

MEMORANDUM

TO: DESIGN REVIEW BOARD

FROM: Dennis Lisk, Associate Planner

SUBJECT: LAND-2013-01127 & LAND-2013-01128 – Overlake Village Avalon Bay Mixed Use Residential - Pre-App Meeting #1

LOCATION: 152nd Avenue NE and NE 27th Street

DATE: August 22, 2013

Project Context

This is the first Pre-Application meeting submittal for these projects. The project site is the southwest corner of the former Group Health Overlake hospital property, for which a Master Plan was approved in late 2011. Since that time, Capstone Partners purchased the property from Group Health and has embarked upon the redevelopment of the property as the master developer of the site. The two mixed-use residential buildings submitted by Avalon Bay are the first two buildings proposed to implement the Master Plan.

In general, the surrounding area includes a mix of uses with a large office park to the west, a variety of retail uses and the King County transit-oriented housing to the south. To the north and east is the balance of the Capstone Master Plan are, which is planned to redevelop with a hotel, office and mixed-use residential. The two proposed buildings will be located along 152nd Avenue, which is planned to be the main retail street within Overlake Village. Because of these buildings location along 152nd Avenue and the fact that they will lead off the Capstone Master Plan, these buildings will help to set the standard for future development in the transformation of Overlake Village into the city's second urban center.

Project Description

The two proposed developments would result in a six-story mixed-use residential building which would each occupy separate parcels (Blocks 4 and 7). Approximately 500 total apartments are proposed to be divided between the two buildings, with about 237 units for the building on Block 4 and 264 units for Block 7. Each building would also include ground-floor retail or pedestrian-oriented active uses along the frontage of 152nd Avenue. Parking for each building would be provided in multiple levels of subterranean or structured parking.

At this early stage in the design process, the applicant is presenting massing studies for each building, showing the different factors influencing the orientation of each building on their respective parcels and the shape of each building. While the two buildings share many

similarities in terms of the number of units proposed, there are different factors affecting the shape and orientation of each building. For the building on Block 4, its orientation to the future park to the east is the driving factor in the orientation of the building. The proposed building responds to this by orienting its interior courtyard toward the park, which gives the building more of an overall east-west orientation. In contrast, the building on Block 7 appears to have more of north-south orientation, with breaks in the building mass along the north and south sides of the parcel to bring southern light into the interior courtyard, as well as to provide a natural break as the building responds to the uphill grades moving from west to east on the site.

Design Considerations

There are several design factors which will be of importance in the evaluation of this project, including:

- Relationship to the Street Front – Activating the street front along 152nd Ave. NE will be crucial to the success of these projects. Staff is interested in hearing more from the applicant about how this will be achieved, both in terms of the uses that may be proposed, as well as building materials, corner treatments and streetscape features.
- Building Variety – With two buildings of similar size that will be constructed at roughly the same time, it will be important that each building stand on its own with distinctive design qualities. At the same time, the buildings should relate to and play off of each other. The applicant has taken a good first step in this regard with the different building massing studies. Staff will be interested to see how the design evolves to strike an appropriate balance between distinctiveness and relationship.
- Building Materials – The use of high-quality, durable, and permanent building materials is called for by the Overlake design standards. As the first major development projects within the Overlake Village area, ensuring the use of high-quality building materials is a top priority for these projects.

Planning Staff is interested in hearing the applicant's presentation at the meeting, and in hearing the Board's comments and directions for the next Pre-Application meeting.

Please note that prior to Avalon Bay's presentation of their design proposals, Capstone Partners, will make a presentation to update the Board on the status of the overall Master Plan, some modifications to the Plan that have been made in the last few months, and a description of how development will proceed on the site over the next couple of years.