



City of Seattle

Department of Planning and Development
D. M. Sugimura, Director

CITY OF SEATTLE
ANALYSIS AND RECOMMENDATION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 3012744
Applicant Name: Joe Workman, Collins Woerman Architects
Address of Proposal: 4558 7th Ave NE

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a six-story structure containing 24 residential units. Parking is not required.

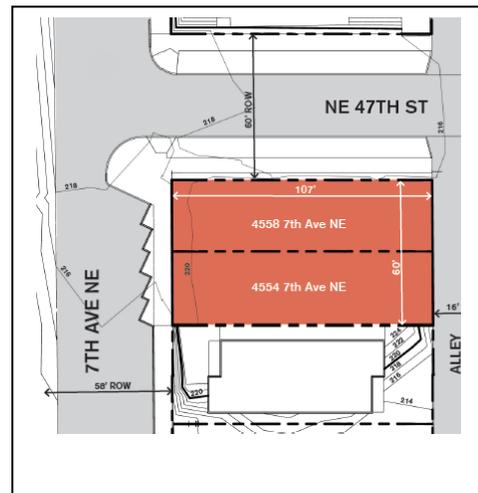
The following Master Use Permit components are required:

Design Review – Seattle Municipal Code Section 23.41 with Development Standard Departure:

- 1. Residential Uses at Street Level (SMC 23.47A.005.C.3 and 23.47A.008.A.1)
2. Parking Location and Access (SMC 23.47A.032.B)
3. Parking Space Standards (SMC 23.54.030.B.1.b)

SITE & VICINITY

Site Zone: Midrise (MR)
Nearby Zones: (North) LR1, (South) MR, (East) MR, (West) MR
Lot Area: 6,420 square feet



Current Development: The corner site is currently vacant. The site is at the border between an MR zone and an L1 zone. The property to the east of the project, Duncan Place, has been redeveloped recently to the zone allowed height of 60 feet. The L1 zone to the north of the site is dominated by single-family houses and smaller multifamily developments.

Access: Existing vehicular access to this site is from the alley. Existing pedestrian access is from 7th Ave N, NE 47th Street and the alley.

Surrounding Development: Surrounding uses is primarily single family residential and multi-family residential, with commercial development to the south. The buildings are a mix of 5-20 story multi-family and 1-2 story single family construction in a range of ages and styles.

Neighborhood Character: The site is located in the University Urban Center, an area of diverse uses and frequent transit service. The neighborhood includes a mix of residential units, including older single family structures (some converted to apartments), mid-20th century and newer multi-family residential buildings, and 1-2 story commercial structures flanking the nearby arterials. A major influence in this neighborhood is the University of Washington, with the campus located several blocks east of this site.

The site is located with a frequent transit service area, with frequent bus service located one block south at NE 45th Street and a few blocks to the east (Roosevelt Way NE and 11th Ave NE). The light rail Brooklyn Station will be constructed at Brooklyn Ave NE and NE 45th Street, and is expected to open in approximately 2020.

PROJECT DESCRIPTION

The proposed project is for the design and construction of a six-story structure containing 24 residential units. Parking would be accessed from the alley.

The proposed development is part of the Sustainable Living Innovations (SLI) program developed by private consortium of professional firms. The SLI approach uses pre-fabricated systems (pre-plumbed, wired, etc) built off site and then transferred to and installed on a permanent site. The SLI configuration uses a single-loaded layout accessed from exterior walkways surrounding an open interior courtyard. This creates several advantages (including enhanced sustainability) by providing cross-ventilation, large window systems and an abundance of natural light for units.

EARLY DESIGN GUIDANCE MEETING: November 7, 2011
--

DESIGN DEVELOPMENT

Three alternative design schemes were presented. All of the options included a six story building with parking accessed from the alley.

above the sixth floor, with the potential for mounting solar collectors for hot water or electricity. A departure for a six-foot encroachment into the alley setback would be needed.

PUBLIC COMMENT

Approximately ten members of the public attended this Early Design Review meeting and two comment letters were received. The following comments, issues and concerns were raised:

- Supported the proposed project. Views to the north should be welcomed. Would like to see more parking provided.
- The University Garden Neighborhood is bounded by several arterials and contains a diversity of uses, densities and housing types. Encouraged proposal for industrial housing as a welcome addition to the neighborhood. The site is bordered by two zones across 47th Avenue and the building bulk should respond with an appropriate transition, such as use of color, balconies, green walls and landscaping. Design should emphasize the building entry. Windows should be included in the blank walls facing I5 to the west. The facades appeared too uniform and should better respond to the context. Additional parking is desired. Suggested more expression of the exposed steel as the building's exo-skeleton. Pointed out the bird roosting on steel may be problematic.
- Nearby condominium building excited with the proposed development as an addition to a strong neighborhood. Encouraged the large floor to ceiling windows.
- Concerned about access along 7th Avenue during construction of the proposed development.
- Objected to proposed density.
- Concerned that more parking is needed.

FINAL RECOMMENDATION MEETING: April 30, 2012

The packet includes materials presented at the Recommendation 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

or contacting the Public Resource Center at DPD:

Address: Public Resource Center
700 Fifth Ave., Suite 2000
Seattle, WA 98124

Email: PRC@seattle.gov

PUBLIC COMMENT

Approximately four members of the public attended this Recommendation meeting. The following comments, issues and concerns were raised:

- Clarification of water systems proposed for the building.
- Clarification of photovoltaic panels used to send energy back into the grid.
- Supportive of the bold design and effort and would like to see project move forward.

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. The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

The Neighborhood specific guidelines are summarized below. For the full text please visit the [Design Review website](#).

A. Site Planning

A-3 **Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.**

University-specific supplemental guidance:

Context: Another way to emphasize human activity and pedestrian orientation, particularly along Mixed Use Corridors, is to provide clearly identifiable storefront entries. In residential projects, walkways and entries promote visual access and security.

Guidelines:

- 1. On Mixed Use Corridors, primary business and residential entrances should be oriented to the commercial street.**
- 2. In residential projects, except townhouses, it is generally preferable to have one walkway from the street that can serve several building entrances.**
- 3. When a courtyard is proposed for a residential project, the courtyard should have at least one entry from the street.**
- 4. In residential projects, front yard fences over four (4) feet in height that reduce visual access and security should be avoided.**

At the Early Design Guidance Meeting, the Board noted that the combination of shallow entry courtyard and stepped planters and open spaces at the street frontage could result in confusion about the location of entries. The Board gave guidance to provide a clear and welcoming sense of entry, as well as a connection to the sidewalk at 47th Street.

At the Final Recommendation Meeting, the Board was very pleased with the thorough design presentation and graphics of the entryway showing the cut-away perspectives. The Board agreed that the entry should be further emphasized with a more dramatic, eye catching quality. The Board liked the bollard signage at the corner as a helpful identifier of the main entrance and would like to see additional bold moves at the entry way to increase visibility of the entry while being consistent with the building architecture. The Board recommended a soft down lighting to wash the walls of the buildings on either side of the entryway. The Board also suggested a stronger band capping the one-story building on the south side of the entry. Finally, the Board recommended designing a canopy that mimics the roof form to give a more dramatic entrance that uses the same language as the building architecture.

A-4 Human Activity. New development should be sited and designed to encourage human activity on the street.

University-specific supplemental guidance:

Context: Pedestrian orientation and activity should be emphasized in the University Community, particularly along Mixed Use Corridors. While most streets feature narrow sidewalks relative to the volume of pedestrian traffic, wider sidewalks and more small open spaces for sitting, street musicians, bus waiting, and other activities would benefit these areas. Pedestrian-oriented open spaces, such as wider sidewalks and plazas, are encouraged as long as the setback does not detract from the “street wall.”

See C-3.

A-6 Transition Between Residence and Street. For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

At the Early Design Guidance Meeting, the Board noted that the residential entrances at the street level should engage with the site through landscaping, lighting, signage, overhead weather protection, seating and/or other elements that express residential uses and engagement at the ground level.

At the Final Recommendation Meeting, the Board was very pleased with the depth, level of detail and consideration provided at the ground level. No further recommendations were provided.

A-10 Corner Lots. Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

University-specific supplemental guidance:

Context: The Citywide Design Guidelines encourage buildings on corner lots to orient to the corner and adjacent street fronts. Within the University Community there are several intersections that serve as “gateways” to the neighborhood.

Guideline: For new buildings located on a corner, including, but not limited to the corner locations identified in Map 3, consider providing special building elements distinguishable from the rest of the building such as a tower, corner articulation or bay windows. Consider a special site feature such as diagonal orientation and entry, a sculpture, a courtyard, or other device. Corner entries should be set back to allow pedestrian flow and good visibility at the intersection.

At the Early Design Guidance Meeting, the Board discussed taking advantage of the light and views from the full western exposure (instead of the blank western wall) and would like to see more analysis exploring this option. The west elevation is highly visible and the lack of engagement with the site and the rest of the building belies the interesting architecture and construction methodology of the project that is more apparent from the other elevations.

At the Final Recommendation Meeting, the Board agreed that the cross bracing structure visible along the west elevation provides visual interest and expresses the building construction and unique design. No further recommendations were provided.

B. Height, Bulk and Scale

B-1 Height, Bulk, and Scale Compatibility. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

University-specific supplemental guidance:

Context: The residential areas are experiencing a change from houses to block-like apartments. Also, the proximity of lower intensive zones to higher intensive zones requires special attention to potential impacts of increased height, bulk and scale. These potential impact areas are shown in Map 4 . The design and siting of buildings is critical to maintaining stability and Lowrise character.

Guideline: Special attention should be paid to projects in the following areas to minimize impacts of increased height, bulk and scale as stated in the Citywide Design Guideline.

At the Early Design Guidance Meeting, the Board supported the preferred option with the narrowest building profile and setting back further from the street, creating less intrusive massing. This slender profile is the least intrusive and minimizes the bulk to neighbors.

At the Final Recommendation Meeting, the Board was supportive of the further developed massing and bulk profile shown at the first meeting. No further recommendations were provided.

C. Architectural Elements and Materials

C-2 Architectural Concept and Consistency. Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

At the Early Design Guidance Meeting, the Board was generally pleased with the direction of the design. The Board suggested greater layering of architecture, but noted that the layering of architecture for this design concept does not imply that the more traditional base, middle, top hierarchy as appropriate. The boldness of the design concept and composition is strong and would be potentially be undermined by such a stratification. The Board suggested, however, that another layer of detailing to accessorize the building (such as overheard weather canopies at the base, signage, balconies, solar panels, etc) should be considered and integrated into the architecture and presented at the next meeting.

See also A-10.

At the Final Recommendation Meeting, the Board was supportive of the restraint used in the building composition and the strong metal lines expressed throughout the structure. The Board expressed support for either of the two roof design shown (butterfly or shed with solar collectors). No further recommendations were provided.

C-3 Human Scale. The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

At the Early Design Guidance meeting, the Board specified that great attention to the detailing of the south facade will be critical to review at the next meeting. The Board was particularly interested in the elements that break down the scale of the elevation beyond the window and framing systems. This attention to detail is particularly important at the ground level.

At the Final Recommendation Meeting, the Board was supportive of the development of the south facade. No further recommendations were provided.

C-4 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.

University-specific supplemental guidance:

Guidelines:

- 1. New buildings should emphasize durable, attractive, and well-detailed finish materials, including: Brick; Concrete; Cast stone, natural stone, tile; Stucco and stucco-like panels; Art tile; Wood.**
- 2. Sculptural cast stone and decorative tile are particularly appropriate because they relate to campus architecture and Art Deco buildings. Wood and cast stone are appropriate for moldings and trim.**
- 3. The materials listed below are discouraged and should only be used if they complement the building's architectural character and are architecturally treated for a specific reason that supports the building and streetscape character: Masonry units; Metal siding; Wood siding and shingles; Vinyl siding; Sprayed-on finish; Mirrored glass.**
- 4. Where anodized metal is used for window and door trim, then care should be given to the proportion and breakup of glazing to reinforce the building concept and proportions.**
- 5. Fencing adjacent to the sidewalk should be sited and designed in an attractive and pedestrian oriented manner.**
- 6. Awnings made of translucent material may be backlit, but should not overpower neighboring light schemes. Lights, which direct light downward, mounted from the awning frame are acceptable. Lights that shine from the exterior down on the awning are acceptable.**
- 7. Light standards should be compatible with other site design and building elements.**

Signs

Context: The Citywide Design Guidelines do not provide guidance for new signs. New guidelines encourage signs that reinforce the character of the building and the neighborhood.

Guidelines:

1. The following sign types are encouraged, particularly along Mixed Use Corridors – Pedestrian oriented shingle or blade signs extending from the building front just above pedestrians; Marquee signs and signs on pedestrian canopies; Neon signs; Carefully executed window signs; such as etched glass or hand painted signs; Small signs on awnings or canopies.
2. Post mounted signs are discouraged.
3. The location and installation of signage should be integrated with the building's architecture.
4. Monument signs should be integrated into the development, such as on a screen wall.

At the Early Design Guidance meeting, the Board was supportive of the proposed material palettes that included metal, cement board, resin, resin board – a combination of contrasting materials to include some warmer materials along with the steel frame. The fenestration is a commercial grade window system that creates a floor to ceiling glazing expression. The Board suggested that the lack of fenestration on the south side and full glazing on the north side creates a sense of imbalance that should be explored to project a more integrated design.

The Board also noted that bird roosting/droppings on the steel beams may create a corrosive condition that should be considered given the extent of steel.

At the Final Recommendation Meeting, the Board continued to be supportive of the proposed materials palette. The Board also appreciated the inclusion of the glass doors and transom windows along the south elevation. No further recommendations were provided.

D. Pedestrian Environment

- D-1 Pedestrian Open Spaces and Entrances. Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.**

University-specific supplemental guidance:

Context: The University Community would like to encourage, especially on Mixed Use Corridors, the provision of usable, small open spaces, such as gardens, courtyards, or plazas that are visible and/or accessible to the public. Therefore, providing ground-level open space is an important public objective and will improve the quality of both the pedestrian and residential environment.

See A-3, A-4 and A-6.

D-2 Blank Walls. Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

At the Early Design Guidance Meeting, the Board stressed the important of addressing the blank wall condition for the east and west elevations and explore opportunities for green walls, fenestration (or clerestory windows), texture or other treatment that breaks down the expanse of the blank wall and provides visual interest.

At the Final Recommendation Meeting, the Board agreed that the cross bracing structure visible along the west elevation provides visual interest and expresses the building construction and unique design. No further recommendations were provided.

D-6 Screening of Dumpsters, Utilities, and Service Areas. Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

The Board expects to review more information about the trash and recycling accommodations at the next meeting.

At the Final Recommendation Meeting, the Board agreed that the full screening of the trash and recycling area in an enclosed structures along the alley was preferred and was designed with the same language as the residential building and mechanical equipment structure. No further recommendations were provided.

D-7 Personal Safety and Security. Project design should consider opportunities for enhancing personal safety and security in the environment under review.

At the Early Design Guidance Meeting, the Board directed the applicant to carefully consider lighting, building corners, access points, side yards, and landscaping as they develop the design. These items should be designed to create clear sight lines and maximize safety of residents and pedestrians. At the next meeting, the Board would specifically like to review the alley parking area with these considerations in mind.

At the Final Recommendation Meeting, the Board expressed support for the clear sight lines, landscaping and exterior lighting plan in terms of providing safe and visual access around the site. No further recommendations were provided.

E. Landscaping

E-2 Landscaping to Enhance the Building and/or Site. Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

At the Early Design Guidance Meeting, the Board noted that they would like to see more information about the overall landscape plan at the Recommendation meeting. The Board directed the applicant to carefully consider landscaping appropriate to the edges of the site and the edges between the building and sidewalk.

At the Final Recommendation Meeting, the Board was pleased with the landscape design that endeavors to create layers of landscaping: bordering the sidewalk, along the fencing of the ground level units and the private patio of the ground level units. The interior courtyard area also includes gabion seat walls, cedar decking and layered landscaping along the south edge. No further recommendations were provided.

E-3 Landscape Design to Address Special Site Conditions. The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

At the Early Design Guidance Meeting, the Board noted that the proximity to I5 is an unusual condition that should inform the design and landscaping concept.

At the Final Recommendation Meeting, the Board did not discuss the guidelines further. No further recommendations were provided.

DEVELOPMENT STANDARD DEPARTURES

Two departures from the development standards were proposed. The Board's recommendation on the requested departure(s) was based upon the departure's potential to help the project better meet the design guideline priorities and achieve a better overall design than could be achieved without the departure(s).

- 1. Rear Setback (SMC 23.45.510):** The Code requires ten foot setback from the east (alley) property line. The applicant proposes a three foot, six-inch setback to accommodate the single bar of units, with the narrowest building profile.

The Board voted unanimously in favor of the departure request. A wider than required side setback is provided along 47th Street, providing greater relief along the length of the property and giving the resulting building a more slender profile with less massing and bulk. This less intrusive profile and wider landscaping buffer provided at grade results in a building that is better integrated into the neighborhood context. (A-6, B-1, D-1 and E-2)

- 2. Rear Setback (SMC 23.45.510):** The Code requires a maximum of a six foot height for the walls within the rear setback area. The applicant proposes a six foot, four-inch to six-foot, eight-inches in height for the trash/garbage area enclosure walls within the rear setback area.

The Board voted unanimously in favor of the departure request. The garbage area is fully screened with this enclosure and has been designed consistent with the building architecture and mechanical equipment structure. The added height is only for a length of 13 feet along the alley edge and will not be perceived from the street or alley side. (D-6 and D-7)

The recommendations were based on the design review packet materials dated November 7, 2011, and the materials shown and verbally described by the applicant at the April 30, 2012 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and initial recommendation

conditions, and reviewing the plans and renderings, the four Design Review Board members recommended APPROVAL of the subject design and the requested development standard departure from the requirements of the Land Use Code (listed above). The Board recommends the following CONDITION (authority referred in the letter and number in parenthesis):

1. The Board would like to see additional bold moves at the entry way to increase visibility of the entry while being consistent with the building architecture. The Board recommended a soft down lighting to wash the walls of the buildings on either side of the entryway. The Board also suggested a stronger band capping the one-story building on the south side of the entry. Finally, the Board recommended designing a canopy that mimics the roof form to give a more dramatic entrance that uses the same language as the building architecture. (A-3)

The design review process prescribed in Section 23.41.014.F of the Seattle Municipal Code describing the content of the DPD Director's decision reads in part as follows:

The Director's decision shall consider the recommendation of the Design Review Board, provided that, if four (4) members of the Design Review Board are in agreement in their recommendation to the Director, the Director shall issue a decision which incorporates the full substance of the recommendation of the Design Review Board, unless the Director concludes the Design Review Board:

- a. Reflects inconsistent application of the design review guidelines; or*
- b. Exceeds the authority of the Design Review Board; or*
- c. Conflicts with SEPA conditions or other regulatory requirements applicable to the site; or*
- d. Conflicts with the requirements of state or federal law.*

Subject to the above-proposed conditions, the design of the proposed project was found by the Design Review Board to adequately conform to the applicable Design Guidelines.

ANALYSIS & DECISION – DESIGN REVIEW

Director's Analysis

Four members of the Northeast Area Design Review Board were in attendance and provided recommendations (listed above) to the Director and identified elements of the Design Guidelines which are critical to the project's overall success. The Director must provide additional analysis of the Board's recommendations and then accept, deny or revise the Board's recommendations (SMC 23.41.014.F3). The Director agrees with and accepts the condition recommended by the Board that further augments the selected Guidelines.

The Director of DPD has reviewed the decision and recommendations of the Design Review Board made by the four members present at the decision meeting and finds that they are consistent with the City of Seattle Design Review Guidelines for Multifamily and Commercial Buildings. The Director agrees with the Design Review Board's conclusion that the proposed project and conditions imposed result in a design that best meets the intent of the Design Review

Guidelines and accepts the recommendations noted by the Board. The Director is satisfied that all of the recommendations imposed by the Design Review Board have been met.

Director's Decision

The design review process is prescribed in Section 23.41.014 of the Seattle Municipal Code. Subject to the above-proposed conditions, the design of the proposed project was found by the Design Review Board to adequately conform to the applicable Design Guidelines. The Director of DPD has reviewed the decision and recommendations of the Design Review Board made by the four members present at the decision meeting, provided additional review and finds that they are consistent with the City of Seattle Design Review Guidelines for Multifamily and Commercial Buildings. The Design Review Board agreed that the proposed design, along with the conditions listed, meets each of the Design Guideline Priorities as previously identified. Therefore, the Director accepts the Design Review Board's recommendations and **CONDITIONALLY APPROVES** the proposed design and the requested departures with the condition summarized at the end of this Decision.

CONDITIONS DESIGN REVIEW

Prior to Building Permit Issuance

1. Additional bold moves at the entry way to increase visibility of the entry while being consistent with the building architecture shall be designed with the following:
 - a. Soft down lighting to wash the walls of the buildings on either side of the entryway.
 - b. Inclusion of a stronger band capping the one-story building on the south side of the entry.
 - c. Design a canopy that mimics the roof form to give a more dramatic entrance that uses the same language as the building architecture.

Signature: _____ (signature on file) Date: April 8, 2013
Lisa Rutzick, Senior Land Use Planner
Department of Planning and Development

LR:drm

H:\DOC\Design Review\Residential Only\3012744 - 7th Ave NE modular