

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 #2

LOCATION: 152nd Avenue NE and NE 27th Street

DATE: November 21, 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 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 area, 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 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.

For this second pre-application meeting, the building massing has been advanced and now shows an interlocking design concept. The building will have a strong 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. From some perspectives, it appears that there will be two buildings on the site, which should help to break up the mass of the buildings across Block 7.

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. Staff feels that a strong, ground-level base needs to be established for the building front along 152nd Avenue. In looking at the transition between the base of the building and the upper floors, Staff is concerned that the base of the building not be overshadowed by the upper part of the structure. A sharper differentiation between the base and the upper floors along this façade should be considered.
- **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's current design package is beginning to show two buildings which differ significantly in their design concepts. However, some of the initial colors shown are similar to some of the colors for the Block 4 building. Staff would like to explore with the applicant and the Board the use of different color palettes between the two buildings.
- **Building Materials** – The use of high-quality, durable, and permanent building materials is called for by the Overlake design standards. Included within this portion of the Code is a prohibition on the use of fiber cement materials for large portions of a building. The applicant would like to use fiber cement as part of the palette of materials for this building. Staff has advised the applicant that fiber cement materials could be allowed through the Administrative Design Flexibility process, which will require the applicant to demonstrate that the intent of the design standard can be met and that superior design is achieved.
- **Common Open Space** – Although there are no plans yet provided for the interior courtyard open space area, staff would like the applicant to make sure this space is designed in accordance with the common open space design standards in RZC 21.62.030(J).

Planning Staff would like to hear the Board's comments on these topics, as well as have the Board provide the applicant with design direction for the next Pre-Application meeting.

