City of Seattle
Department of Construction and Inspections

DESIGN REVIEW

EARLY DESIGN GUIDANCE
ADMINISTRATIVE DESIGN REVIEW

Record Number:	**3032125-EG**
Address:	**5130 40th Ave NE**
Applicant:	**Frances Nelson, Ankrom Moisan**
Date:	**October 8, 2018**
SDCI Staff:	**David L. Landry, AICP, Land Use Planner**

SITE & VICINITY

Site Zone: Lowrise-3 Residential/
Planned Unit Development (LR3 – PUD)

Nearby Zones: (North) NC2P-30
(South) LR3 – PUD
(East) LR3 – PUD
(West) SF-5000

Total Lot Area: 23,250 Square Feet (Sq. Ft.)

Overlay District: Burke Gilman Place (BGP)
Public Development Authority (PDA)

The top of this image is north.
This map is for illustrative purposes only.
In the event of omissions, errors or differences, the documents in SDCI's file will control.

Current Development:

The proposal site located at 5120 40th Ave NE consists of a flag shape parcel nestled between a larger flag-shaped parcel to the north at 5130 Ave NE and a smaller rectangular parcel at 5110 Ave NE. All three parcels make up the Ronald McDonald House long term congregate medical housing for families seeking medical care for children at Seattle Children's Hospital. The parcel to the north (5130) is currently occupied by House A, a 48 unit, 3-story building over a level of below grade parking. The parcel to the south (5110) is occupied by the Bone Marrow Transplant Apartments, Building B, a two-story building with 10 units.

The proposal site is a 23,250 square foot parcel currently occupied by a single story wood framed building built in 1984 and currently used as independent units for adults with physical and/or developmental disabilities.

Surrounding Development and Neighborhood Character:

The proposal site is located to the east of 40th Ave NE just south of the Burke Gilman trail and west of Burke-Gilman Playground Park. Other buildings in the area include the Burke Gillman Apartments located just to the south of the proposal site and currently used as low and moderate income housing. Located even further to the south is another Ronald McDonald group home facility identified as House C. Located on the west side of 40th Ave NE, just opposite of the Ronald McDonald proposal site is a townhouse development built in 2004. Located south of there is a newer four townhouse development built in 2013.

Located to the far southwest of the proposal site is Seattle Children's Hospital, just off of Sand Point Way NE.

Access:

Current access to the site is east off of 40th Ave NE.

Environmentally Critical Areas (ECA): Steep Slope
Riparian Corridor
Wildlife Habitat

PROJECT DESCRIPTION

The applicant is proposing to construct a 3-story addition to an existing congregate residence with 28 sleeping rooms and office. Additional parking for 6 vehicles proposed.

ADMINISTRATIVE EARLY DESIGN GUIDANCE October 8, 2018

The design packet includes materials presented to Staff, and is available online by entering the project number at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

Mailing Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT
SDCI received numerous comment letters. The following comments, issues, and concerns were raised:

- Concerned that the number of parking spaces for the Ronald McDonald group facility is inadequate to serve area apartments and the proposed project.
- Concerned that the number of parking spaces will not accommodate the proposed number of new congregate units.

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

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: http://web6.seattle.gov/dpd/edms/

PRIORITIES & STAFF RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and reviewing public comment, Staff provided the following siting and design guidance.

1. **Massing:** Staff supports Option 3 as the better approach to this flag shaped lot which is hemmed in by the ECA steep slope and wetland to the east and the existing building structures to the north and southwest. Staff appreciates how living units have been laid out to orient in more than one direction, affording views toward the wetland, courtyard and entry plaza. The preferred option provides for greater opportunities for a connection with the adjacent buildings, more equitable placement of interior amenity spaces, and more connection with outdoor spaces. Staff also agrees with how the southwest corner of the building mass has been eroded away to accommodate the new south facing courtyard.
    a. Staff directs the applicant to further refine the preferred option with design elements that further emphasize the courtyard and draw attention to the building's point of entry, while potentially adding a whimsical and family-friendly tone to the sense of arrival and reflect the building's function. **(CS2-A-1, CS2-A-2, CS2-D-5, DC2-A-1, DC2-E)**

2. **Architectural Character:** Materials and façade treatments will be critical to the success of the preferred massing option. Staff directs the applicant to explore textures and materials that create greater visual interest while creating a unique architectural character, rather than just replicating the existing architectural character.
    a. In the draft Recommendation packet, provide conceptual sketches showing an overall architectural character designed to be engaging and visually interesting. Possibly

include a greater use of pediment features, decorative gable detail, decorative vents, quatrefoil windows for Zen views; allowing intermittent views outside from from the southwest stairwell, decorative eave brackets, or other designs that are responsive to nearby context and opportunities. Other elements could also include a tile mural strategically placed along the concrete planter or at the base of pergola supports. **(CS1-D-2, CS2-A-1, CS2-A-2, DC2-D-2, DC3-A-1)**

b. Provide windows or Zen views in the southwest stairs to enable children and their families to catch glimpses or fleeting views of the courtyards and outdoor spaces which could possibly contain sculpted forms, artwork or play areas, to reduce anxiety of children to their environment. **(PL2-A, PL2-D-1, DC1-A-4, DC3-A-1)**

3. **Façade Composition and Materials:**
   a. While the project proposal should create a degree of compatibility between the old elements and the new addition, the new addition should emphasize modern design elements in the detailing and fenestration for the entire project. **(CS3-A-1, CS3-A-2, DC4-A-1)**
   b. The project should use high quality materials, architectural elements that emphasize building entrances, and fenestration to enhance modulation along all building facades. **(DC3-A-1, DC4-A-1)**

4. **Entries:** Staff appreciates the developer's concern for safety and security at the front entry and courtyard. Staff also agrees that material application should have a unifying character between the old and new. However, Staff suggests that the new entry transition could benefit from a more modern character in terms of material application and window design and placement. Staff suggests that the entry should not simply duplicate the materials and design of the existing façade as seen in House located to the north.
   a. Develop a more modern interpretation for the application of materials and design and placement of windows at the main entry. The approach should pay homage to the existing architectural character of the adjacent buildings without duplicating it exactly. **(CS3-A-1, CS3-A-2, PL3-A-4)**
   b. Include precedent imagery in the recommendation packet, depicting various possible material and window applications. **(CS2-A-1, CS2-A-1, CS3-A-1, PL3-A-4)**

5. **Amenity Space.** Staff supports the arrangement of uses in the preferred option which includes the equitable placement of the lounges on each floor as well as the locations for the outdoor courtyards and bio retentions. However, the courtyard located at the southwest corner of the building feels isolated with little connection to the interior of the building or other outdoor spaces to the west or the wetland to the east. The wood chip path dead ends at no real destination, which feels like a lost opportunity.
   a. Provide a physical connection from the southwest facing courtyard to the existing trail running eastward to the proposed wood chip trail and educational experience. The woodchip trail should be extended northward to an indoor/outdoor seating area directly off of the first floor lounge area. This could possibly require the relocation of the bio-retention planter, the redesign of the woodchip path to a boardwalk type path, and proper fencing to protect the ECA steep slope area, or even a shifting of a portion of the building footprint to the west. The seating area and boardwalk could

be made to be accessible to convalescing children and their families, while offering an educational experience. **(DC1-A-2, DC3-C-2, DC4-D-1, DC4-D-2, DC4-D-4)**

b. Further develop a strategy for integrating the southwest facing courtyard with the existing outdoor area located to the west. This could be achieved by using thematic fixtures and furnishings, ground plane treatments and textures, or other whimsical elements such as a decorative compass on the ground plane. **(CS2-D-1, CS2-D-5, CS3-A-1, DC1-A-2, DC1-A-4, DC3-C-2, DC4-D-4)**

6. **Departure:** Staff agrees in principle with the requested departure to allow the new common food preparation area within southwest corner of the existing building as a means of developing a sense of community for families going through difficult medical episodes. **(CS3-A.1, DC1-A.2, DC4-D-4)**

DEVELOPMENT STANDARD DEPARTURES

Staff'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). Staff's recommendation will be reserved until the design recommendation report.

1. **Congregate Residences (SMC 23.42.049A):** The Code requires that for common food preparation areas, at least one complete common food preparation area is within the congregate residence, and all residents shall have access to either a common complete food preparation area or a food preparation area within a sleeping room.

   The applicant is proposing to add the new common food preparation area within existing Building A, at the southwest corner of the building and on the south side of the communal dining room.

   The applicant states that the kitchen facilities are grouped together create more of a feeling of community and comradery among residents. Gathering places including interior or exterior gathering spaces are maximized by considering:
   a. the location of high levels of pedestrian traffic;
   b. proximity to services;
   c. amenities that complement the building design and offer safety and security when used outside normal business hours.

   The closer proximity to the new kitchen and old dining room will encourage greater social interaction between the existing and proposed buildings, making both feel like one unified space, as well as fitting the old in with the new in terms of the overall architectural context.

At the time of the Early Design Guidance, Staff preliminarily supports the location of the communal kitchen in Building A. Staff agrees that this placement of the new kitchen within the older building will aid in the developing a sense of community, as well as bettering integrating the old building with the new. **(CS2-A-1. Sense of Place, CS3-A-1. Fitting Old and New Together, PL2-A Accessibility, DC1-A-4. Views and Connections)**

DESIGN REVIEW GUIDELINES

The priority Citywide and guidelines identified by the City Staff 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-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-D PLANTS AND HABITAT

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

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-C Relationship to the Block

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

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-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

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.

PUBLIC LIFE

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-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-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.

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

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-1. Below Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

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

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-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.

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

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-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.

DC4-E Project Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

Staff Direction

At the conclusion of the EARLY DESIGN GUIDANCE review, Staff recommends moving forward to MUP application.