural Features)

3. Materials/Façade Composition:

a. Staff supports the material palette as shown in the Recommendation Packet on pages 22-25 including, tru-grain siding, concrete, hardie panel, hardie plank, and parklex. ((University) DC4-IExterior Finish Materials, DC2-B-1. Façade Composition, DC2-D Scale and Texture)
b. However, in order to further resolve the façade composition Staff recommends the following conditions:

i. North and South building. Staff recommends a condition to submit a material board for each building for final approval. (DC2-B-1. Façade Composition)
ii. North and South building. Staff recommends a condition to submit elevation showing location of all downspouts and vents for final approval by land use planner. These should be detailed to integrate seamlessly into the façade composition. (DC2-B-1. Façade Composition)
iii. North and South building. Staff recommends a condition that the fasteners match the color of the panels. (DC2-B-1. Façade Composition)
iv. North Building. Staff recommends a condition to revise aluminum trim of material 3 hardie panel to either black, dark gray, or to match the color of the panel for all portions of material 3. This condition doesn't apply to the 3-story volume along the west elevation. (Recommendation Packet, page 25, material 3). (DC2-B-1. Façade Composition)
v. North Building. Staff recommends a condition to change the aluminum trim to black or dark color complimentary to the color palette for the 3-story volume along the west elevation. (Recommendation Packet, page 25, material 3). (DC2-B-1. Façade Composition)
vi. North Building. Staff recommends a condition to resolve the corner trim treatment where the hardie plank and tru-grain synthetic wood plank material is used. (DC2-B-1. Façade Composition)
vii. South Building. Staff recommends a condition to resolve the material application of material 3. Staff suggest refining the aluminum trim by reducing the amount of visible trim and/or matching the color of the reveals and fasteners to the panel color. (Recommendation Packet, page 25, material 3). (DC2-B-1. Façade Composition)
viii. South Building. Staff recommends a condition to resolve the corner trim treatment where hardie plank and tru-grain material is used. (DC2-B-1. Façade Composition)

4. Signage:

a. Staff recommends a condition to revisit the placement and design of the signage to add interest to the streetscape at an appropriate scale and character which complements the project. Staff suggests relocating the signage above the entry canopy. (DC4-B Signage, (University) DC4-II Exterior Signs)

DEVELOPMENT STANDARD DEPARTURES

SDCI Staff's recommendation on the requested departure(s) were based on the departures' 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).

At the time of the Recommendation review, the following departures were requested:

3022263 and 3022273

1. **Interior Side Setback Below 42' (SMC 23.45.518. Table B.):** The Code requires 7' average and 5' minimum setback for portions of structures 42' or less in height. The applicant proposes 6'-8" average and a 5' minimum setback along the south property line.

   Staff supported the requested departure as the reduced setback provides modulation and improves the overall architectural expression by creating a smaller volume and creating a strong terminus along the street. **CS2-C-2**

2. **Interior Side Setback above 42' (SMC 23.45.518. Table B):** The Code requires 10' average and 7' minimum setback for portions of structure above 42' in height. The applicant proposes 9'-4" average and a 7.44' minimum setback along the north property line; and a 9'-6" average and 5' minimum setback above 42' in height along the south property line.

   Staff supported the requested departure as the reduced setback provides modulation and improves the overall architectural expression by creating a smaller volume and creating a strong terminus along the street. **CS2-C-2**

3. **Communal Area (SMC 23.42.049.C):** The Code requires congregate residences to provide a total amount of communal area of 15% of the total floor area of all sleeping rooms.

   Staff was not supportive of this departure, as discussed in recommendation item 2a. Both the communal and amenity area need to be provided to meet the required code amount. In addition, staff was supportive of the entry and front setback which are to remain. (DC1-A-2. Gathering Places, DC3-A-1. Interior/Exterior Fit)

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified 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-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-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-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.

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.

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-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.

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.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

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.

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.

DC4-II Exterior Signs

DC4-II-i. Encouraged Sign Types: The following sign types are encouraged, particularly along Mixed Use Corridors:

a. Pedestrian-oriented shingle or blade signs extending from the building front just above pedestrians.
b. Marquee signs and signs on pedestrian canopies.
c. Neon signs.
d. Carefully executed window signs, such as etched glass or hand painted signs.
e. Small signs on awnings or canopies.

DC4-II-ii. Discouraged Sign Types: Post mounted signs are discouraged.

DC4-II-iii. Sign Location: The location and installation of signage should be integrated with the building's architecture.

DC4-II-iv. Monument Signs: Monument signs should be integrated into the development, such as on a screen wall.

RECOMMENDATIONS

The recommendation summarized above was based on the design review packet dated Monday, October 16, 2017. After considering the site and context, considering public comment, reconsidering the previously identified design priorities and reviewing the materials, Staff recommends APPROVAL of the subject design and departures with the following conditions:

1. Further enhance the entry with landscaping and seating as the design of the ramp is refined. (CS2-B-3. Character of Open Space)
2. Provide additional information regarding the ramp including railing materials, landscaping, and placement in relationship to the entry porch. (DC2-C Secondary Architectural Features, CS2-B-2. Connection to the Street, PL3-A-4. Ensemble of Elements)

3. Modify the design to include additional amenity and communal space to at least meet the code required minimum area and maintain the entry and front setback as proposed. (DC1-A-2. Gathering Places, DC3-A-1. Interior/Exterior Fit)
4. Further refine the relationship of the rear communal area and outdoor amenity by improving the composition of landscaping and buffering, canopies, location of trash etc. (DC1-A-2. Gathering Places, DC3-A-1. Interior/Exterior Fit)
5. Intentionally locate the canopy along the east elevation, terminating it at the material change. (DC2-C Secondary Architectural Features)
6. North and South building. Submit a material board for each building for final approval. (DC2-B-1. Façade Composition)
7. North and South building. Submit elevation showing location of all downspouts and vents for final approval by the land use planner. These should be detailed to integrate seamlessly into the façade composition. (DC2-B-1. Façade Composition)
8. North and South building. Match the fasteners match to the color of the panels. (DC2-B-1. Façade Composition)
9. North Building. Revise aluminum trim of material 3 hardie panel to either black, dark gray, or to match the color of the panel for all portions of material 3. This condition does not apply to the 3-story volume along the west elevation. (Recommendation Packet, page 25, material 3). (DC2-B-1. Façade Composition)
10. Change the aluminum trim of the north building to black or dark color complimentary to the color palette for the 3-story volume along the west elevation. (Recommendation Packet, page 25, material 3). (DC2-B-1. Façade Composition)
11. North Building. Resolve the corner trim treatment where the hardie plank and tru-grain synthetic wood plank material is used. (DC2-B-1. Façade Composition)
12. South Building. Resolve the material application of material 3. Staff suggests refining the aluminum trim by reducing the amount of visible trim and/or matching the color of the reveals and fasteners to the panel color. (Recommendation Packet, page 25, material 3). (DC2-B-1. Façade Composition)
13. South Building. Resolve the corner trim treatment where hardie plank and tru-grain material is used. (DC2-B-1. Façade Composition)
14. Revisit the placement and design of the signage to add interest to the streetscape at an appropriate scale and character which complements the project. Staff suggests relocating the signage above the entry canopy. (DC4-B Signage, (University) DC4-II Exterior Signs)