



City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director



EARLY DESIGN GUIDANCE OF THE NORTHWEST DESIGN REVIEW BOARD

Project Number: 3025261

Address: 8403 Greenwood Avenue North

Applicant: David Sachs, Clark Design Group

Date of Meeting: Monday, January 09, 2017

Board Members Present: Dale Kutzera (chair)
Chris Bell
Emily McNichols
Keith Walzak
Marc Angelillo

DPD Staff Present: Carly Guillory, Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 2
Pedestrian Overlay – 65-Foot
Height Limit (NCP-65)

Nearby Zones: (North) NCP-65
(South) NCP-65
(East) NCP-65
(West) NCP-65 and Single Family
5,000 Square Foot Minimum Lot
Size (SF 5000)

Lot Area: 19,917 square feet



Current Development:

The existing site is bounded by N 85th St, Greenwood Ave N, N 84th St, and an alley at the west. The site contains one existing structure, the Antika Building, at the northeast corner. This corner building is clad with multicolored brick in shades of brown and red. The parapet is stepped at the corners and in the center of each elevation. The most notable features are the two-level transom windows with 10-light sash. Display windows are wood frame with wood bulkheads. The entry is at the corner with a wood-and-glass double leaf door. The building abutting to the south was destroyed during a gas explosion in March 2016. While the structure at the south end of the site is a one-story brick and masonry structure with recessed entry at the corner and flat roofline.

Surrounding Development and Neighborhood Character:

Buildings within the neighborhood demonstrate a variety of styles and scales. A number of newer buildings are contemporary with modulated massing. Strong massing at the corner and vertical articulation of the upper massing that breaks down the scale of longer buildings into more discernable portions is common. Cornices and other prominent roof forms are not prevalent on larger scaled projects in the neighborhood. Existing small scale development in the Greenwood Avenue North/Northwest 85th Street corridors are characterized by their utilitarian, non-flamboyant, traditional architectural styles. Some important characteristics include: small-scale architectural details at the ground level, including color, texture/patterns, materials, window treatment, sculptural elements; and personalization of individual businesses.

Access:

Vehicular access to the site is proposed via the alley abutting to the west.

Environmentally Critical Areas:

Peat Settlement Prone Soils

PROJECT DESCRIPTION

Design Review Early Design Guidance proposing a 6-story building consisting of 70 residential units and 6,660 sq. ft. of commercial space. Parking for 70 vehicles to be provided below grade. The structure at the north end of the property to remain. The other structure and the surface parking lot to be demolished.

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The packet includes materials presented at the meeting, and is available online by entering the project number (3025261) 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 SDCl:

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 design related public comment was expressed at the EDG Meeting:

- Supported the response to the Greenwood Ave N/N85th St corner. Noted support for the modulation and relationship to the street.
- Noted the tenant in the corner receives a lot of sunlight.
- Questioned how the existing Antika Building and new structure will integrate.
- Recommended the alley be one-way.
- Supported the preferred Option C.
- Questioned the use of the top of the Antika Building.
- Would like to see a building in scale with the neighborhood.
- Requested a sun/shade study that includes the winter solstice.
- Recommended preservation of the G&O building, despite its existing damage, to enhance the transition between old and new.
- Appreciated the upper level setbacks and modulation of massing to reduce perceived bulk and scale.
- Recommended the design avoid cues from the nearby Janus Building.
- Supported preservation of the Antika Building.
- Supported garage parking.
- Recommended use of brick facades and unique detailing.
- Recommended that a strong corner at Greenwood Ave N/N 85th St not include upper levels to ensure sunlight reaches N 85th St.
- Recommended the Board question the alley as the applicant has not proven their access scheme.
- Concerned about the height of the building.
- Concerned about massive monolith.
- Noted the pedestrian use of N 84th St.
- Supported small businesses and small scale type storefronts along Greenwood Ave N.
- Reiterated support and commend developer and architect.
- Recommended careful design of the trash staging and pick up functions.

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. Massing and Transition to Abutting Residential Development:

- a. Careful siting, building design and massing are important to achieve a sensitive transition between the proposal and residential development to the west. The Board supported the ground level setback at the southwest corner and landscaping adjacent the residential entry. (CS2-II)
- b. The Board agreed the upper stories of new mixed-use development on Greenwood Ave N and N 85th St should be set back to reduce the dominance of new buildings on the street; however, the proposed erosion of the massing at the north end appeared overwhelming, and that a better interplay and orientation of the proposed massing to the existing Antika Building is necessary. The Board agreed there is opportunity to transfer massing from the south end of the project to the north to better respond to the Greenwood/85th corner and provide a more balanced, integrated, and resolved massing response. (CS2-II)
- c. The Antika Building adjoining to the north is proposed to remain, with upper level setbacks of the new massing. The Board agreed with public comment and supported the preservation of the Antika Building, but noted that there should be more interplay between the proposed massing and Antika Building. Facing the mass toward N 85th St or cantilevering mass above the Antika Building were suggested. (CS2-VII)
- d. Activated terraces and balconies were proposed at the west elevation to animate the alley. The Board agreed that privacy to the residential development to the west is important and requested privacy studies be included at the Recommendation phase (CS2-II).
- e. Shadow impacts on adjacent development as well as to the north were discussed. The Board echoed public comment and requested the expansion of the sun/shadow study to include the winter solstice (CS2-II, PL1-I).

2. Ground Level Response and Pedestrian Experience:

- a. Treatment of N 84th St is important to create an effective transition to the residential neighborhood to the west. The Board supported the ground level setback, upper level setbacks, landscaping, and residential lobby in this location, while the amount of retail frontage was questioned. Further study the relationship of retail to 84th and the residential neighborhood to the west. Include in the Recommendation packet a perspective illustrating the proposal as it relates to the residential neighborhood to the west. The point of the perspective should be from NW 84th St looking east. (CS2-I, CS2-II)
- b. Ground level setbacks along the west façade at ground were proposed to contain amenities such as outdoor seating or landscaping. The Board recommended the landscaped places and hardscape materials be fully integrated into the architectural and landscape concepts to enhance the pedestrian experience. (PL1-I)
- c. The Board discussed the vehicular access with the recessed garage entry and pull out/drop-off area, questioning the adequacy of the proposed turning radius (21.25-feet). The Board supported the location of the garage entry and recommended close coordination with the Seattle Department of Transportation (DC1-II).

3. Architectural Concept:

- a. The Board supported the conceptual portal concept at the south elevation, agreeing it provided scale and proportion to the massing and accentuated the residential lobby. The Board agreed this portal concept appeared somewhat unresolved and would require further development, recommending it be more fully integrated into the architectural concept, particularly at the north and east elevations (DC2-I).
- b. The Board agreed with public comment that responding to the small-scale historical pattern of storefronts on Greenwood Avenue North is important. Typically, the older storefronts are about 50 feet in width and feature brick, stone or other masonry units. Masonry at the base is encouraged. (CS2-II)
- c. The Board also reiterated public comment and noted that the proportion of the two, middle storefront segments resulted in a squashed appearance, and recommended a language that better related to the existing composition of the adjoining Antika Building. Study window and opening proportions, entryway patterns, scale and location of building cornices, proportion and degree of trim work and other decorative details, and employing a variety of appropriate finish materials. (CS2-II, CS3-II)

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

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

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

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-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-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.

Greenwood/Phinney Supplemental Guidance:

CS2-I Streetscape Compatibility

CS2-I-i. Reinforcement of Commercial and Residential Development Patterns:

a. Build commercial development up to the sidewalk where possible. Along North/Northwest 85th Street, new commercial buildings should be set back sufficiently to provide 12-foot minimum sidewalks (including street trees and other plantings). Commercial buildings may be setback off the street if pedestrian-oriented space is provided that is enhanced with humanizing components such as trees and other plants, site furnishings and high-quality, well detailed pavements between the sidewalk and the building.

b. Residential buildings (on Greenwood Avenue North and North/Northwest 85th Street) should be setback where possible five to 15 feet from the sidewalk to provide extensive landscaping in the front yard. When possible, first floor residential units facing Greenwood Avenue North or North/Northwest 85th Street should be located at least three feet above the sidewalk level to provide a sense of privacy and surveillance over the street.

CS2-I-ii. Treatment of Side Streets: Some treatment of side-streets off of Greenwood Avenue North and 85th Street is important to create an effective transition to residential neighborhoods. Some options to consider include:

- a. setbacks with view-framing landscaping (see CS1)
- b. arbors with hanging plants
- c. small outdoor spaces with trees and landscaping.

CS2-II Height, Bulk and Scale Compatibility

CS2-II-i. Impact of New Buildings on the Street: Consider the setback of upper stories of new mixed-use development on Greenwood Avenue North and North/Northwest 85th Street to reduce the dominance of new buildings on the street. Also, new commercial development should respect the small-scale historical pattern of storefronts on Greenwood Avenue North. Typically, the older storefronts are about 50 feet in width and feature brick, stone or other masonry units. Some also feature architectural details that provide interest and a human scale to the buildings.

CS2-II-ii. Zone Edges: Careful siting, building design and massing are important to achieve a sensitive transition between more intensive and less intensive zones. Consider design techniques including:

- a. increasing the building setback from the zone edge at the ground level;
- b. reducing the bulk of the building's upper floors nearest to the less intensive zone;
- c. reducing the overall height of the structure; and
- d. using extensive landscaping or decorative screening.

CS2-III Architectural Context/Building Entrances

CS2-III-i. Entrances: Even when the principal off-street parking areas are located on the side of the building, a primary building entrance should be located at the corner. This concept is consistent with traditional neighborhood commercial designs and important in facilitating pedestrian activity at the street corners.

CS2-VI Structure Orientation

CS2-VI-i. Orientation: Buildings should generally be built to the edge of sidewalks without setbacks so that ground floor uses are visible and accessible from the pedestrian circulation system. The impacts of new structures on solar exposure should be considered. Buildings located on corners should be oriented to the corner and include entries, windows, canopies or other special architectural treatment. Automobile access, circulation or parking should not be located at the intersections of public streets. Blank walls should be avoided where possible and mitigated with architectural treatment where they are unavoidable.

CS2-VII Mass and Scale

CS2-VII-i. Reducing Visual Mass: Consider reducing the impact or perceived mass and scale of large structures by modulating upper floors; varying roof forms and cornice lines; varying materials, colors and textures; and providing vertical articulation of building facades in proportions that are similar to surrounding plat patterns.

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-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.

Greenwood/Phinney Supplemental Guidance:

CS3-I Architectural Concept and Consistency

CS3-I-i. Architectural Styles: The Greenwood Avenue North/Phinney Avenue North and North/Northwest 85th Street corridors are characterized by their utilitarian, non-flamboyant, traditional architectural styles (except for churches). Some important points to consider in making new development consistent and compatible with existing development include:

- a. small-scale architectural details at the ground level, including color, texture/ patterns, materials, window treatment, sculptural elements, etc
- b. landscaping is an important component of the overall character, particularly for residential development
- c. personalization of individual businesses is a key feature of both corridors.

CS3-II Compatibility

CS3-II-i. Existing Pattern: Consider using the human-scale historical pattern of storefronts on Greenwood Avenue North as a guide in developing new structures abutting TownCenter streets. New development should respond to Greenwood’s existing context by matching window and opening proportions, entryway patterns, scale and location of building cornices, proportion and degree of trim work and other decorative details, and employing a variety of appropriate finish materials.

PUBLIC LIFE

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

Greenwood/Phinney Supplemental Guidance:

PL1-I Pedestrian Open Spaces and Entrances

PL1-I-i. Pedestrian Open Spaces: Small, usable open spaces are an important design objective. Open spaces incorporating the following features are encouraged with new commercial and mixed-use development:

- a. Good sun exposure during most of the year
- b. Located in areas with significant pedestrian traffic
- c. Storefront and/or residential windows face onto open space, at or above the ground level
- d. There are a variety of places to sit
- e. Pedestrians have something to look at, whether it is a view of the street, landscaping, a mural, etc.

PL1-II Open Space

PL1-II-i. Urban Plaza: Encourage a publicly accessible urban plaza, potentially incorporated into one of the north-south streets and any proposed midblock connection. This adjoining street could be temporarily closed to traffic for special public gatherings. The plaza could include seasonal landscaping and year-round green, seating walls, benches or other street furniture, and public art.

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

Greenwood/Phinney Supplemental Guidance:

PL2-I Pedestrian Open Spaces and Entrances

PL2-I-i. North/Northwest 85th Street Corridor and Greenwood Avenue North Corridor, North of North 87th Street: New development should enhance the pedestrian environment and encourage pedestrian activity along the North/Northwest 85th Street corridor and the Greenwood Avenue North corridor, north of North 87th Street. The following measures should be encouraged:

- a. Building entries facing the street
- b. Pedestrian-oriented facades
- c. Weather protection
- d. Below-grade parking, when possible

PL2-I-ii. Pedestrian Amenities: When possible, new development should integrate pedestrian amenities including but not limited to street trees, pedestrian lighting, benches, newspaper racks, public art and bike racks to maintain and strengthen pedestrian activity.

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.

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-C Planning Ahead For Transit

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

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-C Parking and Service Uses

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-A Massing

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

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

DC2-B Architectural and Facade Composition

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

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-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.

Greenwood/Phinney Supplemental Guidance:

DC2-I Architectural Context

DC2-I-ii. Commercial and Mixed-Use: Façade modulation and articulation are less critical in commercial or mixed-use structures as long as appropriate levels of detail are present to break up the façade. Many of these structures are simple boxes that are well fenestrated and contain a number of details that add interest at the ground level and lend buildings a human scale. Modulation of commercial and mixed-use structures at the street level is discouraged unless the space or spaces created by the modulation are large enough to be usable by pedestrians.

DC2-II Human Scale

DC2-II-i. Building Composition: New multi-story developments should consider methods to coordinate a building’s upper and lower stories. The parts should function as a composition—not necessarily requiring the top and bottom to be the same or similar.

DC2-III Mass and Scale

DC2-III-i. Perceived Mass: Consider reducing the impact or perceived mass and scale of large structures by modulating upper floors; varying roof forms and cornice lines; varying materials, colors and textures; and providing vertical articulation of building facades in proportions that are similar to surrounding plat patterns.

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

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-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.