



City of Seattle

Department of Planning & Development

Diane M. Sugimura, Director



FINAL RECOMMENDATION OF THE QUEEN ANNE/ MAGNOLIA DESIGN REVIEW BOARD

Project Number: 3012582

Address: 223 W Galer St

Applicant: Via Architecture for Aegis Living

Date of Meeting: Wednesday, October 24, 2012

Board Members Present: David Delfs (Chair)
Mindy Black
Salone Habibuddin (substitute)

Board Members Absent: Jill Kurfirst
Lipika Mukerji
Jacob Connell

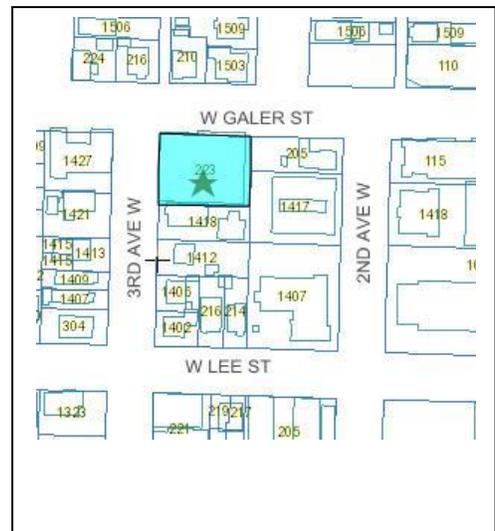
DPD Staff Present: Colin R. Vasquez, Senior Land Use Planner

SITE & VICINITY

Site Zone¹: NC2-30

Nearby Zones: (North) NC2-30
(South) LR3
(East) MR
(West) NC2-40

Lot Area: 12,800 sq. ft.



¹ Application includes a Contract Rezone request to NC2-40

Current Development: One story commercial, office/warehouse building.

Access: Access is available from two surrounding streets. There is no adjacent alley.

Surrounding Development: To the east are an auto repair business and a multifamily building. To the south is a duplex residential structure. To the west, across 3rd Ave W, is a four story condominium structure. Across W Galer St to the north are small commercial buildings which include businesses such as a coffee shop, and a landscape architecture office. To the north east is a Trader Joe’s grocery store.

ECAs: No mapped or known Environmentally Critical Areas exist on the site.

Neighborhood Character: The proposal site is along an arterial street within the Upper Queen Anne Residential Urban Village. Areas within this urban village primarily face commercial streets with high levels of pedestrian activity. The mapping follows Queen Anne Ave N closely. A four block extension of the commercial street frontage pattern extends from Queen Anne Ave N along W Galer St incorporating the subject site. Also in the Urban Village is a several block area of Midrise zoning directly to the southeast of the subject site. Outside of this commercial and multifamily core the zoning and use of the surrounding area is predominantly single family.

DESIGN DEVELOPMENT

Three alternative design schemes were presented. All of the options include a retail space at the corner of 3rd Ave W and W Galer St.

The first scheme (Option A) showed a building with an internal light well, a residential entry mid-structure on W Galer St, and a loading dock on 3rd Ave W. A portion of the building shown pushed further south than in the other two schemes. A “Memory Garden” open space was shown at the second level on the south side.

The second scheme (Option B) showed the Memory Garden moved to the north side creating an upper level setback along W Galer St, no loading dock and vehicle entry from 3rd Ave W near the southern property line.

The third scheme (Option C) showed an option where the Memory Garden was moved back to the south side and the driveway and loading dock were both located on 3rd Ave W. Bay window elements were shown along W Galer St and a cornice line was incorporated above. Massing diagrams of this preferred scheme are shown below.



Development Option 3 (Preferred)



STREET VIEW AT W GALER ST & 3RD AVE W - LOOKING SOUTHEAST



BIRD'S-EYE VIEW FROM 3RD AVE W - LOOKING NORTHEAST



BIRD'S-EYE VIEW - LOOKING NORTHWEST



STREET VIEW AT W GALER ST - LOOKING SOUTHWEST

PUBLIC COMMENT *(at the early design guidance meeting)*

Approximately seven members of the public attended this Early Design Review meeting. The following comments, issues and concerns were raised:

- Asked for the rationale for not putting vehicular access on W Galer St in the preferred scheme and was told that it would require a development standard departure and would negatively impact the commercial frontage and pedestrian environment.
- Stated that 3rd Ave W has had “a lot of traffic on it in recent months” with several trucks side swiping parked cars.
- Objected to placing the loading dock on 3rd Ave W because there would not be enough room in the roadway for maneuvering.
- Opposed removing existing street trees on 3rd Ave W as they offer privacy screening for the Coop housing building to the west....
- Encouraged designing for the context of the neighborhood.
- Concerned with about windows of the proposed building being lined up with bedroom windows of the Coop to the west and suggested the windows be arranged so that this does not happen.

PROJECT DESCRIPTION

The proposed project is for the design and construction of a 4-story multi-family building with approximately 21 residential units. No vehicle parking is required or proposed by the development.

FINAL RECOMMENDATION MEETING: October 24, 2012

PRESENTATION: *(at the Recommendation Meeting)*

The presentation Design Team consisted of Matt Roewe, AIA, from VIA Architects.

The project has evolved slightly from the EDG meeting in response to board recommendations, as well as the natural progression of design development required for a recommendation meeting. The revised packet, enclosed and dated 10/24/2012, includes illustrations, diagrams and further text that complements the following written description of the information presented at the meeting:

1. The context, locational information and the preferred alternative (option 3) were briefly presented again to refresh the board and the public's memory of the EDG proposal. Per the board's recommendations from the EDG meeting, the primary issues included:
 - The main building entry remains on W Galer St
 - The access to the loading/below grade parking areas off 3rd Ave W
 - The preferred building massing holds the street wall against W Galer St, then steps down and sets back from the south property line.

2. In response to board's initial request for further detail, the following subjects were addressed:
 - Site Planning A1 - Exceptional trees:
 - Existing cypress trees on 3rd Ave W are not recommended street trees but do meet exceptional tree criteria.
 - SDOT has approved removal of 1 tree, 3 northernmost trees will be retained.
 - Aegis arborist indicated these are a hearty & tough species and they will tolerate moderate pruning & shoring within root zone.
 - 4 new street trees will be installed on W Galer St
 - Parking & vehicle access loading A-8: The DRB direction at EDG was to locate the driveway and loading off 3rd Ave W:
 - Keep vehicle access points off W Galer St
 - Better urban solution in this context
 - Willingness to consider a departure for a wider driveway
 - Consistent with Picture Perfect Queen Anne goals
 - Complies with the municipal code & SDOT requirements
 - A-5 Respect for Adjacent Sites: West Façade:
 - The DRB requested that the design team arrange windows on 3rd Ave W for privacy
 - Saved trees are coniferous and block/buffer neighbors to the west.
 - The building sets back from the sidewalk along 3rd Ave W allowing for landscaping buffers

- No Aegis common activity areas are programmed or planned to be on the west facing side of the building.
- B-1 Height Bulk and Scale: Some board members were concerned with the window bays crowding the sidewalk in the EDG proposal: This has been addressed by:
 - Number of bays reduced from 6 to 5
 - Bays raised up an additional floor

3. The advanced building design was presented with the following key points:

- **Overall concept:** This site presents a unique opportunity to create a prominent, activated and neighborhood friendly intersection at the crossroads of W Galer St and 3rd Ave W. In this spirit the building massing has been clearly divided into two asymmetrical components that expresses and emphasizes a strong corner element enhance in brick with a distinctive bay window. The corner element has a street width proportion that is compatible with other storefront commercial buildings in the district. The remaining Galer side elevation is simply and elegantly composed to express the residential uses on the upper floors with uniform bay windows while the street level is detailed to express a more public and commercial character. This approach reflects the following guidelines:
 - A-1 Site characteristics – responsive
 - A-2 Streetscape character compatibility
 - A-10 Corner lot addressed
 - B-2 Height bulk and scale appropriate
 - Neighborhood specific Guidelines:
 - Galer as a vibrant pedestrian street – as suggested by the QACC LURC Committee
 - Sustainability, LID, roof gardens
 - Strong focal point corners with public realm setbacks
 - Simple massing, well fenestrated
 - Break up building mass
 - Bay Windows , not Balconies
 - Individualized Storefronts
- **A4- Human Activity and C-3 Human Scale:** The street level has been composed with quality materials and articulation to allow Individualized storefronts, distinctive canopies and entries. The street side along W Galer St has also been enhanced with a 2' setback with generous plantings between widely spaced structural columns.
- **Character:** The design intent is to express a timeless character and quality that is referential to neighborhood precedents such as the Victorian Townhouses on Lee Street and other dignified mixed-use and apartment buildings in the district. At the same time the detailing will be crisp and appropriately proportioned but not overly decorative.

- **D-6 Screening Services:**
 - The loading bay has been enhanced with an artistic metal gate and screening. It has also been setback from the sidewalk to allow greater maneuvering and more pedestrian safety.
 - The loading bay and the driveway entrance to the below grade parking garage has been enhanced with a metal trellis, a green screen and generous multi-season vine plantings.
- **Materials:**
 - A significant amount of reddish/brown brick is used to accentuate and feature the primary corner of the building. This also includes a rustication recess effect at the ground level, a second lighter brick color at the base of the columns, header courses and masonry sills at windows openings.
 - Bay windows, storefront columns and the commercial “frieze” will be painted wood trim with board and batten style multi-level paneling.
 - Windows will be pre-finished storefront aluminum at the ground floor and white or beige vinyl windows on the residential floors. Windows will be surrounded with painted trim wood or cementitious trim.
 - Lap siding is painted cementitious siding with a 6” exposure.
 - Painted concrete block at the east property line.
 - Cast in place concrete plinths along W Galer St.
 - Painted steel trellis, steel and glass canopies and steel brick channel headers.
- **Landscape Design:**
 - Compliments and enhances the site
 - Works with preserved significant trees
 - Adds new trees on Galer
 - Buffering plantings and green screens near sidewalks and adjacent properties
 - Accessible planted roof garden
 - Meets the Seattle Green Factor requirements

PUBLIC COMMENTS (at the recommendation meeting)

Public comment was offered at the meeting. Members of the public gave the following comments:

- Concerns regarding large trucks hitting cars parked on 3rd Ave W
- Proposal will shade W Galer St
- Loading and parking concerns surrounding the project
- Concern about the quality of siding materials proposed to be used
- Concern about height bulk and scale
- Concern about how building will be lit at night, want to make sure that any lighting provided is consistent with the code standards

- Would like more space on W Galer St for public to sit—the planters are currently filled with planting; could be seating areas

BOARD DELIBERATION (*at the Recommendation Meeting*)

The Board began deliberations by complimenting the project team on the quality of their presentation and their responsiveness to the Board’s guidance from the early design guidance. The Board appreciated the moves the design team made to break down the bulk and scale of the project.

PRIORITIES & BOARD RECOMMENDATIONS

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. The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

The Neighborhood specific guidelines are summarized below. For the full text please visit the [Design Review website](#).

A. Site Planning

A-1 Responding to Site Characteristics. *The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation, and views or other natural features.*

Queen Anne Supplemental Guidance:

- A. Solar Orientation
- B. Stormwater Management

At the Early Design Guidance Meeting, the Board discussed four very large Cyprus trees in the 3rd Ave N planting strip, their existing trimmed condition, the green amenity they provide and the negative influence they would have on new uses on the site and on the nature of the pedestrian area beneath them. The Board indicated it would like to see an arborist’s report on the Cyprus trees to help in determining what options there might be for them in relation to the new development.

At the Final Recommendation Meeting With regards to the Cyprus trees on the project site, the project proposes to retain 3 of the 4 existing Cyprus’s. The Board was satisfied with this response.

A-2 Streetscape Compatibility. *The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.*

Queen Anne Supplemental Guidance:

- A. *Architectural Diversity*
- B. *Older and Historic Buildings*
- C. *Wider Sidewalks*
- D. *Ground Level Residential*
- E. *Streetscape Improvement*

At the Final Recommendation Meeting, the Board discussed the sidewalk spaces particularly along W Galer St. The Board wants to make sure the sidewalk spaces are usable—as this is a senior living community, there should be wide enough areas for walking for residents, as well as enough room for people from the community to walk along W Galer St. *‘Life needs to be able to happen on W Galer St, and this area may need a wider sidewalk.’* The Board acknowledged that the sidewalk is 10 feet wide, and 6 feet from the planter box, which is a wide sidewalk.

The Board suggested pulling the planter on the building face back, or providing seating areas in the planting walls instead.

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

Queen Anne Supplemental Guidance:

- A. *Outdoor Dining*
- B. *Individualized Storefronts*

At the Final Recommendation Meeting, see the Board responses to A-2. The Board wants to ensure that the W Galer St façade encourages comfortable human activity.

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.*

At the Early Design Guidance Meeting, the Board stated that the placement and orientation of windows on the west façade should be developed to maximize the privacy of residents in the proposed building and in the coop multifamily building across 3rd Ave W.

At the Final Recommendation Meeting, the Board found that the Cyprus trees along 3rd Ave W, which are evergreen, will lessen the impact of privacy issues for the apartment building across 3rd Ave W. In addition, the building “holds proud” to the face of W Galer St while eroding away from adjacent properties to the south and east.

A-8 Parking and Vehicle Access. *Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.*

Queen Anne Supplemental Guidance

- A. *Parking on Queen Anne Avenue*
- B. *Access to Parking*
- C. *Preserving Existing Sidewalk Areas*
- D. *Widening Narrow Alleys*

At the Early Design Guidance Meeting, the Board indicated it preferred locating both the driveway and loading dock entrances on 3rd Ave W. It indicated a willingness to consider a departure to allow a wider driveway to aid vehicles entering and leaving the narrow roadway. The Board stated that keeping vehicle crossings off the W Galer St sidewalk creates the better urban context; one consistent the vision for the future presented in the “Perfect Queen Anne” neighborhood plan.

At the Final Recommendation Meeting, the Board reiterated its support for the driveway for loading and parking access to be located on 3rd Ave W. The board noted that the departure being sought to combine the allowed two curb cuts on 3rd Ave W (would allow 40 feet of curb cut) into only one curb cut of 25 feet wide would limit the number of deliveries that would occur to the 3rd Ave W loading area, since the size of the curb cut and the garage overhang will significantly limit the amount and size of trucks that can access the loading area.

The Board also noted that a loading area has been designated in front of the building to facilitate deliveries along W Galer St.

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

Queen Anne Supplemental Guidance:

- A. *Curb Bulbs*
- B. *Intersections.*

At the Final Recommendation Meeting, While the project does not include curb bulbs at the intersection of 3rd Ave W and W Galer St, it does provide a wide plaza-like area at the corner to facilitate gathering. The retail space is also located at the corner to help enliven this area. The parking and loading access is located well away from the corner, and the building is pushed to the corner, massing its bulk and scale away from neighboring properties.

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.

Queen Anne Supplemental Guidance:

- A. *Breaking Up Building Mass*
- B. *Preferred Strategies for Modulation*
- C. *Top Floor Setback*
- D. *Setbacks Where Commercial Abuts Residential*

At the Final Recommendation Meeting, the Board found that the stepping back of the building on the south and east sides is a good response to the existing height bulk and scale context. The building has been modulated with a series of bays along W Galer St that breaks up the apparent height bulk and scale of the building. The changes in materials (from brick to lap siding) also help break down the mass of the building and are in keeping with the context of Queen Anne. Finally, the elevator overruns to access the roof deck are minimal and clad in residential-type materials.

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.*



Queen Anne Supplemental Guidance:

- A. *Individualized storefronts*
- B. *Highlighting distinctive features*
- C. *Screening rooftop systems*
- D. *Sustainable building features*

At the Early Design Guidance Meeting, the Board discussed what the building architecture should look like. Of the photographs of precedential projects shown at the meeting, the Board indicated they liked the fifth one, a flat roofed, recently constructed building. They indicated a flat roof, at least along W Galer St seems most appropriate and that a strong cornice line is an important element.

The Board considered the proposed bay window elements along W Galer St and the width, perceived width and nature of the sidewalk experience. Some of the Board members were

concerned that a row of bay windows would “crowd the sidewalk” and detract from a wide sidewalk experience which the entire Board found to be important. The Board concluded that they were not directing that the bay windows be removed, but that they be designed to minimize their influence over the sidewalk environment, perhaps by recessing the building a bit, thereby increasing the apparent width of the sidewalk and resulting in less overhang of the property line.

At the Final Recommendation Meeting, the Board recognized the design team’s response to the Board’s previous guidance under this guideline as being an appropriate response. The roof is flat instead of gabled. The bays previously ran the length of the wall, where they now stop at the third story, reducing the overhang and giving more light and air to the sidewalk. The Board appreciated the use of materials and detailing that mirrors Queen Anne-like architecture.

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

Queen Anne Supplemental Guidance:

A. *Pedestrian Orientation*

At the Final Recommendation Meeting, the building includes overhead weather protection, retail space at the corner, residential-style detailing, window openings, and planting areas to create an appealing human scaled design.

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.*

Queen Anne Supplemental Guidance:

A. *Building for the Long Term*

B. *Cladding Materials*

C. *Ground Floor Façade Materials*

D. *Colors*

E. *Renewable Materials*

At the Final Recommendation Meeting, the Board appreciated the mixed use of brick and lap siding materials. The Board asked that the building wrap the solid materials to the 3rd Ave W frontage and to the structured parking entry to give that side a more durable feel. The Board also asked that the lap siding actually terminate into the brick in order to make a more natural and durable transition. Finally, the Board contemplated the difference between 4” and 6” wide siding and left it up to the planner to decide what was the most appropriate material.

C-5 Structured Parking Entrances. The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

At the Final Recommendation Meeting, the Board appreciated the use of a trellis and a detailed gate to minimize the appearance of the parking entrance.

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.*

Queen Anne Supplemental Guidance:

- A. *Building Setbacks for Wider Sidewalks*
- B. *Creating Pedestrian Open Space*
- C. *Recessed Retail Entry Areas*
- D. *Avoiding Dark, Unusable Spaces*
- E. *Pedestrian Weather Protection*
- F. *Operable Storefront Windows*
- G. *Retail Use and Open Space at Sidewalk Level*
- H. *Pedestrian Amenities and Street Furniture*
- I. *Bus Waiting Facilities in Buildings*
- J. *Residential Entries*

At the Early Design Guidance Meeting, the Board indicated that the pedestrian environment along W Galer St needs to be a pedestrian oriented extension of the commercial district along Queen Anne Ave. The sidewalk should read a broad path and curb bulbs would be a good feature to incorporate. A building setback providing additional paved area as an extension of the public sidewalk would work effectively here. The Board indicated that an abundance of planting strip area in the sidewalk along W Galer St was not as appropriate as a more urban commercial paved sidewalk; although street trees too would be important.

The Board discussed if a departure to reduce the rear setback to allow the building to be moved away from Galer would be supported and did not reach a consensus.

At the Final Recommendation Meeting, Please see the response to A-2. The Board asked for more seating options along the W Galer St frontage, as well as potentially more building setbacks, to help activate the W Galer St streetfront and to create a more usable pedestrian space.

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 it is not possible to locate these elements away from the street front, they should be screened from view using high-quality and compatible materials and should not be located in the pedestrian right-of-way.

Queen Anne Supplemental Guidance:

A. *Additional Screening near Single-family zoning*

At the Final Recommendation Meeting, the Board was satisfied with the way garbage would be dealt with and picked up from the loading area.

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

Queen Anne Supplemental Guidance:

A. *Sidewalk Obstructions*

B. *Tree Grates*

C. *Curb Bulbs and Crosswalks*

D. *Bus Bulbs*

E. *Curb Cuts*

F. *Security and Visibility*

Please see the A-2 response.

E. <i>Landscaping</i>

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.

Queen Anne Supplemental Guidance:

A. *Uniform Street Tree Plantings*

B. *Landscape Maintenance and Irrigation*

C. *Street-level Landscaping*

D. *Visible Landscaping*

E. *Art in the Pedestrian Environment*

At the Final Recommendation Meeting, the Board appreciates the fact that this project is essentially “creating a place” in an area that does not currently enjoy a redeveloped pedestrian environment. The Board endorsed the landscaping and endorsed the retention of three of the four Cyprus trees on 3rd Ave W. It appreciated the addition of street trees on W Galer St. The board asked whether the planting strips on W Galer St could be narrowed to allow for more

walking room, particularly for seniors, and whether more seating could be added to the building rather than planting the planter boxes.

The Board also expressed concern about the species of screening plants on the south side of the property — hydrangeas are shown, even though these are relatively slow-growing. The board would like to see a mix of evergreen and deciduous plants back there, preferably plants that grow faster than hydrangeas.

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.*

See E-1. The Board appreciated the addition of the trellis along the east side of the property.

E-3 *Landscape Design to Address Special Site Conditions.* *The landscape design should take advantage of special on-site conditions*

See E-1.

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based upon the departure's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting. Six potential development standard departures were presented with any one of the three alternative schemes requiring only four.

At the time of the Early Design Guidance meeting, the following departures were requested:

1. Vehicular access for a corner lot without an alley from other than the side street. (SMC 23.47A.032.1.c): The Code requires access to be from the side street. The applicant proposes access from W. Galer St. in one of the presented options.

The Board indicated that W Galer St would not be its preferred location for vehicular access.

2. Reduction in dimension of sight triangle. (SMC 23.54.030.G.4): The Code requires driveway sight triangle of 10 feet on a side for exiting vehicles crossing a sidewalk. The applicant proposes seven feet on a side.

The Board indicated no early indication with regard to this departure request as it would be needed only for Option 1 with a driveway on W Galer St which it did not endorse.

- 3. Reduction in required side setback above 13 feet. (SMC 23.47A.014.B.2):** The Code requires a 10 foot side setback for portion of a façade above 13 feet in elevation. The applicant proposes a 224 sq. ft. floor area portion of the building on each level above 13 feet to a height of 16 feet to be in the required setback.

The Board indicated a willingness to consider this departure.

- 4. Reduction in required rear setback above 13 feet. (SMC 23.47a.014.B.3):** The Code requires a 15 foot setback from the rear lot line for portions of a structure above 13 feet in elevation. The applicant proposes an approximately 36% portion of the building to be setback 7 feet six inches with the remainder being setback further so that the average setback is greater than 15 feet.

The Board indicated it was undecided on this departure with some members favoring it and others concerned about the impact on the residential structure to the south.

- 5. Reduction of Loading Dock dimensions. (SMC 23.54.035.C.1 and C.2):** The Code requires that among other dimensions, a loading dock in this instance must be a minimum of 14 feet tall and 35 feet deep. The applicant proposes a loading dock height of 12 feet and a depth of 25 feet.

The Board indicated support for this departure.

- 6. Location of residential use in relation to the sidewalk. (23.47A.008.A.3 and D.3):** The Code requires the entry level of a street facing residential use to be either four feet above grade or setback 10 feet from the sidewalk. The applicant proposes two residential units to be two feet above sidewalk grade and two feet back from the property line.

The Board indicated support for this potential departure.

At the time of the Recommendation meeting the following **departure was requested and conditionally approved**. See the Boards deliberation above and the Departure Matrix below.

DEVELOPMENT STANDARD	DEPARTURE REQUEST/ PROPOSAL	JUSTIFICATION	ACTION
<p>SMC 23.47A.008.B.3.a Street Level Development Standards. Non-Residential Uses Shall Extend an average of 30’ and provide a minimum of 15’ of depth from the street level façade.</p>	<p>The proposed design provides 25'-6" minimum depth for the non-residential use.</p>	<p>The space is reduced as a result of façade being setback 2'-0" from the property line along Galer and the location of an internal stair for the building.</p> <p>The setback provides an opportunity for a landscaped planting area and wider sidewalk area along the building face, recessing and articulating the building face and enhancing the pedestrian experience. The exist stair location is a result of parking which is being provided as a concession to the neighborhood. No parking is required for residential building types in Urban Villages. Moving the stair would result in a loss of parking space. The scale of existing retail along W Galer St is very small, making this a contextually sensitive solution.</p>	<p>The Board voted unanimously to recommend approval.</p>
<p>SMC 23.47A.014.B.1 Setback Requirements Lots abutting a residential zone will provide a 15’x15’ setback triangle along the street lot line and side lot line.</p>	<p>The design proposes a steel trellis above the parking garage entrance which encroaches into the required setback triangle.</p>	<p>The proposed trellis is intended to buffer the vehicle and loading entrances from the street as well as screen the driveway from the adjacent LR3 site. Designed to work in conjunction with the vertical green screens, landscaping is specified that will train up the green screens and onto the trellis. Additionally, the trellis is primarily open and horizontal in its projection, minimizing its apparent bulk.</p>	<p>The Board voted unanimously to recommend approval.</p>

<p>SMC 23.47A.014.B.3.a Setback Requirements 15' rear setback required for portions of structure from 13' to 40' in height when adjacent to a residential zone.</p>	<p>Proposing 7'-6" setback for a 49'-6" long portion of south façade.</p>	<p>The smaller setback is on just 39% of the rear yard. The remainder of the façade provides a setback dimension between 20' and 31'. The resulting average rear setback is 22'-10". The overall impact to the adjacent LR3 zoned property is less than the strict application of the setback requirement of 15' to all floors above 13'.</p>	<p>The Board voted unanimously to recommend approval.</p>
<p>SMC 23.47A.014.B.3.a Setback Requirements 15' side setback required for portions of structure from 13' to 40' in height when adjacent to a residential zone.</p>	<p>Proposing a 10' setback for a 19' long portion of east façade.</p>	<p>Design proposes a 10' setback along 19' (38%) of the affected portion of the east façade. The remainder of the façade provides between a 15' setback and up to 71'. The resulting average side setback is 43'-11". The overall impact to the adjacent MR zoned property is less than the strict application of the setback requirement of 15' to all floors above 13'.</p>	<p>The Board voted unanimously to recommend approval.</p>
<p>SMC 23.47A.014.B.3.a Setback Requirements 15' setback required for Portions of structure above 13'.</p>	<p>The project is proposing that a small portion of the first floor abutting the MR zone on the east facade begins the 15' setback at 15' above grade rather than 13' above grade.</p>	<p>Due to the slope of the site, it is difficult to keep this portion of the main floor below 13' above grade without costly structural vertical jogs in the post-tensioned podium slab at the second floor. The first floor plan area needing the departure is only 224 sf and it would be about 15' above grade rather than the allowed 13'.</p>	<p>The Board voted unanimously to recommend approval.</p>
<p>SMC 23.54.030.F.1.b.2 Curb Cuts For residential uses, combined curb cuts are limited to 20' of total width</p>	<p>Requesting a combined curb cut of 25' for the driveway and loading dock access.</p>	<p>The proposed design consolidates the driveway and loading dock access points to be adjacent to one another and are allowed a 20' combined curb cut for driveways serving residential uses. To better accommodate vehicle maneuvering to and from 3rd Ave W, a 25' wide combined curb cut is proposed. The net result is less impact than two separate curb cuts.</p>	<p>The Board voted unanimously to recommend approval.</p>

<p>SMC 23.54.035.C.2 Loading Berth Requirements Loading areas for a “medium demand” use are required to be 14’ tall and 35’ long. Assisted living is categorized as “medium demand”.</p>	<p>Requesting reductions to 12’ vertical clearance and 25’ depth</p>	<p>Though floor to floor height is 15’ from level 1 to level 2, existing grade at the loading dock location limits the available height to 12’ clear. The actual delivery vehicles and aegis passenger van servicing the facility require less than 12’ clear vertically and can easily park and load in a 25’ deep bay. The garbage pick-up will occur at the street and does not require pulling into the bay. Since the site is so compact and the delivery needs are well known to Aegis, who operates 35 communities, a medium demand loading area isn’t necessary. The existing street truck loading zone on W Galer street will be maintained and will be used for any larger deliveries.</p>	<p>The Board voted unanimously to recommend approval.</p>
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BOARD RECOMMENDATIONS

The recommendation was based on the design review packet and the presentation by the applicant at the October 10th, 2012 Design Recommendation Meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, three (all those present) of the Design Review Board recommended **APPROVAL** of the subject design.