

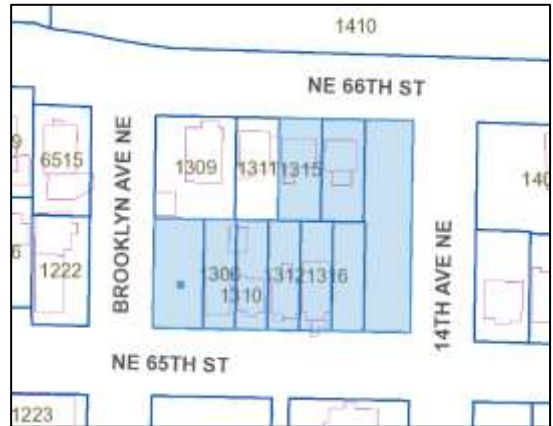


RECOMMENDATION OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3024696-LU
Address: 1300 NE 65th St
Applicant: Jen Lien, GGLO
Date of Meeting: Monday, June 11, 2018
Board Members Present: James Marria, Chair, Brian Bishop, Katy Haima, Anita Jeerage, Dan Rusler
Board Members Absent: None
SDCI Staff Present: Abby Weber

SITE & VICINITY

Site Zone: Neighborhood Commercial 2P-65 (NC2P-65)
Nearby Zones: (North) Single Family 5000 (SF5000), (South) NC1P-40, (East) NC2P-65, (West) NC2P-65
Lot Area: 36,563 SF



Current Development:

The development site includes 9 existing parcels under common ownership; 6 of the existing parcels are developed with single family structures and 3 are undeveloped. All existing structures are proposed to be demolished.

Surrounding Development and Neighborhood Character:

The development site occupies approximately three-quarters of the block bound by NE 66th St to the north, NE 65th St to the south, Brooklyn Ave NE to the west, and 14th Ave NE to the east. The

northwest corner of the block has two existing single family homes on two parcels outside the development site; however, these two parcels are proposed to be redeveloped as a separate singular development under MUP #3026788-LU. The eastern-most lot within the development site will potentially be developed as a City park; condemnation proceedings are underway.

The site is located in the Roosevelt Urban Village and Roosevelt Station Area Overlay District. The neighborhood commercial core is located to the west of the site. Roosevelt High School is located across the street to the north, and the future Roosevelt Light Rail Station is located 2 blocks to the west.

Neighborhood character is transitioning from small-scale retail and single family residences to larger mixed-use developments that are contemporary in design. The full-block site across 14th Ave NE is proposed to be developed with a 7-story, 220-unit mixed-use structure under MUP #3013244-LU, and the block to the west across Brooklyn Ave NE is proposed to be partially redeveloped with several projects under MUP #3021393-LU, #3022283-LU, and #3004423-LU.

Access:

Three existing single family structures have vehicular access off NE 65th St, and one existing single family structure has access off NE 66th St. Proposed vehicular access is from Brooklyn Ave NE. There is no alley adjacent to the site.

Environmentally Critical Areas:

There are no known Environmentally Critical Areas (ECAs) onsite.

PROJECT DESCRIPTION

Land Use Application to allow a 7-story, 165-unit apartment building with approximately 5,153 SF of retail. Parking for 126 vehicles proposed. Existing buildings are proposed to be demolished.

The packet includes information presented at the meeting, and is available online by entering the project number 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 public comments were offered at this meeting:

- Questioned the livability of ground floor residential units.
- Supported setbacks along NE 66th St.
- Would like the existing trees on site and adjacent to the property to be protected.
- Would like to see a coordinated lush landscape along NE 65th St to provide an increased buffer, like seen in South Lake Union.
- Would like to see the trees incorporated into the design; there are likely Exceptional trees on adjacent properties.
- Concerned with the proposed large blank wall.
- Would like the applicant to consider flipping the blank wall and open space on the portion of the building that extends to NE 66th St.
- Would like to see a double height space at southeast corner to accommodate retail.
- Would like to see grade separation where units front the proposed park.
- Concerned that the new development is not consistent with height, bulk and scale of existing single family neighborhood context.
- Would like the design of units fronting the proposed park consider safety and security, and “eyes on the park”.

SDCI Staff also summarized design related comments received in writing prior to the meeting:

- Supported commercial uses along the entirety of NE 65th St, especially at the southeast corner since it will potentially be adjacent to a future park.
- Supported Option 3 with increased setback at grade for increased pedestrian activity and character.
- Would like the Recommendation packet to include photographic documentation along NE 66th St and elevations in relation to adjacent structures.

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.

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 Board members provided the following siting and design guidance.

1. **Massing & Context Response:** The Board discussed the three massing options and the adjacency issues associated with the north bar that extends to NE 66th St. The Board expressed general support for Option 3, the applicant’s preferred alternative.
 - a. The Board expressed support for the multiple residential entries on the three street frontages. (PL1-B, PL3, PL3-I, PL3-II)
 - b. The Board was open to the proposed cantilever over the ground floor along Brooklyn Ave NE, however, directed the applicant to explore alternative designs that promote a strong urban edge. (PL1-B, PL1-I-iii, PL2-I, PL3)
 - c. The Board agreed with public comment and did not support the blank wall condition on the east façade of the bar adjacent to the existing single family residence. The Board agreed that the setback on the west façade is not a valid justification for the blank wall condition and directed the applicant to explore design alternatives, such as shifting the building mass west several feet to allow for glazing on the blank wall or switching the blank wall to the west façade where it could be mitigated in the future by new development by the same development group. The Board was inclined to support a departure that would mitigate or reduce the blank wall condition and improve the overall design of the portion of the site that extends to NE 66th St. (DC2-B, DC2-II)
 - d. The Board appreciated the upper level setback along NE 66th St, but directed the applicant to study additional measures to reduce the perceived height, bulk and scale of the north bar. (CS2-III, DC2-A, DC2-I, DC2-II)
 - e. The Board noted that the design should anticipate future development, and requested the future northwest development envelope be ghosted in to drawings at the Recommendation phase. (CS2-C, CS3-A, DC2)

2. **Street Level Uses & Pedestrian Experience:** The Board discussed the southeast corner street level use, existing trees, and proposed City park. For the purpose of providing this Early Design Guidance, the Board assumed the proposed City park will be developed. If it is determined the park will not be developed, the applicant will be required to return for additional Early Design Guidance meeting.
 - a. Consistent with public comment, the Board unanimously agreed that the southeast corner should be a retail use as it will better anchor the corner, engage with the proposed future park, and activate the space. The Board encouraged the applicant to explore a double height retail space in that location, however, acknowledged that a small retail space with a 10’ floor to ceiling height could be acceptable if designed well. (CS2-B, CS2-II, PL1-B, PL1-I, PL3, PL3-II)
 - b. The Board acknowledged public comment and directed the applicant to be sensitive to trees on adjacent sites through the utilization of ground floor and upper level setbacks, and preserve as many trees on site as possible. The applicant was advised to submit an arborist report; if any Exceptional trees are identified, the applicant will be required to show a design option that saves the tree(s) at the next meeting. (CS1-D, CS2-B, CS2-D-2)
 - c. The Board expressed concern regarding the residential units fronting the proposed park and stated the units should not appear to “privatize” the park by treating it as a front yard. The Board recommended the design avoid entry stoops and explore alternatives such as angled entries. The Board referenced *The Park* development in

Ballard as an example of a well-designed edge between ground level residential and a public park. Additionally, these units should activate the space and encourage safety and security by promoting “eyes on the street”. (CS2-B, CS2-II, CS3-I, PL2-B, PL3)

- 3. Exterior Materials & Detailing:** The Board recognized the site as a large development project in a neighborhood undergoing significant transition, and stressed the importance of meeting the high standards of the Design Guidelines.
- a. The Board strongly encouraged the applicant to set a precedent for future development by designing a well-detailed building with durable, high quality materials, that are proven to age well. All facades must be well documented in the recommendation packet. (CS2-A, CS3-A-4, DC2-B-1, DC2-D-2, DC2-II-ii, DC4-A, DC4-I)

RECOMMENDATION June 11, 2018

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported the increased setbacks at the ground level in exchange for the requested departure from upper level setbacks.
- Supported the 8-foot sidewalk.
- Questioned canopy coverage and noted a preference for continuous canopies for increased weather protection.
- Supported the proposed tree relocation. Noted the relocated tree did not appear to be included in the “No Park” alternative. The tree should be relocated in both alternatives.

SDCI Staff also summarized design related comments received in writing prior to the meeting:

- Concerned that the presence of historic Roosevelt High School is not maintained along 65th Ave NE. Encouraged preservation of the neighborhood views to and from the landmark. Noted that the proposed setbacks do not maintain views of the school.
- Does not support the large-scale development and its relationship to the existing historic façade.
- Concerned about the lack of pedestrian-oriented openings along its east façade, where adjacent to the proposed future park along 14th Ave NE. Would like to see the design of the proposed development embrace the park.
- Noted that the park helps fulfill Seattle’s goals for a sustainable city, to balance density with open space, to preserve views of historic landmarks, and encourage low impact development techniques to manage and mitigate climate change impacts.
- Concerned that the response to the Board’s guidance is half-hearted, and concerned that the design does not celebrate or complement the park.
- Encouraged waiting to decide on the proposed Exceptional Tree removal until more information on the potential future park is known.
- Encouraged balancing development with public open space and green infrastructure.

- Questioned what mitigation might be required for the loss of the trees on these properties; notably along NE 66th St, as it is a green street.
- Encouraged referencing surroundings buildings – and incorporating brick, glass, and wood on the exterior facades – to create a more seamless, high-quality urban experience. Concerned that the proposed design will appear “dated” in the near future.

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.

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 Board members provided the following recommendations.

1. Massing & Architectural Concept

- a. The Board generally supported the evolution of the design in response to EDG, particularly the design of the pedestrian realm and ground plane, the development of the southeast corner and retail spaces, and the treatment of the urban edges. The Board, however, was concerned that the façade treatment is not contextual. The Board ultimately recommended approval of the design provided the conditions listed at the end of this report are resolved. (CS3-A-4, CS3-I, PL2-I, DC2, DC2-B-1, DC2-C-3)
- b. The Board generally supported the expression of movement created by the modulated upper levels as depicted in concept diagram #5 on page 42 of the Recommendation packet. (CS3-A-2, DC2)
- c. In agreement with public comment, the Board supported the ground level setbacks as they contribute to a generous public realm and pleasant pedestrian experience. The Board, however, noted that the ground level setbacks do not need to occur at the cost of the upper level setbacks and did not agree with this aspect of the applicant’s rationale for the requested departures from upper level setbacks requirements. (PL1-B, PL1-I-ii, PL3, PL3-B-4, PL3-II, DC2-A)
- d. The Board was concerned that the massing moves fail to respond to the historic Roosevelt High School or create visual interest, particularly the large projecting white bay on the north façade. The Board noted that the requested departure from upper level setback requirements exacerbates this condition. For this reason, the Board did not support the requested departure from upper level setback requirements along NE 66th St as proposed. The Board, however, indicated they would support the request if the magnitude of the intrusion into the required setback was reduced and if the departure helped resolve the condition regarding façade treatment (see condition #1 at the end of this report). (CS2-D-1, CS2-III-iv, DC2-A, DC2-B-1, DC2-C-3, DC4-A-1)

2. Façade Treatment & Materiality

- a. The Board was concerned that the same architectural language was applied to all facades even though the character of each frontage is unique. The Board noted that the northern, eastern, and western frontages have a strong residential character whereas the southern frontage is more commercial. The Board encouraged the applicant to respond to these unique frontages, as well as the highly textured materiality of historic Roosevelt High School to the north, as the design develops in response to the recommended conditions. (CS3-A-4, CS3-I-I, DC2, DC2-C-3, DC2-D-2, DC4-I)
- b. The Board strongly supported the highly textured, fine-grained weave-themed concept images depicted on page 43 of the Recommendation packet, however, they noted the concept is not successfully translated into the treatment of the façade and recommended further development. See condition below. (DC2-B-1, DC2-D-2, DC4-A-1, DC4-I-iii)
- c. The Board did not support the use of large-scale white-colored panels on the projecting bays as they fail to create visual interest, texture and movement – the qualities expressed by the weave-themed concept images. The Board recommended a condition that the applicant further develop the treatment of the projecting bays on all facades in a manner that better expresses qualities of the concept images and responds to the unique characteristics of each frontage. The Board noted that the weave pattern could also be applied to create a connection to the ground level. (CS3, DC2, DC2-B-1, DC2-D-2, DC4-A-1, DC4-I-ii, DC4-I-iii)
- d. The Board supported the use of an accent color in concept, however, they were concerned that the color was applied too generously to successfully accent or distinguish any individual architectural feature. The Board recommended a condition to reduce the application of the accent color and limit the use of the accent color to areas that highlight specific features of the design, such as building entries. The Board also encouraged applying the accent color in a manner that responds to the unique conditions of each frontage. (DC2-B-1, DC4-I-iii)
- e. The Board accepted the proposed use of an economical material at the upper levels provided that the material is used in textured and contextual manner. The Board recommended incorporating more brick into the design of the north façade to better respond to the historic Roosevelt High School, but declined to recommend this as a condition. (DC4-A-1, DC4-I-i)
- f. The Board supported the 2-story base and design of the ground plane, particularly the ground level setbacks, ample space for pedestrians, and use of brick. The Board encouraged the applicant to find inspiration in the design of the ground plane and landscape plan when resolving the design of the upper levels and façade treatment. (PL1-B-2, PL2-I, DC4-I-ii)

3. Pedestrian Experience & Entries

- a. The Board heard public comment regarding continuous canopies, however, they noted it appears the combination of canopies and building overhangs succeed in providing continuous weather protection along NE65th St and Brooklyn Ave NE. The Board declined to recommend a condition for further development. (PL2-C)

- b. The Board supported the two entries to individual units along NE 66th St, however, did not support the use of glass railings as proposed. The Board recommended a condition to replace the glass with a more porous railing design that contributes to a stronger, more textured residential character and has a porch-like quality. (PL3-A-3, PL3-A-4, PL3-I-i, DC2-II-ii)
- c. The Board supported the shared walkway and egress along the western edge at the northwest corner of the site. (PL4-A)
- d. The Board supported the lighting and conceptual signage plans as proposed. (DC4-B, DC4-C)

4. Exceptional Trees

- a. The Board appreciated the thoughtful Exceptional Tree massing analysis and supported the design-based rationale for the proposed removal of the three centrally located trees identified as tree numbers 19, 20 and 26 on pages 31-33 of the Recommendation packet. (CS2-D-1, CS2-I, DC2-A)
- b. The Board also supported the design-based rationale for the proposed removal and relocation of Exceptional Tree #15, the 21.6-inch Japanese Maple, as the resulting mass creates a strong edge along NE 66th St while incorporating a significant and mature landscape element into the open space design – where the tree may have a better chance to thrive. The Board conditioned their support for removal on the relocation of tree #15 to the northeast corner of the site as proposed in tree retention alternative Option C on pages 38-41 of the Recommendation packet. (DC4-D-3, DC4-D-4)

5. Potential Future Park & Design Alternative

- a. For the purpose of providing these recommendations, the Board assumed the potential future City park – which is proposed to be located along the eastern edge of the development site – will be developed. If it is determined the park will not be developed, the applicant will be required to return for additional Recommendation meeting to review the revised mass, site plan and context. The Board briefly reviewed the design alternative provided on pages 76-78 of the Recommendation packet and provided the following design guidance if the park is not developed:
 - i. Arrange the mass and open space to maintain views of historic Roosevelt High School. (CS2-III-iv-b)
 - ii. Incorporate residential and/or retail entries along NE 14th St to activate the street frontage and pedestrian realm. (PL3, PL3-A, PL3-B-4, PL4-A, CS3-I-ii)
 - iii. Incorporate balconies to establish a residential character along the NE 14th St frontage. (DC2-C, DC2-D-1, DC2-II-ii)
 - iv. Maintain well-designed open space along the eastern edge of the development site. (PL3-II-ii, DC3-III-i, DC4-D)
 - v. Provide an updated Exceptional Tree analysis that depicts the retention and relocation of tree #15 to a position onsite with viable space and light. (DC4-D-3, DC4-D-4)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departures was 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 departures.

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

1. **Setback Requirements (23.47A.009.D.1.a.1):** Along NE 66th St, the Code requires an average ground level setback of 10' along the length of the property line and a minimum upper level setback of 4'. Above 45', the minimum 4' upper level setback shall be provided in addition to the required 10' ground level setback – 14' total. The applicant proposes to intrude between 1'9" and 4' into the required additional 4' setback above 45'.

The Board did not recommend approval of the requested departure along NE 66th St for the full height of the building as proposed, as they did not support the rationale provided in the Recommendation packet. The Board noted that the Code-required upper level setback could reduce the perceived scale of the large white projecting bay, if maintained, thereby better meeting the intent of Design Guidelines CS2-D, Height Bulk and Scale, and DC2-B-1, Façade Composition.

The Board, however, indicated they would recommend approval of the departure request if the magnitude of the intrusion into the required setback is reduced and the departure is necessary to resolve recommended condition #1, regarding the façade treatment. **(DC2-B-1, Façade Composition)**

2. **Setback Requirements (23.47A.009.D.1.a.2):** Along Brooklyn Ave NE, the Code requires an average ground level setback of 5' along the length of the property line and a minimum upper level setback of 4'. Above 45', the minimum 4' upper level setback shall be provided in addition to the required 5' ground level setback – 9' total. The applicant proposes to intrude 4' into the required additional 4' setback above 45'.

The Board recommended approval of the requested departure from upper level setback requirements along Brooklyn Ave NE and supported the design-based rationale as proposed. The resulting design and additional ground level setback make a strong connection to the street and reinforce a vibrant streetscape. **(CS2-B-2, Connection to the Street; CS3-I-ii, Reinforce a vibrant streetscape)**

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

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

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

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-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-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.

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-III Height, Bulk and Scale

CS2-III-iii. Multi-family/Residential Zone Edges: Careful siting, building design and building massing should be used to achieve an integrated neighborhood character in multi-family zones. Some of the techniques preferred in Roosevelt include:

- a. Increasing building setbacks from the zone edge at ground level;
- b. Reducing the bulk of the building's upper floors;
- c. Reducing the height of the structure;
- d. Use of landscaping or other screening (such as a 5-foot landscape buffer);
- e. Modulation of bays;
- f. Stepping down the height of structures to 40' – 45' at the zone edge to provide transition to the height of traditional single-family areas; and
- g. Minimizing use of blank walls.

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.

CS2-III-v. Olympic Promenade:

- a. Encourage preservation of westward views of the Olympic Mountains along NE 66th St. and from Roosevelt High School to allow for an 'Olympic promenade' and more light and air to reach right of way landscape features. Consider upper-level setbacks of new multi-family and commercial buildings that flank the NE 66th St. corridor.

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.

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.

PUBLIC LIFE

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

PL1-B Walkways and Connections

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

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

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

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.

PL1-I-iii. On the blocks adjacent to the high school, anticipate the movement of large groups between the school grounds and commercial areas in order to design for pedestrian safety along 12th Avenue NE and NE 65th St.; the key arterials traversed by sometimes distracted students. Anticipate use of gathering spaces by groups of students. Incorporate trash collection and recycling accommodations as appropriate

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

PL2-A Accessibility

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

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

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

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.

PL2-I-iii. Pedestrian amenities are encouraged where appropriate along side-walks within the commercial core. Amenities should be placed within setbacks. Examples of amenities include:

- Trash & recycling
- Canopies
- Seating
- Drinking water fountains
- Artwork
- Special surface treatments
- Plantings
- Pedestrian scaled lighting
- Courtyards

PL2-I-iv. Minimize sidewalk obstructions, especially in consideration of non-sighted pedestrians.

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-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

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.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

DESIGN CONCEPT

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades 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 façades 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 façades 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 façades, 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-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.

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-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.

BOARD RECOMMENDATION

The recommendation summarized above was based on the design review packet dated Monday, June 11, 2018, and the materials shown and verbally described by the applicant at the Monday, June 11, 2018 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the five Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Revise the treatment of the white-colored projecting bays on all facades in a manner that better expresses qualities of the highly textured weave-themed concept images and responds to the unique characteristics of each frontage. (CS3, DC2, DC2-B-1, DC2-D-2, DC4-A-1, DC4-I-ii, DC4-I-iii)
2. Reduce the application of the accent color and limit the use the accent color to areas that highlight specific features of the design, such as building entries. (DC2-B-1, DC4-I-iii)
3. Replace the glass railings at the two individual unit entries along NE 66th St with a more porous railing design. (PL3-A-3, PL3-A-4)
4. Relocate Exceptional tree #15, the 21.6-inch Japanese Maple, to the northeast corner of the site. (DC4-D-3, DC4-D-4)