

City of Seattle

Response to Guidelines: MUP Application for Design Review

(Attach additional sheets as needed)

1. Please describe the proposal in detail, including types of uses; size of structure(s), location of structure(s), amount, location and access to parking; special design treatment of any particular physical site features (e.g., vegetation, watercourses, slopes), etc.

2. Please indicate in text and on plans any specific requests for development standard departures, including specific rationale(s) and a quantitative comparison to a code-complying scheme. Include in the MUP plan set initial design response drawings with at least four (4) colored and shadowed elevation drawings and site/landscape plan.

3. Please describe how the proposed design responds to the early design guidance provided by the Design Review Board.

MEMO

February 17, 2016

Re: Supplement to tip #238 Attachment B DPD Project # 3020114

1. Project Description

The existing 6,431 SF site is located at 6726 Greenwood Ave N. The current use is a one story eating and drinking establishment. The topography of the site is relatively flat, with a slight rise (approx 36") from east to west along N 68th st. The corner site has frontage to both Greenwood Ave N to the west, and N 68th Street to the north.

The project is mixed use, with 4 floors of apartments (55 units) above a ground floor with approx. 3,300 sf of non-residential along Greenwood and two live work units and a residential lobby and along 68th. Amenity space is located in a level 2 Courtyard in the eastern edge of the site that shares light and air with the single family uses to the east, as well as a generous rooftop deck.

2. Requested Departures

No Departures are being requested.

3. Response to Early Design Guidance

A. TRANSITIONS

"The Board members were agreed that the applicants' preferred Option C provided for the best arrangement of uses on the site and allowed for desirable transitions: 1) to the new mixed-use structure across N. 68th Street, 2) to the multi-family structure to the south, and 3) to the single-family structures to the east. While allowing for suitable transitions, those transitions had not yet been adequately conveyed nor provided for in the design team's packet, however.

While it could be argued that the proposed clerestory level at the northwest corner of the structure lent a certain gesture of deference to the tower element of the Isola tower on the corner across N. 68th Street, the clerestory cap with its added height along the south portion of the proposed structure contravened the clear need for some transition to the two-and-a-half story residential building due south on Greenwood Avenue N. Politeness and other massing considerations would seem to call for a doffing of the clerestory cap along the south portion of the top of the compositional bar facing onto Greenwood Avenue N. More generally, the south façade, facing the neighboring structure was in need of significant design attention and acknowledgement of a transition that was not in keeping with a clerestory addition there.

Likewise, the transition between the proposed mixed-use structure and the single-family yards and structures to the east needed further attention. One desirable move would be to set the easternmost live/work unit further back from the property line, or both set it back from the property line and recess it further from the N. 68th Street sidewalk. At the very least, the bays above the two live/work units needed to be truncated well short of the prevailing cornice line atop the side wall. Elongation was not in order. No bay roofs; doff the building's "caps" altogether."

Applicant Response:

The applicant has responded to transitions by the following:

- The clerestory element has been doffed from the southern lot line by approximately 14'+ reinforcing the transition to the adjacent multifamily building also residing with the NC2-40 zone.
- The southern elevation has incorporated patterning to provide visual interest and to mitigate the blank façade. The visible portion of the façade is limited to 1 ½ stories.
- Provide a 36"-60" buffer between properties at the eastern ground plane and implemented elevated residential stoops with entries setback from the sidewalk 5'-0" . The entries incorporate landscaping and low-scale decorative gates and rail for boundary definition (defensible space) and

create a more residential street scape that supports the transition from commercial to single family uses.

- A 10' upper level setback with no decks, no bay projections, no elevated rooflines and smaller fenestration at the eastern elevation of the northern mass consistent with Isola to the north.
- Maintained the generous 25' upper level setback with modest bay projections to modulate the façade.
- Doffed the bay projection rooflines to reside below the parapet/roofline to further support massing transition to lower densities at the northern and eastern facades.

B. THE COMMERCIAL STOREFRONT

"The Board agreed with the comment made by a member of the public that the commercial front on Greenwood Avenue N. seemed "too squat." Although there had been some earlier talk of learning from the anatomy of existing Phinney/Greenwood storefront design, the proposed storefront design made no real analytic reference to extant examples and failed in themselves to convey any particular sense of place. At the kickplate level, the window base seemed disproportionately tall, the fenestration proportionately short and without any relief from vertical mullions. Likewise, the heavy continuous marquee received no relief from transom-level lites and resulted in a street-level frontage neither friendly nor welcoming and without the vigor to instill that sense of place or identity valued by businesses and their users."

Applicant Response:

The storefront system has been modified to utilize more transom lites above the marquee/canopy and the resulting ground level store front transparency is very high at the commercial areas. In addition the spandrel at the base of the upper levels was narrowed to allow for more transparency.

C. THE RESIDENTIAL ENTRY

"The residential entry appeared too compressed, almost hidden, and in need of de-compression, expansion and architectural definition. "Slide it over" was one Board member's comment."

Applicant Response:

The residential entry is wider and has higher transparency than what was presented at EDG. In addition the entry has an independent entry canopy to further celebrate its location. The residential entry is distinct yet compatible with the surround ground plane expressions.

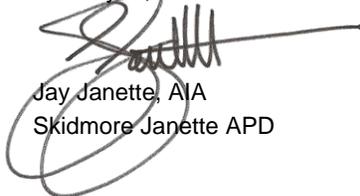
D. OTHER BOARD DIRECTIVES

"Make the northwest corner pop." Explore the use of other materials at the ground level and a broader range of materials generally. Use "residential materials" on the east-facing façade. "Don't be afraid to allow a couple of units to go away" if needed to make a better project.

Applicant Response:

The northwest corner has been articulated from the remainder of the building mass by modulating the façade and incorporating a material differential to visually set the corner apart. A highly celebrated, yet timeless "lantern" expression has been achieved that is compatible with the intent of the design guidelines, the direction of the board and the patterns of adjacent development.

Thank you,



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