



EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3022283

Address: 6516 12th Ave NE

Applicant: Daniel Goddard, Weinstein A+U

Date of Meeting: Monday, January 11, 2016

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

Board Members Absent: None

DPD Staff Present: Katy Haima

SITE & VICINITY

Site Zone: Neighborhood Commercial (NC2P-85)

Nearby Zones: (North) SF 5000
(South) NC2P-65
(East) NC2P-65
(West) NC3P-85

Lot Area: 26,903 square feet



Current Development:

The site is currently developed with three single-family structures and one detached garage on the east portion of the site. The west portion of the site, fronting 12th Ave NE, is undeveloped.

The site is relatively flat along NE 66th Street, rising approximately 3 feet from west to east. There site rises approximately 5 feet from south to north.

Surrounding Development and Neighborhood Character:

The site abuts four properties to the south. The westernmost parcel, at the corner of 12th Ave NE and NE 65th Street, is developed with a one-story commercial structure (Roosevelt Auto Parts) with surface parking. To the east of this on NE 65th is a two-story brick commercial building (Larry Johnson Building) and a two-story commercial building (Intercommunity Peace and Justice Center Medical Office). At the corner of NE 65th Street and Brooklyn Avenue is a one-story commercial structure (All Star Cleaners); a proposal for a six-story mixed use structure is currently under review (MUP 3021393).

To the north of the site across NE 66th Street is the Roosevelt High School athletic field and track. The Roosevelt Light Rail Station is under construction to the west of the site, across 12th Avenue NE. The block to the east of the site is developed with eight single-family structures.

The site is located in the Roosevelt Urban Village and the Roosevelt Station Area Overlay District. The neighborhood Commercial Core is located to the west of the site.

Access:

Access is via one curb cut on Brooklyn Ave and two curb cuts on NE 66th Street. There is no alley.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

The proposal is for a six-story mixed-use structure containing 206 units, 1,956 square feet of ground-floor commercial, and parking below grade for 150 vehicles.

EARLY DESIGN GUIDANCE January 11, 2016

The packet includes materials presented at the meeting, and is available online by entering the project number (3022283) 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 issues, concerns, and comments were raised:

- Noted that the site plan does not show the existing trees on site.
- Concerned about the design of the south façade in relation to safety and security, litter, plantings, and lighting.
- Would like to see more activation and a stronger gesture at the corner to create a gateway. Noted that this corner will be highly visible from the future light rail station.
- Felt the design should recognize and reflect the prominence of the high school.
- Noted that the site plan shows an inaccurate location of one of the existing structures.
- Supported the setback along the south property line, and noted that trees and landscaped areas should be included.
- Felt that the shift in platting pattern at the northeast corner of the site should be celebrated and interpreted in the design of the building.
- Expressed concern regarding the cedar trees near the south property line, and would like to see these protected.
- Supported the increased street-level setback and the departure for the upper-level setback. Felt that the increased set back at the street would provide adequate room for pedestrian traffic and help to activate the streetscape.
- Noted that the Design Guidelines discuss extending the character and architectural heritage of Roosevelt High School. Because of the modern aesthetic and clean lines, the finer-grained detail at the ground should achieve these guidelines.
- Noted frequent graffiti in the area, and encouraged durable materials and a design that minimizes the potential for graffiti.
- Noted that NE 66th Street is a Green Street, and the location of the proposed park on 14th Ave NE. The proposal should take these two conditions into account.
- Expressed concern about pedestrian traffic from the high school and the departure related to parking access in regards to pedestrian-vehicle conflicts. Encouraged wider sidewalks and traffic calming strategies.
- Expressed concern about potential shadow impacts to the proposed park; encouraged study to see if upper level setbacks would reduce impacts.

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.

EARLY DESIGN GUIDANCE January 11, 2016

1. **Massing and Context Response.** The Board supported the preferred option, noting that the simple yet elegant massing demonstrates a thoughtful response to the context and the character and scale of the evolving neighborhood.
 - a. The Board supported the strong streetwall presented in Option 3, noting that the massing and intended façade articulation along 12th Ave NE responds to the commercial character of the streetscape. (CS2.A, CS2.D, CS2.I, CS3.A, DC2.A, DC2.II)
 - b. The increased setback of the first two floors along NE 66th Street creates a more human-scaled experience along NE 66th Street and provides additional open space at the ground-level for creating a more intimate, smaller-scale residential environment with transitional spaces to the individual unit entries. (CS2.II, CS3.I, PL3.A, PL3.B, PL3.I, DC2.A, DC2.II, DC3.A)
 - c. Design the massing to minimize damage to the trees on adjacent properties to the south. The Board noted that they may be open to departures if they relate to providing adequate room for the trees. (CS2.B, CS2.II, CS3.I, DC2.A, DC3.II)
 - d. Provide a section demonstrating the relationship of the raised landscaped terrace to the adjacencies. Mitigate any blank wall conditions with careful detailing. (CS2.B, CS2.D, CS2.II, DC2.A, DC3.A, DC4.D)

2. **12th Ave NE Street-Level Uses & Pedestrian Experience.**
 - a. The design of the space at the corner should accommodate the volume of anticipated pedestrian traffic from Roosevelt High School and the future light rail station. The Board suggested additional open space for circulation (see 2.b, below) and requested a study of the pedestrian traffic and flow around the corner to supplement the design rationale for the corner design. (CS2.A, CS2.C, PL4.C, DC2.A, DC3.A)
 - b. While the Board supported the locations and sizes of the ground-level uses along 12th, they expressed concern about locating the lobby at the corner as they felt a retail use would generate more activity. The Board suggested a subtractive element in the massing that would provide an open space at the corner and serve as an interruption or inflection that results in a distinctive corner expression. The Board noted this corner should establish a sense of place and could be designed as a gateway to the emerging character of 12th Ave NE at the High School. The design of the corner should take the view from the light rail station into consideration. (CS2.A, CS2.C, CS2.I, CS2.II, CS2.A, CS3.I, PL1.C, PL4.C, DC2.II, DC3.A, DC3.C)
 - c. The Board looks forward to seeing how the street-level details enhance the sense of place. (CS2.II, CS3.I, DC2.D, DC2.II, DC4.A, DC4.D, DC4.I, DC4.IV)
 - d. The Board noted that a distinction between the commercial and residential entries is needed so that the residential entry is easily identifiable as such. (PL3.A)

3. NE Corner Massing & Open Space.

- a. The supported the open space at the northeast corner, but expressed concern over potential security issues from the plaza being set below grade. The design and programming of the interior amenity area will be crucial for achieving a successful building-open space relationship and ensuring a safe, inviting space. The Board requested information pertaining to the interface of the indoor amenity space and outdoor space, including programming, lighting, and how the design takes safety and security into account. (PL1.C, PL2.B, DC3.A, DC3.C, DC4.C)
- b. The Board noted that the shift in massing due to the jog in the property line is an opportunity to strengthen the design concept. Continue to explore how the architectural concept can relate to the open space and enhance the sense of place. (CS2.A, CS2.I, DC2.A, DC3.A)

4. **Residential Edge on NE 66th Street.** The Board supported the individual ground-level units and the increased setback along NE 66th Street that incorporates private open space between the sidewalk and unit entries. The transitional space at the ground level provides privacy for the ground-level units and creates a smaller-scaled, more intimate streetscape. The private entry courts for each unit should add to a rich pedestrian experience and enhance the sense of security while providing adequate permeability to establish a relationship with the streetscape. (CS2.A, CS2.II, CS3.I, PL2.B, PL3.A, PL3.B, DC2.A, DC2.C, DC2.D, DC2.II, DC3.A)

5. Architectural Concept.

- a. The Board supported the preliminary architectural concept and façade composition which interprets a “weave” into the façade as presented on p.29 which featured tilted vent panels. The Board appreciated the use of color, noting that it reinforces the underlying architecture of the vent panels, and strengthens the overall design concept. (DC2.B, DC2.II, DC4.A, DC4.I)
- b. As the upper levels of the north façade will be highly visible from the High School athletic field, these views should be taken into consideration. (DC2.B, DC2.II, DC4.A, DC4.I)
- c. At the Recommendation meeting, demonstrate how the design concept is carried into a human-scaled expression for the design of the street-level unit facades along NE 66th Street. The Board suggested exploring differentiation in glazing and bringing the texture and color down. In addition, the design concept should also be integrated into the design of the landscape elements and streetscape design. (DC2.B, DC2.C, DC2.D, DC2.II, DC3.II, DC4.A, DC4.D, DC4.I, DC4.IV)

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-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-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

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-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.

Roosevelt Supplemental Guidance:

CS2-I Sense of Place

CS2-I-i. Focus vibrant commercial uses and a strong continuous street wall facing the commercial arterials: NE 65th St., Roosevelt, Way NE, and 12th Ave NE (in the commercial areas).

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-II-iii. Gateway features should include a variety of design elements that enhance the prominent neighborhood intersections identified in the Guidelines.

The following locations have been identified as key gateways and key locations for the neighborhood (see Map 2, page 5 in the Design Guidelines).

CS2-III Height, Bulk and Scale

CS2-III-iv. Roosevelt High School Architectural Heritage:

- a. Massing void of variation is discouraged on properties adjacent to the high school in order to avoid a monolithic look.
- b. Preserve specific views corridors to and from the high school, arrange the massing in a way that references the prominent high school structure.

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.

Roosevelt Supplemental Guidance:

CS3-I Emphasizing Positive Neighborhood Attributes

CS3-I-i. Roosevelt High School Architectural Heritage: New buildings built adjacent to the high school (particularly on the blocks immediately south of the school) should complement and defer to the architectural prominence of the school, and contribute to a campus-like setting in the immediate school vicinity.

CS3-I-ii.: Reinforce a vibrant streetscape:

- a. Apply a pedestrian-oriented design;
- b. Include multiple recessed entries; and
- c. Considering offering commercial and residential units of different sizes and at a range of price points.

CS3-I-iii. Street walls facing arterial streets (NE 65th St., Roosevelt Way, and 12th Ave NE) in the Commercial Core should be designed to incorporate traditional commercial façade components: lower base course, upper-level façade and cap.

PUBLIC LIFE

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

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

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.

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.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

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.

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

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

DESIGN CONCEPT

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

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

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-I Massing

DC2-I-i. In the commercial core encourage façade detail and street-facing glazing that compliment character of the neighborhood’s historic architectural icons to reduce the perception of bulk.

DC2-II Architectural and Façade Composition

DC2-II-i. Along Major Arterials:

- a. Maximize the retail and street-level transparency (commercial zones);
- b. Maximize the quality of exterior finish, especially at the base;
- c. Incorporate a series of storefronts along the commercial street frontages.

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-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-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

Roosevelt Supplemental Guidance:

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

DC3-II-i. Use designs that enhance and build upon the natural systems of the neighborhood, such as storm water drainage, and aquifer re-charge strategies, habitat enhancement, solar access, food production, etc.

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.

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.

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-I-vi. Use of transparent awnings is preferred in the commercial core.

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 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 the following departures were requested:

- 1. Setback at NE 66th Street. (SMC 23.47A009.D.a.1):** The Code requires a minimum upper level setback of 4 feet for portions of the building 45 feet in height or more. The applicant proposes no setback for those portions of the structure 45 feet in height and over.

The Board noted that the larger setback at ground level and reduction of the upper level setback had a net result of an overall stronger massing and architectural concept, and better relates to the pedestrian-oriented streetscape along NE 66th Street. The Board expressed that they had initial concerns about the departure due to the potential impacts to perceived height, bulk and scale. However, after deliberation and public comment supporting the departure, the Board indicated they would be open to the departure for the upper level setback provided the ground level setback at the first two levels remains. (CS2.D, CS2.II, CS3.I, PL3.I)

- 2. Setback Requirement at Brooklyn Ave NE. (SMC 23.47A.009.D.1.a.2):** The Code requires an average ground level setback of 5 feet along the length of the street property line and a minimum upper level setback of 3 feet. The applicant proposes no ground level or upper level setback for the portion of the structure abutting the offset portion of the property line along Brooklyn Ave NE.

The Board indicated they would be open to the departure, noting the unusual site conditions that result in a portion of the property line running parallel to Brooklyn Ave NE more than 80' from the center line of the right of way. The Board felt that eliminating the setbacks at this location would result in a stronger massing and would ground the structure where it meets the open space at the corner. (DC2.A, DC2.B)

- 3. Driveway Width. (SMC 23.54.030.D.2):** The Code requires a minimum width of 22 feet for driveways for two-way traffic. The applicant proposes a driveway width of 20 feet.

The Board indicated preliminary support for the departure, as it minimizes the impacts on the pedestrian environment along Brooklyn Ave NE. The Board requested drawings demonstrating the slope of the driveway and other measures to mitigate potential pedestrian-vehicular conflict. (CS3.I, DC1.B)

- 4. Parking Aisle Width. (SMC 23.54.030.E.1):** The Code requires a minimum width of 22 feet for parking aisles serving medium parking spaces. The applicant proposes a parking aisle width of 20 feet.

The Board indicated preliminary support for the departure, as it provides more flexibility for the internal layout of the parking, and could potentially provide some relief to the trees on the adjacent properties to the south. (CS2-A, CS2.D, CS2.II, DC1.B, DC3.II)

- 5. Sight Triangle. (SMC 23.54.030.G.1):** The Code requires that for two way driveways of 22 feet wide or more, a sight triangle on the side of the driveways used as an exit is to be provided and to be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway sidewalk. The applicant proposes the reduction of the right sight triangle.

The Board indicated preliminary support for the departure, as it minimizes the impacts on the pedestrian environment along Brooklyn Ave NE. The Board requested drawings demonstrating

the slope of the driveway and other measures to mitigate potential pedestrian-vehicular conflict.
(CS3.I, DC1.B)

BOARD DIRECTION

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