

**EARLY DESIGN GUIDANCE  
OF  
THE DESIGN REVIEW BOARD  
FOR NORTHEAST SEATTLE**

**BACKGROUND INFORMATION:**

**Project Number:** 3005596  
**Date of Meeting:** April 16, 2007  
**Notes Issued:** May 4, 2007  
**Address:** 12730 33<sup>rd</sup> Av NE  
**Applicant:** Michele Wang of  
Runberg Architects  
for the Low Income  
Housing Institute

**Board Members  
Present:** Shawna Sherman -  
Chair  
Sue Jensen  
Craig Parsons  
Tom Nelson  
Tricia Reisenauer



**Staff Member Present:** Jess Harris

**Site and Vicinity Description**

The 18,090 square foot site is located on 33<sup>rd</sup> Ave NE between NE 125<sup>th</sup> St and NE 130<sup>th</sup> St. Three existing structures are located on the site: two multifamily units and one single family residence built in the mid-20<sup>th</sup> century.

The site is relatively flat with a slight rise to the north and east. The zoning is Neighborhood Commercial 3 with a 65-foot height limit (NC3-65), which continues to the north and south. Lower height and intensity L-2 zone is located to the east, and a more-intensive C1-65' zone is to the west. The site falls within the Lake City Hub Urban Village, as well as the "33<sup>rd</sup> Avenue NE Sub-Area" and is across the street from the "Civic Core" Sub-Area as defined in the North District/Lake City Neighborhood Design Review Guidelines.

Surrounding uses are a mix of single family residential, multi-family residential, and commercial. Single family residential is primarily older 1-2 story wood frame construction. Multi-family residential ranges from early 20<sup>th</sup> century one to two-story buildings to very recently constructed 6-story buildings. Commercial is a mix of ages and architectural styles.

The area includes nearby transit stops. Bus stops are located on Lake City Way NE and NE 125<sup>th</sup> St and 130<sup>th</sup> St. Currently 33<sup>rd</sup> Avenue has only gravel shoulder on this side of the street, lacking sidewalks, curbs, and gutter. A walkway is indicated with traffic striping. Parking is predominantly on-street, with limited parking located in small driveways and surface parking areas. Newer construction includes structured and underground parking. The subject property includes some mature trees and shrubs.

## **Design Presentation**

The applicant Michele Wang introduced members of the development team, including Mike Mariano from Schemata Workshop, an architectural firm collaborating on the project, and representatives from the Low Income Housing Institute, the developer, and the North Help Line and Rotacare, the commercial tenants.

Mike Mariano presented the site analysis and the four massing schemes. Primary opportunities include improving pedestrian access and creating a vibrant, dignified streetscape. All massing options include commercial space at grade facing 33<sup>rd</sup> Ave NE, structured parking for 30 cars accessed via a driveway at the southern end of the site, and 76 residential units at the upper stories. The commercial space will be developed in a warehouse-type open-plan style, with office space located at the façade. Due to the size of the commercial space, a loading berth is not required per code.

Option 1 (the option preferred by the designers) proposed a single-story commercial space at the street level that meets the sidewalk. The upper floors were expressed as a simple rectangular bar shape that provided an upper setback both from the street on the west and from the Lowrise zone on the east. Open space for the residents' use would be provided in this upper level setback. The "pros" described included garden/open space at the street level adjacent to the smaller-scale development to the south and a reduced mass on the street. The open space has good south and west exposure. The floorplan is compact and maximizes an efficient use of space.

Option 2 proposed commercial space at the street level separated into two areas with a courtyard at street level. The upper floors were expressed as a U-shape, with the courtyard facing west and the closed end of the U facing the Lowrise zone to the east. The "pros" included the courtyard and breaking the mass down into two distinct masses at the street. The "cons" included the fact that the majority of the bulk of the building is sited towards the Lowrise zone and that the mass of the building facing the street is 6-stories high.

Option 3 proposed a zero-lot-line urban approach to the site, building the structure to the property line at the street level. The upper floors were expressed as a U-shape with the courtyard facing east. The "pros" included less mass adjacent to the Lowrise zone. The "cons" included mass concentrated on the street, potentially creating a canyon-like effect with the 6-story building across the street. The east-facing courtyard would be in shadow except for early morning.

Option 4 is very similar to Option 1, however the upper floors were arranged in an L-shape bar, with the short leg of the L comprised of residential units facing the south property line, but set back to allow windows. Like Option 1, the "pros" included garden/open space at the street level adjacent to the smaller-scale development to the south and a reduced mass on the street. However, the "cons" included the south-facing residential units – when the property to the south is redeveloped, approximately a third of the residential units will have their access to daylight blocked.

Mike Lamb of SBA presented landscape concepts, including enhanced plantings in the right-of-way. The project will comply with the code requirement of Seattle Green Factor 0.30.

The potential departure requests were presented, and are summarized later in this document.

### **Proposal Description**

The applicant's objective for the proposed development includes demolition of the existing buildings and construction of a new 6-story mixed-use building with approximately 76 residential units for formerly homeless veterans, 10,000 square feet of commercial area (general sales & services food bank and medical services), and structured parking for 30 vehicles. A unisex toilet that is accessible from outdoors is included in the proposal, a requirement currently imposed by the City of Seattle Office of Housing.

West facing open space is proposed under the preferred option at the second floor adjacent to non-residential space (classrooms and meeting rooms.) A corridor would separate the open space from the non-residential space. . It is envisioned that open space at the second floor will be landscaped and have seating areas for the residents. It could include a smoking area for residents since the building will be a "no smoking" building. The open space could be used by both residents and users of the non-residential space but would not be open to the general public.

The residential and commercial lobby would be located on the north end of the building and vehicular access located on the south end of the site.

Dumpsters and trash compactors will be located inside the structure adjacent to the vehicle driveway inside the parking garage.

### **PUBLIC COMMENT**

The meeting was attended by 10 members of the public and the following comments were offered:

- The neighborhood has not been adequately notified about this project. The developer has held a public meeting on March 20<sup>th</sup> and will be holding another meeting on April 26; however residents and businesses do not know enough about the project. The project was described as a 5-story building at the public meeting in March.
  - The change from 5 stories to 6 stories occurred only recently in the design process (little more than a week before the EDG meeting). The design presented at the April 26<sup>th</sup> public meeting will be for the current 6-story design.
- There is very limited parking in the neighborhood and on 33<sup>rd</sup> Ave NE currently. The limited parking provided in the project is a major concern, especially since the city has identified Lake City as a Hub Urban Village and street parking grows more limited.
- How do clients of the food bank arrive?
  - Currently, most clients live in the neighborhood and walk or ride the bus to the food bank. There are no idling cars in line, etc.
- The queuing for the food bank will have an impact on the sidewalk. A plaza to accommodate this activity would make sense. It will also be important to provide cover over the sidewalk.
- The building is proposed to be 6 stories, while the other buildings in the neighborhood are only 2-3 stories. The project is too large, out of scale. Could Design Review request that the project only be 2-3 stories high?
  - Staff clarified that Design Review requires applicants to study massing options that meet their development objectives.
- Option 4 and Option 1 are good because they avoid the "canyon" effect on the street. However, it would be good to see more setback at the street level.
- Likes more subdued colors, does not like metal siding. Brick would be preferred.

- The restroom accessible from outdoors is important, and the development team is wise to incorporate this into the project.
- Native plants are encouraged.
- What is planned for the east edge of the property? There is a day care to the southeast.
  - The project will provide a 5 foot landscape buffer and 6’ high fence.

**DESIGN GUIDELINE PRIORITIES**

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance and identified by letter and number those siting and design guidelines found in the City of Seattle’s Citywide *Design Review: Guidelines for Multifamily and Commercial Buildings* and *North District/Lake City Neighborhood Design Guidelines* of highest priority to this project.

A summary of the citywide design guideline is provided and followed by any neighborhood specific guidance. Some neighborhood specific guidance is not applicable due to location of this site or project type, and only applicable excerpts are provided. Please refer to the design guideline documents for the full text. To assist in this endeavor the following describes the supplemental guidelines by applicable sub-area within the North District/ Lake City Neighborhood Design Guidelines;

Citywide Design Guidelines	North District/Lake City Area	Hub Urban Village Area	Along 33rd Avenue NE between NE 120 <sup>th</sup> and NE 130th Streets
A- Site Planning	A-5, A-8	A-3, A-4, A-5, A-10	A-4
B- Height Bulk & Scale	B-1	B-1	
C-Architectural Elements & Materials	C-4	C-2, C-3, C-4	C-1
D- Pedestrian Environment	D-4	D-1	D-1
E-Landscaping	E-1, E-2, E-3		E-2

*The applicant should address all priority guidelines and Board guidance below during the next stages of design review.*

**A. Site Planning**

**A-3 Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.**

**North District/Lake City Guideline (Hub Urban Village). Encourage welcoming, slightly recessed main building or shop entrances consistent with a traditional storefront design. Clearly indicate main entries to new commercial and multiple family residential buildings through design, material changes, lighting and street visibility.**

The Board needs to understand how the building will meet the street at the next meeting with particular focus on the building entrances. The Board wants to see how the residential and commercial entries are delineated pursuant to the design guidelines. The Board needs to better understand how the spaces function, for

instance, how will residents access the building as compared to the food bank patrons.

**A-4 Human Activity. New development should be sited and designed to encourage human activity on the street.**

**North District/Lake City Guideline (Hub Urban Village). For large developments, consider pulling back from the street edge for open spaces, such as plazas or gracious fore-courts, provided continuity of the building definition of the street ins not excessively interrupted along the majority of the block. Maximize the solar exposure of open spaces to the extent possible.**

**North District/Lake City Guideline (33<sup>rd</sup> Avenue NE). Create diversity in the block building face or wall by adding small pedestrian indentations for seating, outdoor eating. Pedestrian friendly building entrances should face 33<sup>rd</sup> Avenue NE. Consider orienting the building to define the public street and civic spaces in this area and to encourage walk-in traffic. Wider sidewalks are encouraged with planting strips and natural system approaches to drainage due to the proximity of Little Brook Creek.**

The Board would particularly like to see modulation or setbacks from the property line at ground level for seating and covered areas at the sidewalk pursuant to the neighborhood specific guidance. The project is seeking an open space departure so; the Board commented that the design should include open space at the ground so that the project better meets the design guideline above.

**A-5 Respect for Adjacent Sites. Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.**

**North District/Lake City Guidelines. Avoid locating exterior lights above the ground floor on the sides of structures facing residential uses.**

**North District/Lake City Guidelines (Hub Urban Village). Pay special attention to projects on the zone edges in the Hub Urban Village, such as between Northeast 125th and 130th Streets and on the eastern boundary of the urban village for example. Incorporate vegetation to buffer and provide significant visual screening where privacy for adjacent sites is an important concern.**

The Board will be particularly interested in the development of the east elevation facing the Lowrise zone. The materials and color selection should be a sensitive and thoughtful. The Board wants the design to incorporate vegetation to buffer and provide screening on the east elevation.

**A-7 Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.**

The design must meet this guideline to facilitate a positive recommendation for an open space departure. The Board stressed that code compliant open space areas need to be contiguous with the open space areas where departures are being sought from the dimensional requirements.

**A-9 Location of Parking on Commercial Street Fronts. Parking on a commercial street front should be minimized and where possible should be located behind a building.**

See D-5

**A-10 Corner Lots. Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.**

Although the property is not literally a corner lot, the Board recognized that the property is a “de facto” corner lot since the property to the north is unlikely to be developed. The lot is leased by Fred Meyer, located across N 130th Street. The developer has been unable to elicit a response from the land owner regarding the possibility of obtaining easements or purchasing that land. Fred Meyer was also unresponsive. The design team would like to keep open the possibility of obtaining an access easement for the garage in the future. The public face of the building will be the NW corner. The Board felt that locating the vertical circulation core at this corner might limit the design expression and wants the design team to develop and show alternatives that create opportunities for windows at the corner.

## **B. Height, Bulk and Scale**

**B-1 Height, Bulk, and Scale Compatibility. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.**

**North District/Lake City Guidelines Sensitive edge transitions:**

**Careful siting, building design and massing at upper levels should be used to achieve a positive transition at sensitive edges. Consider the following when a sensitive edge condition calls for design methods to provide a positive transition:**

- **varying color, texture, and materials to break up the potential monolithic character of a large structure**
- **Articulating the building facades vertically or horizontally in intervals that respond to the existing structures or platting patten in the vicinity.**
- **using exterior siding materials that are compatible with residential structures**
- **locating features such as open space on the zone edge to create further separation and buffering**
- **Avoiding placing decks, patios and windows in direct view of neighboring residences to preserve privacy.**
- **Planting dense, evergreen trees (such as Western Red Cedar or Douglas Fir) and other vegetation to create a continuous green buffer between the structured and adjacent less intensive residential zoned properties.**

- **Providing upper-level setbacks to limit visibility of floors above the height of existing smaller-scaled development, adjusting accordingly for a specific site**
- **setting back the structure from the property line of less intensely zoned areas.**

**North District/Lake City Guidelines (Hub Urban Village). Along commercial streets employ simple, yet varied masses, and emphasize deep enough window openings to create shadow lines and provide added visual interest. Monolithic buildings lacking articulation are discouraged. Consider stepping back upper stories to maintain scale compatibility, provide for light and air on streets and avoid a canyon effect for structures in 65-foot and higher zones. Design structures to appear less overwhelming at the street level, for example, consider giving emphasis to the horizontal dimensions of taller buildings. Where there are zone edges between commercial and residential parcels, a vegetated buffer is encouraged between the differing zones. This, along with street trees and wider sidewalks, will be critical to creating the transition desired by the community that will make increased heights and densities compatible with surrounding areas.**

The Board would like to see more development of a vertical expression, articulation of the facades, roofline expression (cornice, etc.) The Board reiterated that the preferred massing option seems to be the best option because it is sensitive to the less intense zone to the east and to the mass at the street, but it needs to be better defined at the next meeting. The Board is concerned about how the lower portion of the building gets screened from the less intense zone on the east facade. They suggested a refinement to the corner as discussed in A-10.

### **C. Architectural Elements and Materials**

**C-2 Architectural Concept and Consistency. Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.**

**North District/Lake City Guidelines (Hub Urban Village). The proper articulation of a building's façade should add to the quality and variety of Lake City's Hub Urban Village architecture.**

- **Establish a building's overall appearance based on a clear set of proportions. A building should exhibit a sense of order. Employ a hierarchy of vertical and horizontal elements. Use materials to unify the building as a whole. Façade articulation should reflect changes in building form and function, from the base, to the middle, to the top. Vertical lines should be carried to the base of a building. Provide a clear pattern of building openings. The pattern of windows and doors should unify a building's street wall—not detract from it—and add to a façade's three-dimensional quality. Recessed windows are**

**encouraged to create shadow lines and further promote three-dimensional expression. Large expanses of blank walls should be avoided.**

The Board did not identify a desirable context in the immediate neighborhood that should be used to inform this design. Instead, the Board recognized that this project would be setting the context for this neighborhood. The Board noted that the design needs to denote a strong design concept.

**C-3 Human Scale. The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale**

**North District/Lake City Guidelines (Hub Urban Village). Design buildings when possible to encourage multi-tenant occupancy and walk-in traffic at the street level. Generous street-level window and entrances will animate the street. Use façade treatments and changes in materials to distinguish the ground level of a building from the upper levels, especially where a building orients to the street and/or defines public space. Establish a rhythm of vertical and horizontal elements along the street-level façade. For instance, the regular cadence of display windows and shop entrances enhances the pedestrian experience. Use design elements such as exterior light fixtures, blade signs, awnings, and overhangs to add interest and give a human dimension to street-level building façades. Provide continuous overhead protection for pedestrians in the core commercial areas between 28th and 35th Avenues Northeast, and between Northeast 123rd and 130th Streets. Transparent materials, allowing light to penetrate to the street should be considered for overhead weather protection.**

The Board feels strongly that the commercial façade should be developed to achieve a good human scale, especially given the function of the space. The Board will be interested in how the delineation of uses at the street level is expressed in the architecture. Street level perspectives and sections need to be provided at the next meeting to demonstrate compliance with this guideline.

**C-4 Exterior Finish Materials. Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.**

**North District/Lake City Guidelines (Hub Urban Village). Consider each building as a high-quality, long-term addition to the Lake City neighborhood; exterior design and building materials should exhibit permanence and quality appropriate to an urban setting. A well-built structure contributes to a more pleasant and humane built environment. Employ especially durable and high-quality materials at the street level, minimize maintenance concerns, and extend the life of the building. Examples of appropriate building materials for use at the street level include: brick, stone, terra-cotta or tile, and transparent glass. These materials should be applied at a scale appropriate for pedestrian use. Use materials, colors and details to unify a building's appearance; buildings and structures should be built of compatible materials on all sides.**

**Consider limiting the number of materials and colors used on the exterior of an individual building so that there is visual simplicity and harmony. If intense color is used it should only be used as an accent in a carefully executed and balanced color scheme. Buildings sided primarily in metal are discouraged. Design architectural features that are an integral part of the building. Avoid ornamentation and features that appear “tacked-on” or artificially thin.**

The development team favors simple, durable, low-maintenance materials, given the nature of the program. Fiber cement board siding and vinyl windows are planned for the upper floors, and painted concrete is planned for the first floor. The color palette is envisioned to be more tasteful and more muted than the bright yellow and blue building across the street. The Board supported continuing with development of this approach to the color palette, and expects to be presented with material boards showing the choices at the next meeting.

#### **D. Pedestrian Environment**

**D-1 Pedestrian Open Spaces and Entrances. Convenient and attractive access to the building’s entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.**

**North District/Lake City Guidelines (Hub Urban Village). Public pedestrian mid-block passage-through sites, plaza and courtyards should be considered in long blocks of commercial or mixed-use developments. Open spaces with pedestrian access that include public art, art as landscape into the design, planted areas and seating areas are also encouraged. When portions of a building are set back, consider providing small pedestrian open spaces with seating amenities to create a lively streetscape. The use of opaque or highly reflective glass is discouraged. Define outdoor spaces using a combination of building and landscape. Scale outdoor spaces for human comfort. Outdoor spaces should be proportioned to their surroundings and envisioned use. Appropriate lighting, including at-grade lights, should be considered to help ensure safe pedestrian areas. Publicly accessible open space at street level is a high priority. Plazas and courtyards can be an integral part of the social life in the commercial core. The location, size and design of an open space must be carefully considered in relation to its surroundings. If publicly accessible open space at street level meeting these guidelines is identified as a priority for an individual project, this may be a factor in evaluating design departure requests such as reductions in private open space requirements.**

**North District/Lake City Guidelines (Hub Urban Village). Create visual interest in the block, building faces or walls by adding small pedestrian indentations for seating and outdoor eating. Appropriate lighting, including at-grade lights, should be considered to help ensure safe pedestrian areas. New development is encouraged to support development of a new park**

**mid-block to offset anticipated increases in low-income and affordable housing.**

See D-12

- D-2 Blank Walls. Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.**

The Board was concerned about the concept shown for the Northwest corner, and the proposed location of the core being visible from the street. The Board asked for refinements to the design that located the core away from the corner.

- D-5 Visual Impacts of Parking Structures. The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.**

- D-6 Screening of Dumpsters, Utilities, and Service Areas. Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.**

- D-7 Personal Safety and Security. Project design should consider opportunities for enhancing personal safety and security in the environment under review.**

The Board wants to ensure that the service area related to the food bank is screened from the street. The Board wants the toilet, loading berth, trash and recycling areas to be sited so that they are successfully screened from the street façade. The Board recognized the challenge associated with the toilet since it should be accessible from the street but not detract from the streetscape. Screening for privacy but also visibility for security will be important considerations. See D-12

- D-9 Commercial Signage. Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area. (See neighborhood specific guideline for signs under C-4)**

- D-10 Commercial Lighting. Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.**

The Board specifically requested signage and lighting concepts and alternatives to be developed and presented at the next meeting.

- D-11 Commercial Transparency. Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.**

The Board wants the structure to be as transparent as possible although they recognize the constraints associated with the toilet and storage needs of the food bank. They suggested design solutions that created good human scale, like appropriately located plantings and other material that provides visual interest. The Board asked the designers to get creative with use of materials and landscaping. Achieving this guidance is particularly important considering the potential departure for transparency.

- D-12 Residential Entries and Transitions. For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.**

The Board felt that the design of the lobby entrance is a high priority and needs to serve many needs: providing a welcoming street façade with landscaping, serving disparate groups (food bank clients, health clinic clients, and residents) delineating a defensible space and provide good sightlines for visual oversight of the facade for safety and security.

## **E. Landscaping**

- E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites. Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.**

**North District/Lake City Guidelines. Use native plant materials and evergreen trees in appropriate public areas to reestablish a natural northwest tree canopy.**

The Board wants the street realm to be developed in accordance with the neighborhood specific guidance especially because they expect a lot of activity in the street related to the food bank. The Board felt that the planting strip should be developed further and that there is opportunity to reinforce continuity with adjacent sites. Trees for providing screening at the east should follow this guideline.

- E-2 Landscaping to Enhance the Building and/or Site. Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.**

**North District/Lake City Guideline. Use landscaping to further define and provide scale for open space. Lush plants, warm materials and pleasing details are encouraged. Retain existing mature trees wherever possible. Use lighting to emphasize landscaping where appropriate.**

The Board wants to see a presentation on how the project is meeting the green factor requirement and how this is integrated into the design to meet the guidelines.

Potential Departure Summary

STANDARD	REQUIREMENT	REQUEST	APPLICANT'S JUSTIFICATION	BOARD DISCUSSION
<b>Transparency SMC 23.47A.008B2a</b>	60% of the street-facing façade between 2 ft and 8 ft above the sidewalk shall be transparent.	The percentage has not been determined.	The applicant indicating it would be challenging in that the toilet would be on the street façade as well as some storage space related to the food bank.	The Board indicated willingness to consider this request, provided that the rest of the commercial façade is sensitively designed. The applicant could consider offsetting this by providing vertical greenery. There are also materials that "look transparent" that could be proposed that may not provide a true transparency. The Board will be interested in how the transparency is integrated with the architectural concept and delineation of spaces and uses.
<b>Residential Amenity Area SMC 23.47A.024B4</b>	Common recreational area must have a horizontal minimum dimension of 10 feet.	The amount has not been determined.	The applicant indicated that the open spaces envisioned under the preferred scheme creates some triangle shaped spaces that do not meet minimum dimensions per code but are created by the juxtaposition of the rectangular footprint with the lot shape.	The Board indicated willingness to consider this request if the amenity area is contiguous with area that meets the requirement and provides some open space at ground level. In the MUP application, the applicant needs to provide an analysis of the percentage of open space that meets the requirement outright versus the amount that will need a design departure.

**Note to the Applicant**

The Design Review process contemplates that you will keep these guidelines firmly in mind when further developing the project design. The identification of these particular guidelines does not imply that other, non-identified guidelines in the City of Seattle's *"Design Review: Guidelines for Multifamily and Commercial Buildings and the North District/Lake City Neighborhood Design Guidelines"* may not be called upon in the ultimate decision making regarding this project. However, these identified guidelines should encapsulate the principal concerns regarding this proposal at this time.

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