MEMORANDUM

TO: DESIGN REVIEW BOARD

FROM: Dennis Lisk, Associate Planner

SUBJECT: LAND-2013-01128 – Overlake Village Avalon Bay Mixed Use

Residential Block 7 - Pre-App Meeting #3

LOCATION: 152nd Avenue NE and NE 27th Street

DATE: January 16, 2014

Project Context

This is the third Pre-Application meeting for this project. 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 proposed building is one of two mixed-use residential buildings submitted by Avalon Bay and will be among the first projects 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 site, which is planned to redevelop with a hotel, office and mixed-use residential. The proposed building will be located along 152nd Avenue, which is planned to be the main retail street within Overlake Village. Because of its presence along 152nd Avenue and the fact that it will help lead off the redevelopment of this property, this building 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 proposed development would result in a six-story mixed-use residential building which would occupy Block 7 of the Capstone Master Plan area. Approximately 255 are units are proposed for the U-shaped building, along with ground-floor retail or pedestrian-oriented active uses along the frontage of 152nd Avenue. A large interior courtyard is oriented in a north-south direction, opening out onto NE 27th Street. Parking for the building would be provided in multiple levels of subterranean or structured parking, which would be accessed via a driveway off of NE 27th Street.

For this third pre-application meeting, the applicant has now fleshed out the design concept for the building with detailed building elevations showing materials and colors, as well as a landscape plan for the interior courtyard. The applicant has also updated the color perspectives of the building to reflect the chosen colors and materials.

Design Considerations

As the Board begins to delve more deeply into the specifics of the building design, the following are some matters to take into consideration:

- Activating the Retail Street Front Creating a vibrant street front along 152nd Ave. NE will be crucial to the success of this project. The applicant has begun to add details to the design that show how the ground floor retail will engage the street front. Metal and wood panels, as well as storefront glazing comprise the ground floor material palette. It appears that enough glazing would be provided to comply with RZC 21.62.030(G)(2)(a), which requires 60 percent of the length of the storefront area facing the street to consist of non-reflective, transparent glazing. Staff would appreciate if the applicant could quantify this for the Board. Staff would also like to see how the applicant will include more fine-grained detail along the 152nd ground floor level. To comply with RZC 21.62.030(G)(2)(c), at least three of the design elements must be provided:
 - Unique or handcrafted signage
 - o Artwork on the façade
 - Street furniture
 - Unique or handcrafted planter boxes or other features that are intended to incorporate landscaping
 - o Distinctive façade kick plate treatment
 - Other design details approved by the Board to add visual interest, such as distinctive treatment of windows or doors, or distinctive exterior light fixtures.
- Building Materials The use of high-quality, durable, and permanent building materials is called for by the Overlake design standards (RZC 21.62.030(F)(2)(a)). The design standard emphasizes that superior exterior cladding materials, such as stone, masonry, copper, brick and similar materials be used for the first and second floors of building facades that are visible from streets, parks, or other public spaces. The applicant has chosen to use metal and wood paneling, along with a substantial amount of glazing for the ground-floor facades of the building.

Also included within the design standard is a prohibition on the use of fiber cement materials for large portions of a building. The applicant's building elevations show a substantial amount of fiber cement panel proposed for this building. Staff has advised the applicant that fiber cement materials could be allowed through the Administrative Design Flexibility (ADF) process. This will require the applicant to demonstrate that deviating from the Building Materials design standard meets these three criteria:

- o The deviation will better meet the intent of the goals and policies of the zone;
- The deviation will result in superior design in terms of architecture, building materials, site design, landscaping, and open space;
- o The deviation will provide benefit in terms of desired use and activity.

Staff believes that the current design proposal has not yet met the criteria to allow ADF to be granted. Staff's main area of concern is with the east façade of the building, which has a long horizontal, almost monolithic feel. This effect is magnified with the darker colors chosen for this side of the building. Staff is also concerned with whether or not the metal and wood cladding materials chosen for the ground floor are acceptable in meeting the intent of the design standard and achieving superiority in design. Staff would like to know the Board's thoughts on these matters and would like suggestions for how the proposal could be improved to meet the ADF criteria.

• Common Open Space – A landscape plan has been provided for the interior court yard open space area, as well as a rooftop garden and deck. In general, the plan appears to comply with the common open space design standards in RZC 21.62.030(J). Staff's only concern will be the extent of shading within this interior courtyard, given the lack of southern exposure during the day.

STAFF RECOMMENDATION

In summary, Staff has the following recommendations for the proposed building:

- The applicant should quantify the amount of glazing along the 152nd frontage of the building to determine whether or not it meets the 60% requirement.
- The proposal needs to include at least three design elements along the 152nd frontage in order to add more fine-grained architectural details to the retail street front.
- The applicant will need to specifically address the three criteria applicable to the Administrative Design Flexibility in order to make the case for the use of fiber cement materials and overall superior design of the building.
- The long horizontal look of the east façade of the building, as well as its darker color palette should be further studied and potentially modified.
- The Board should provide guidance to Staff and the applicant on whether or not the metal and wood panel proposed along the ground floor of the building complies with the design standards' emphasis on use of strong cladding materials like brick, stone, and masonry.