

MEMORANDUM

TO: DESIGN REVIEW BOARD

FROM: Dennis Lisk, Associate Planner

SUBJECT: LAND-2013-01127 – Overlake Village Avalon Bay Mixed Use Residential Block 4 - Pre-App Meeting #2

LOCATION: 152nd Avenue NE and NE 27th Street

DATE: November 21, 2013

Project Context

This is the second 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 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 proposed building will be located along 152nd Avenue, which is planned to be the main retail street within Overlake Village. Because it's location along 152nd Avenue and the fact that it will help lead off the Capstone Master Plan, the 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 4 of the Capstone site, between NE 28th St. to the north and NE 27th St. to the south. Approximately 220 apartment units are proposed for the building on Block 4. The building would also include ground-floor retail and/or pedestrian-activating uses along the frontage of 152nd Avenue. Also, a large, landscaped interior courtyard is proposed for the east side of the building and would face out on to the park. Parking for the building would be provided in multiple levels of subterranean parking.

For this second pre-application conference, the applicant has advanced their design to some extent, having established a general massing and orientation for the building. The key factor in

orienting Building 4 is the presence of the future park to the east. Building 4 responds to this by placing a major emphasis on making its interior courtyard face on to the park.

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 this building. 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 key part of this will be in providing a strong, ground-level base for the building. Apart from 152nd Avenue, staff will also be interested to see how the design evolves for the ground-floor residential units along NE 27th St.
- 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 materials are beginning to show two buildings which differ significantly in their design concepts. However, some of the initial colors shown are similar to the some of the colors shown for the building on Block 7. Staff would like to explore with the applicant and the Board the use of different color palettes in order to draw a sharper difference 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).