City of Seattle

Department of Planning & Development
Nathan Torgelson, Director

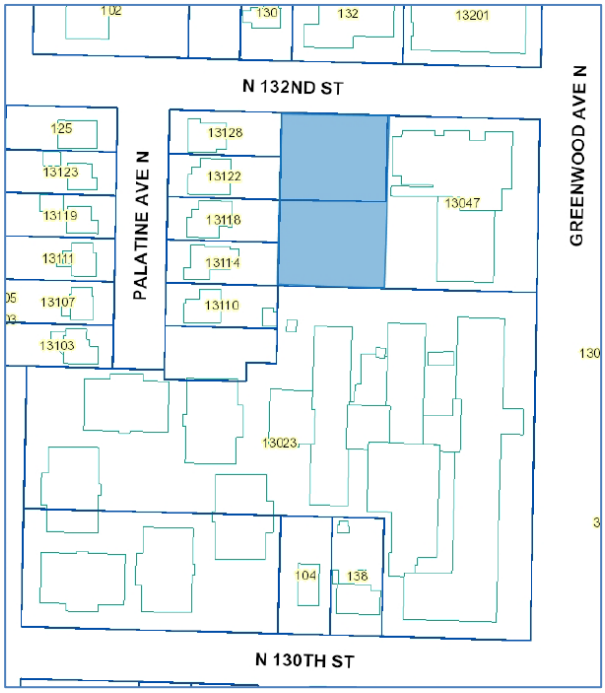
DESIGN REVIEW

EARLY DESIGN GUIDANCE OF THE NORTHWEST DESIGN REVIEW BOARD

Project Number:	3024798
Address:	147 North 132nd Street
Applicant:	Chie Yokoyama, nk Architects for Compass Housing
Date of Meeting:	Monday, November 07, 2016
Board Members Present:	Dale Kutzera (Chair) Emily McNichols Keith Walzak
Board Members Absent:	Marc Angelillo Christopher Bell
SDCI Staff Present:	Carly Guillory

SITE & VICINITY

Site Zone:	Lowrise Three (LR3)
Nearby Zones:	(North) LR3 (South) LR3 (East) LR3 (West) Single Family 7200 square foot minimum lot size (SF7200)
Lot Area:	32,600 square feet



Current Development:

The subject site is currently occupied by a surface parking lot, providing vehicular parking to the adjacent Luther Memorial Lutheran Church to the east. A portion of the existing church is proposed for demolition to accommodate this proposal which also includes a lot line adjustment.

Surrounding Development and Neighborhood Character:

The subject site is located within the Broadview neighborhood and Bitter Lake Village Hub Urban Village. Adjacent uses consist of a number of institutional uses (church and elementary school) and single-family structures. Notable uses within a ten-minute walk of the site include the Broadview Public Library and Bitter Lake Community Center. Common façade materials include stone, glass, and cement panel.

Access:

Access to the site is currently provided via two curb cuts on N 132nd St. The preferred option maintains two curb cuts in approximately the same locations.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

Design Review Early Design Guidance application proposing a three-story, 59-unit apartment building with below grade parking for 23 vehicles. West wing of church to be demolished. Pending LBA under 3025554.

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The packet includes materials presented at the meeting, and is available online by entering the project number (3024798) 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 Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

The following public comment was offered at the Early Design Guidance meeting:

- Expressed concern that the proposed massing closes the building off from the neighborhood.
- Encouraged the building to provide a strong connection to the street and neighborhood.

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.

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1. **Courtyard**.
    a. All three options propose a courtyard. The Board supported the courtyard located on the west side of the building and discussed topics of accessibility, connection to the street and neighborhood, and activation (CS2-B, DC1-A, DC3-A).
    b. The courtyard is intended to be a semi-private space, for use by residents only. The Board discussed circulation to, though, and from this courtyard, and agreed that a physical and visual connection ought to be provided between the courtyard and sidewalk (CS2-B, DC1-A, DC3-A).
    c. In considering the treatment of the courtyard, the Board expressed concern that the courtyard could become inactive, and recommended careful attention be paid to the building facades framing the courtyard to help enliven the space (DC2-B).

2. **Connection to Street**.
    a. Connection to the street and neighborhood was identified by the public and the Board as a priority. The Board recommended that a visual connection to the courtyard be provided from the street and through the lobby (CS2-B, DC1-A, DC3-A).
    b. The Board noted the lack of sidewalks on N 132nd St, describing the right-of-way as ambiguous. To best respond to this condition, the Board recommended a strong street edge to establish a strong connection to the street and public realm (CS2-B).
    c. Connections to and through the site was identified as a priority. To successfully provide a visual connection, the Board recommended a highly transparent treatment of the lobby. This would allow sight lines from the public realm to the courtyard, thereby connecting the project to the neighborhood (CS2-B, PL1-A).
    d. The Board agreed with public comment that the building should provide a strong connection to the street and neighborhood. Locating the lobby at the northeast corner responds to the busy nature of the Greenwood Ave N intersection with the church and school. The Board supported this placement and recommended using massing and façade treatment to transition that north elevation to a residential character as one moves west (CS2-D, DC2-B).

3. **Lobby**.
    a. A setback at the northeast corner in the area of the lobby entrance was recommended as a way to provide cues/ wayfinding to the courtyard (PL2-D).
    b. The Board supported the primary residential entry at the northeast corner of the building, agreeing that it provided opportunity for the building to transition from the busy character of Greenwood Ave N to the residential nature of the neighborhood to the west (CS2-D, PL3-A).

c. The Board agreed that the lobby should be articulated as a separate mass, one that responds to the busy character of Greenwood Ave N. While the remainder of the north façade transitions to a residential character to respond to the single-family development to the west (DC2-B).
d. Use quality materials, ground level setbacks, or secondary architectural features to communicate this transition in architectural language/concept (DC4-A).

4. **Vehicular Access**.
    a. The location of the vehicle access as it relates to the pedestrian experiences was identified as a priority. Two different locations were proposed: one near the west property line and the other a shared curb cut with the church to the east. The Board agreed that Option 2, with the shared curb cut and garage entrance at the south portion of the site, offers a great opportunity to design and create a successful woonerf condition with a focus on the pedestrian. A successful woonerf in this location could also serve as an extension of the courtyard concept and enhance the connection to the neighborhood (CS2-B, DC1-B).
    b. The Board strongly prefers one curb cut as proposed in Option 2, but will consider the vehicular access proposed in Option 3 with careful consideration of wayfinding techniques and façade treatment. If the access configuration of Option 2 is pursued, care should be taken to avoid a large blank wall at the south property line (DC1-B, DC2-B).

5. **Materials**.
    a. To provide human scale and texture, the Board recommended use of high quality materials with special attention to texture and interest at the ground level. The treatment of the ground floor is important and using quality materials with texture and human scale is critical at this location(DC2-D, DC4-A).
    b. Material application and architectural will be important in distinguishing this building and creating a sense of place (CS2-A).
    c. The architect described the intended concept as one that emphasizes the relationship between the proposed structure and the adjacent church and how they interact with the street. From the courtyard one can view through the highly transparent potion of the church and see activity on Greenwood Ave N. The Board recommended the applicant expand on this concept and provide opportunity for views from N 132nd St through the lobby to the courtyard. A highly transparent lobby was recommended (also noted above) (DC3-A, DC4-A).
    d. The west elevation responded to the adjacent single-family development with a ground level setback and a single modular move at the center of the structure. The Board recognized the gracious setback, but noted that the result is a large flat façade that needs to be further articulated. The Board recommended a vertical modulation with a consistently applied architectural concept. Details describing materials and window types should be presented at the Recommendation meeting (CS2-D, DC2-B).

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 no departures were requested.

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-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-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.

PUBLIC LIFE

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

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

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

PL1-B Walkways and Connections

PL1-B-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.

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

PL2-D Wayfinding

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

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

PL3-A Entries

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

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

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

PL3-B Residential Edges

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

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

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

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-C Parking and Service Uses

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.
DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

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-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-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-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-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.

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-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.

BOARD DIRECTION

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