



## FINAL RECOMMENDATION OF THE QUEEN ANNE/ MAGNOLIA / WEST DESIGN REVIEW BOARD

Project Number: 3012798 (east half); 3013563 (west half)

Address: 221 Minor Avenue N (east); 222 Fairview Avenue N (west), Seattle

Applicant: Michele Wang, Runberg Architects, for Equity Residential

Date of Meeting: Wednesday, February 13, 2013

Board Members Present: David Delfs (Chair)  
Mindy Black  
Magdalena Hogness  
Jill Kurfirst  
Lipika Mukerji

Board Members Absent: Jacob Connell

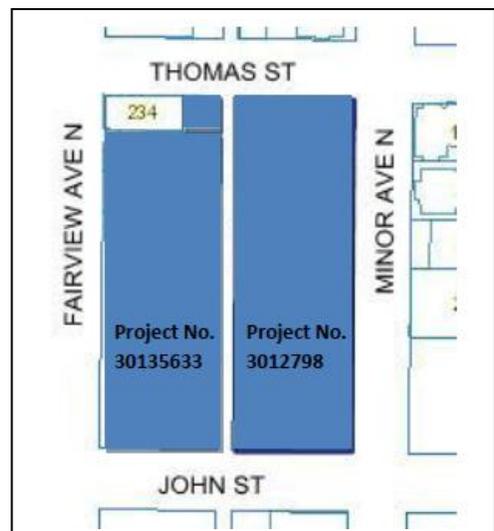
DPD Staff Present: Garry Papers, Senior Land Use Planner

### SITE & VICINITY

Site Zone: SM/R 55'-75' (east) IC-85 (west)

Nearby Zones: (North) IC-65  
(South) SM-125  
(East) SM-75  
(West) IC-85

Lot Area: 43,200 sf (east, full half block);  
40,400 sf (west)



The block bounded by Fairview Ave N to the west, Minor Ave N to the east, Thomas St to the north, and John St to the south. The east half block is predominantly surface parking lot, with a 2 story commercial building, approximately 50 x 130 ft, located mid-block on Minor Avenue. The west portion is currently occupied by a 2 story commercial structure with a parking court, formerly occupied by the Social Security administration; the 1 story restaurant (Laada Indian), 35 x 80 ft at the northwest corner, is NOT part of the project site.

**Current Development:**

**Access:** Vehicular access from the existing alley, and existing curb cuts off Minor Avenue and one off Fairview Avenue.

**Surrounding Development:** Alcyone apartments and the SLU streetcar maintenance building to the north; Cascade Park and Peoples Center to the northeast; a mix of residential, commercial, day-care and surface parking to the east; the 120 ft tall Mirabella residential block to the south; and the 3 story Seattle Times block to the west.

**ECAs:** N/A

**Neighborhood Character:** Cascade neighborhood has an interesting mix of new and historic buildings. Historic structures include Immanuel Lutheran Church and St. Spiridon Russian Orthodox Cathedral. New residential developments include Alley24, Alcyone Apartments, both of which successfully built street frontage accessed units, and interestingly incorporated neighborhood artwork. South of the property site is a large scale senior living retirement community. The project site is located diagonally across the corner from landmark Cascade Park and Cascade Pea Patch.

**PROJECT DESCRIPTION**

East half block: #301 2798

Demolish existing building and construct a new 7-story structure containing approximately 264 residential units, 5,000 sq. ft. of commercial retail space, and ground level residential units. Parking for approximately 260 vehicles will be provided below grade. Project will include a contract rezone from SM/R 55'/75' to SM - 85'.

West half block: #301 3563

Demolish existing buildings and construct a new 7-story structure containing approximately 213 residential units, 12 live/work units, and approximately 2,500 SF of commercial retail space. Parking for approximately 210 vehicles to be provided below grade. Project will include a contract rezone from IC – 85 to SM -85'. The existing public alley between the half blocks will be retained and the parking will not be connected below it.

## **DESIGN PROPOSAL**

The EDG Design Proposal booklet includes materials presented at the meeting, and is available online by entering the project number at this website:

[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp). or by contacting the Public Resource Center at DPD:

**Address: Public Resource Center**  
700 Fifth Ave., Suite 2000  
Seattle, WA 98124-4019

Email: [PRC@seattle.gov](mailto:PRC@seattle.gov)

## **PUBLIC COMMENT**

During public comment, the following comments, issues and concerns were raised:

- Supported the applicant preferred option C and the inclusion of the through-block pedestrian mews.
- Stated the relationship to the retained corner restaurant (off project site) should be handled well. Applicant clarified there is a 15 foot step back there and windows in the proposed wall.
- Requested clarification on vehicle access points? Applicant answered parking and garbage access are off the alley, at the north end away from the proposed mews and John Street.
- Supported the green roofs as a project amenity and attractive surface for adjacent buildings to look onto, and suggested they be expanded further with an interesting design pattern.
- Encouraged the alley to have a pedestrian character as “charming” as the pedestrian mews.
- Supported the commercial limited to the 2 corners, and the development of the pedestrian mews as a quiet, lively pedestrian space similar to Alley 24 nearby.
- Requested clarification on the 85 ft height proposed on east block? Applicant answered the 85 ft line would allow for the partial “roof caps” and the 10 ft floor to floor heights proposed, but not an additional full story.
- Asked what the construction timeframe might be? Applicant answered start excavation mid 2013 (assuming typical permit process) then 20-24 months construction; 2 half-blocks will be phased, primarily for construction staging reasons.
- Supported the stoop treatment along John Street and other site frontages with residential.

## FINAL RECOMMENDATION MEETING: February 13, 2013

### DESIGN DEVELOPMENT

The Recommendation Design Proposal booklet includes materials presented at the meeting, and is available online by entering the project number at this website:

[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp). or by contacting the Public Resource Center at DPD:

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700 Fifth Ave., Suite 2000  
Seattle, WA 98124-4019

Email: [PRC@seattle.gov](mailto:PRC@seattle.gov)

### PUBLIC COMMENT

- Encouraged more family friendly units, meaning larger than 2 bedroom.
- Requested the plant species and irrigation on the visible roof gardens be designed to not turn brown in dormant months.
- Encouraged the perimeter landscaping be designed to discourage dog impacts.
- Requested the elevator overruns and penthouse structures, which are visible from adjacent buildings, have quality materials and incorporate artful design elements on any blank walls.

## PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the West Design Review Board members (the Board) provided the following siting and design guidance. The Board identified the following **Citywide Design Guidelines** and ***South Lake Union (SLU) Neighborhood specific guidelines*** (*italics, as applicable*) of highest priority for this project.

The **priority guidelines** are summarized below, while all guidelines are still applicable. For the full text of all guidelines please visit the [Design Review website](#).

Note: All “booklet” page references are to the Design Review Recommendation booklet posted on the Design Review website, for the date of February 13, 2013.

### 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.

***SLU-specific supplemental guidance:***

- *Encourage provision of “outlooks and overlooks” for the public to view the lake and cityscapes. Examples include provision of public plazas and/or other public open spaces and changing the form or facade setbacks of the building to enhance opportunities for views.*
- *Minimize shadow impacts to Cascade Park.*
- *New development is encouraged to take advantage of site configuration to accomplish sustainability goals. The Board is generally willing to recommend departures from development standards if they are needed to achieve sustainable design. Refer to the Leadership in Energy and Environmental Design\*(LEED) manual which provides additional information. Examples include:*
  - *Solar orientation*
  - *Storm water run-off, detention and filtration systems*
  - *Sustainable landscaping*
  - *Versatile building design for entire building life cycle*

**At the Early Design Guidance Meeting,** the Board discussed expanding the usable roof area, maximizing the green roofs, and providing multiple roof overlooks for residents and guests.

**At the Final Recommendation Meeting, the Board agreed the usable roof areas had been expanded sizably, and provided resident overlooks in appropriate locations, without adding shadow impacts to Cascade Park. The Board supported the roof and corridor links over the mews, so long as they remain glassy and transparent as shown on pg 64 and 67.**

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

***SLU-specific supplemental guidance:***

*The vision for street level uses in South Lake Union is a completed network of sidewalks that successfully accommodate pedestrians. Streetscape compatibility is a high priority of the neighborhood with redevelopment. Sidewalk-related spaces should appear safe, welcoming and open to the general public.*

- *Provide pedestrian-friendly streetscape amenities, such as: tree grates; benches; lighting.*
- *Encourage provision of spaces for street level uses that vary in size, width, and depth. Encourage the use of awnings and weather protection along street fronts to enhance the pedestrian environment.*
- *Where appropriate, consider a reduction in the required amount of commercial and retail space at the ground level, such as in transition zones between commercial and residential areas. Place retail in areas that are*

*conducive to the use and will be successful.*

- *Where appropriate, configure retail space so that it can spill-out onto the sidewalk (retaining six feet for pedestrian movement, where the sidewalk is sufficiently wide).*

**At the Early Design Guidance Meeting,** the Board strongly supported creating a public gathering space at the northeast corner, and supporting this with façade refinements that make a stronger presence in the middle portion of the corner; perhaps carrying a façade treatment up from the commercial storefront, or creating a distinctive composition that does not duplicate the adjacent residential walls.

**At the Final Recommendation Meeting, the Board supported the design resolution of the seating and trellis element along the Thomas Street property line, the glass overhead retail doors shown (on booklet pg 72), and the flat, open corner paving. They also endorsed the contrasting vertical element on the northeast façade at the corridor end, and associated roof lookout, as adequately addressing their EDG concern, with the added material clarifications covered under guideline C-2 below.**

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

***SLU-specific supplemental guidance:***

- *Create graceful transitions at the streetscape level between the public and private uses.*
- *Keep neighborhood connections open, and discourage closed campuses.*
- *Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa.*
- *Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods. Transportation infrastructure should be designed with adjacent sidewalks, as development occurs to enhance pedestrian connectivity.*
- *Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.*
- *Create businesses and community activity clusters through co-location of retail and pedestrian uses as well as other high pedestrian traffic opportunities.*
- *Design for a network of safe and well-lit connections to encourage human activity and link existing high activity areas.*

**At the Early Design Guidance Meeting,** the Board supported the mews and alleys as valuable connectors and discussed the treatment of the alley needing to be safe, well-lit and quality materials. The Board also encouraged the live-work frontages along Fairview Avenue to be flexible for commercial uses and read as storefronts, not purely residential.

**At the Final Recommendation Meeting, the Board agreed the alley frontages had been well developed, including walls with texture and reveals as shown on booklet pg 65, and the activating workshop space; the Board requested additional pedestrian scale lighting (not floodlights) along the entire alley. The Board supported the commercial aspect of the Fairview hardscape/planting design, with added canopies as described under guideline D-12 below.**

- A-6 Transition Between Residence and Street.** For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

***SLU-specific supplemental guidance:***

*Consider designing the entries of residential buildings to enhance the character of the streetscape through the use of small gardens, stoops and other elements to create a transition between the public and private areas. Consider design options to accommodate various residential uses, i.e., townhouse, live-work, apartment and senior-assisted housing.*

**At the Early Design Guidance Meeting,** the Board discussed at length the importance of the stoop transitions along the John, Minor and Thomas Street townhouse frontages. The Board encouraged the applicants to ensure the setback along Minor Street accommodates landscaping and a usable area for small tables and chairs for each unit, and that might require enlarging the setback to 7-8 feet wide. The Board recognized the building above may overhang the widened setback, as long as the setback is 2 stories in height, to afford adequate light and scale to the stoops.

**At the Final Recommendation Meeting, the Board endorsed the setbacks and stoop designs as shown, and appreciated the 8ft setback along the south part of Minor St.**

- 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.

**At the Early Design Guidance Meeting,** the Board supported the location of all vehicular and loading access as shown, off the alley, and toward the north end away from the mews cross-over.

**At the Final Recommendation Meeting, the Board supported the location of all parking entries, trash and utility cabinets at the north end of the alley, as shown.**

## **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.

***SLU-specific supplemental guidance:***

- *Address both the pedestrian and auto experience through building placement, scale and details with specific attention to regional transportation corridors such as Mercer, Aurora, Fairview and Westlake. These locations, pending changes in traffic patterns, may evolve with transportation improvements.*
- *Encourage stepping back an elevation at upper levels for development taller than 55 feet to take advantage of views and increase sunlight at street level. Where stepping back upper floors is not practical or appropriate other design considerations may be considered, such as modulations or separations between structures.*
- *Relate proportions of buildings to the width and scale of the street.*
- *Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.*
- *Consider using architectural features to reduce building scale such as: landscaping; trellis; complementary materials; detailing; accent trim.*

**At the Early Design Guidance Meeting,** the Board discussed the importance of the modulations shown in Option C , along all three streets, to moderate the bulk, improve daylight penetration, and create scale along the lengthy frontages.

**At the Final Recommendation Meeting,** the Board agreed the modulations, materials and façade variations - as presented - sufficiently broke down the bulk and scale of an essentially full-block proposal. To fully differentiate the 2 façade types, the different joint patterns and panel colors are crucial; the colors are very close and should not become any more similar. Also, as outlined under C-1, the horizontal joints in the “running bond” pattern must be clearly expressed with physical reveals. And to better emphasize the important, dark grey vertical breaks at the northeast and southwest corners, a deeper panel offset is required, as described under C-2 below. These façade details are essential for the Board’s endorsement of the massing and bulk.

## C. Architectural Elements and Materials

**C-1 Architectural Context.** New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

***SLU-specific supplemental guidance:***

- *Support the existing fine-grained character of the neighborhood with a mix of building styles.*
- *Re-use and preserve important buildings and landmarks when possible.*
- *Expose historic signs and vintage advertising on buildings where possible.*
- *Respond to the history and character in the adjacent vicinity in terms of patterns, style, and scale. Encourage historic character to be revealed and reclaimed, for example through use of community artifacts, and historic materials, forms and textures.*
- *Respond to the working class, maritime, commercial and industrial character of the Waterfront and Westlake areas. Examples of elements to consider include: window detail patterns; open bay doors; sloped roofs.*
- *Respond to the unique, grass roots, sustainable character of the Cascade neighborhood. Examples of elements to consider include: community artwork; edible gardens; water filtration systems that serve as pedestrian amenities; gutters that support greenery.*

**At the Early Design Guidance Meeting,** the Board discussed the importance of the modulations shown in Option C , along all three streets, and requested that the next meeting include a design rationale for how façade treatments might vary along streets, courtyards and alley, to moderate the repetition of the full-block mid zone.

**At the Final Recommendation Meeting, the Board accepted the façade design rationale presented and its color and material palette, but encouraged the ‘running bond’ horizontal joints be emphasized more, possibly by employing physical reglets (and perhaps the brown panels on alternating floors can be recessed from planes above/below). All joints of the cement panels should be well-detailed and executed with care about long-term weathering. The Board agreed the dark gray vertical breaks at the northeast and southwest corners are important to the rationale, and these must be reinforced with more than a 1” plane offset; this aspect is also covered under guideline C-2 below.**

**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.

***SLU-specific supplemental guidance:***

*Design the “fifth elevation” — the roofscape — in addition to the streetscape. As this area topographically is a valley, the roofs may be viewed from locations outside the neighborhood such as the freeway and Space Needle. Therefore, views from outside the area as well as from within the neighborhood should be considered, and roof-top elements should be organized to minimize view impacts from the freeway and elevated areas.*

**At the Early Design Guidance Meeting,** the Board discussed expanding the usable roof deck, and the green roof area, both with an attractive “fifth elevation” design.

**At the Final Recommendation Meeting, the Board agreed the visible rooftop elements should have high quality materials and design elements on any blank portions. To provide needed vertical proportion at key façade points, the Board also required a larger physical offset (4” minimum) between the gray and white planes at the critical northeast and southwest corners, and a corresponding deeper recess to the punched windows wherever possible (as suggested by perspective on booklet pg 69). This offset should include the gray top floor along Thomas Street, which supports the scale transition down to Cascade Park.**

## **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.

### ***SLU-specific supplemental guidance:***

- *New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhance the public realm, i.e. the transition zone between private property and the public right of way. The Board is generally willing to consider a departure in open space requirements if the project proponent provides an acceptable plan for features such as: curb bulbs adjacent to active retail spaces where they are not interfering with primary corridors that are designated for high levels of traffic flow; pedestrian-oriented street lighting; street furniture.*

### **SLU-specific supplemental guidance:**

Providing parking below grade is preferred.

**At both meetings**, the Board applauded that all proposed parking is below grade, and the inclusion of the mews and courtyard open spaces. They endorsed the covered entry areas at the Minor street lobby, Fairview and Northeast retail entries.

**At the Final Recommendation Meeting**, the Board supported the contrasting soffit material and generous down-lighting proposed on booklet pg 79.

The Board discussed the proposed Fairview and mews gates options at length; although these gates are on private property, the spaces are semi-public and open during daylight hours, so the Board requested they appear welcoming when open, rather than visually overwhelmed by the trappings of security.

Regarding the Fairview courtyard gate, they supported the playful picket design as long as the overall fence is as low, light and transparent as possible to the street; they felt the pivot gate is overly heavy and turnstile-like in this highly public location, and suggested simple gate leafs that swing inboard for daytime hours. They also suggested exploring a lower, more organic or curved wall below the fence, so the court reads more as a recess from the straight building edge.

Regarding the 2 alley mews gates, the Board agreed the sliding gates with the shorter physical openings are acceptable, as long as the frame and picket designs are playful and lightened up considerably (since they are 2 overlapping layers during open/daytime; see booklet pg 62) and all other obstructing elements (man gates, vertical supports, bollards etc) are revised to maximize the open visual appearance during daytime (reduce bulk of man-gate stanchion; one bollard instead of 2, etc).

Regarding the 2 pivot gates off the streets, the Board appreciated they were both set deep off the sidewalk, but encouraged them to appear lighter and more welcoming when open during daylight hours (more so than the less visible alleys). The Board felt the pivot gates were obstructive, and encouraged a simpler double leaf approach, which might also result in a wider net opening, with no daytime obstructive fence on the south side of the Fairview opening (pg 56, right image). It would also be desirable to shift the primary lobby entrance to be on the west side of that gate – under cover - and to allow late night visitors entrance through the proper lobby doors, rather than confront an intimidating (and potentially noisy) gate.

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

***SLU-specific supplemental guidance:***

- *Enhance public safety throughout the neighborhood to foster 18-hour public activity. Methods to consider are: enhanced pedestrian and street lighting; well- designed public spaces that are defensively designed with clear sight lines and opportunities for eyes on the street; police horse tie-up locations for routine patrols and larger event assistance.*

**At the Early Design Guidance Meeting,** the Board noted that the alley treatment should reinforce pedestrian activity, and especially the south portion up to the mews should have a residential feel, with windows/eyes on the alley, and quality materials that wrap from the street into the south alley and mews.

**At the Final Recommendation Meeting, the Board applauded the alley design shown; see guideline A-4 above. The Board supports down-lighting wall sconces, similar to those shown for the townhouses, if any are installed on any unit decks.**

**D-8 Treatment of Alleys.** The design of alley entrances should enhance the pedestrian street front.

See D-7 above.

**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.

**At the Final Recommendation Meeting, the Board requested that small canopies for weather protection and scale be added above any non-recessed ground floor unit doors. Per the drawings in the booklet, this appears to be the 11 unit doors along Minor Street, the 2 townhouses on Thomas Street, and the 4 Live/work doors along Fairview, which might also incorporate small blade signs for potential commercial venues.**

## **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.

***SLU-specific supplemental guidance:***

- *Support the creation of a hierarchy of passive and active open space within South Lake Union. This may include pooling open space requirements on-site to create larger spaces.*
- *Encourage landscaping that meets LEED criteria. This is a priority in the Cascade neighborhood.*
- *Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.*
- *Retain existing, non-intrusive mature trees or replace with large caliper trees.*

- *Water features are encouraged including natural marsh-like installations.*
- *Reference the City of Seattle Right Tree Book and the City Light Streetscape Light Standards Manual for appropriate landscaping and lighting options for the area.*

**At the Early Design Guidance Meeting,** the Board recommended that the mews, stoop setbacks and portions of the alley provide an enhanced public realm for pedestrians, and these areas should incorporate quality, sustainable landscape features, reinforcing a special restful, residential character along the mews and in the Fairview courtyard.

**At the Final Recommendation Meeting, the Board applauded the design, materials and detailed variety of all the landscape design as proposed.**

**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.

***SLU-specific supplemental guidance:***

- *Consider integrating artwork into publicly accessible areas of a building and landscape that evokes a sense of place related to the previous uses of the area. Neighborhood themes may include service industries such as laundries, auto row, floral businesses, photography district, arts district, maritime, etc.*

**At the Final Recommendation Meeting, the Board supported the material variety and plant species proposed. See last page Conditions for specimen tree criteria.**

**E-3 Landscape Design to Address Special Site Conditions.** The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

**At the Final Recommendation Meeting, the Board reviewed the applicant’s analysis of the existing city-classified Exceptional Tree ( 35” diameter Red Oak) on the property near the Minor Street property line, and had the following discussion:**

**EXCEPTIONAL TREE DISCUSSION:**

The applicants presented information from an ISA Certified Arborist; the tree has an extensive feeder root system essential to its survival, reaching an 84 ft diameter from the trunk (see booklet pg 35). Page 36 of the Recommendation booklet shows that

preservation of the tree and its feeder root radius would result in a reduced development potential on the east half block #3012798 to 59%. Also, the resulting building form would leave an approximate 150ft gap in the Minor streetwall (contrary to zoning code and guideline A-2), the courtyard over the root zone would not be allowed to have typical landscape features and site furniture (contrary to guideline E-2), and the adjusted massing would eliminate the transition stoops along John St (contrary to guideline A-6).

**For these reasons the Board *unanimously* agreed the tree-retention scheme had too many significant code and guideline impacts, and *unanimously* supported the proposed site plan that replaces the exceptional tree with 26 additional on-site trees (booklet pg 37), which create a canopy area larger than the existing exceptional tree, at maturity. The Board stipulated the replacement specimen tree at the east end of the mews on Minor, meet specific criteria listed at the Board Recommended Conditions on last page.**

## **DEVELOPMENT STANDARD DEPARTURES**

The Board's recommendation on the requested departure(s) are based upon the departure's potential to better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure(s). At the time of the Final Recommendation meeting, the following departures were requested:

- 1. Street-level Setback (SMC 23.48.014.D):** In brief, The Code requires structures on certain streets to be setback a maximum of 12 ft from the property line, and that setback area must meet the landscape provisions of 23.48.024. The applicant proposes a 15 ft setback along 100% of the Thomas Street frontage of the east half block, to create a generous public café zone, across from the park. The Code also requires any setbacks greater than 12 ft to be a maximum of 30% of the respective street wall; the proposed mews opening on Fairview Avenue equals 32% of that street wall length.

**The Board voted *unanimously* in favor of this requested departure as the proposed seating trellis and setback paving along Thomas Street creates a positive contribution to the public realm, supporting guidelines A-1 and D-1, and the Board agreed the proposed 32% gap on Fairview is substantially in conformance, given that the 5 story wall above the ground level mews opening maintains a strong streetwall (guidelines A-2 and C-2).**

- 2. Street-level Setback Landscaping % (SMC 23.48.014.D):** In brief, The Code requires any setback area to meet landscape provisions of 23.48.024.2, meaning paved surface (hardscape) may not exceed 30% of the setback area. To respond to previous Board direction to create usable stoop patios, the applicant proposes a range of paved surface from 35% to 87% along the 4 streets, and 100% paved at the Thomas Street plaza mentioned above.

The Board voted *unanimously* in favor of this requested departure, and the specific hardscape design shown on the site plan and percentages shown on booklet pg 83, since they promote a flexible, more commercial character along Fairview Avenue, and usable, active stoops along other streets (guidelines A-4 and A-6). The Board did encourage more material patterns and variety, and possibly permeable treatments in those paved areas.

NOTE: The following 3 departures anticipate possible future departures which might take effect on these two half blocks, if the South Lake Union (SLU) Council Rezone - as currently Drafted - is adopted.

- 3. Alley Setback (SMC 23.48.012.A.2):** In brief, the Code requires structures abutting an alley to provide an upper-level setback for any portion of the structure greater than 25' in height. Section 23.48.012 B further stipulates that the structure shall be setback 1' for every 2' above 25', up to a maximum required setback of 15'. The applicant proposes a highly modulated building edge on both half-blocks along the alley, with deep insets for light and air, yet about 70% of the block length of the east block would technically need a departure.

The Board voted *unanimously* in favor of this departure, since the deep offsets more than compensate for the desired light, air and massing benefits along the alley, that the code requirement intends (guideline B-1).

- 4. Minimum Façade Height On Green Streets ( SMC 48.014):** The DRAFT SLU Rezone would reclassify John Street as a designated neighborhood Green Street; and the above code section would then apply and require a minimum 25 ft height for the street facing façade. The applicant proposes the two middle sections along John Street to be 18-21 ft high, to top of solid parapet, capped by 3'-6" glass guardrails.

The Board voted *unanimously* in favor of this departure, because the guardrails visually extend the wall plane to be almost 22 -25 ft high, and the modulation and usable roof decks created by the recessed wall plane above, offset the minimal variance from 25 ft (guidelines A-2 and E-2).

- 5. Street Level Uses on Green Streets (SMC 48.004.D.3):** The DRAFT SLU Rezone would reclassify John Street as a designated neighborhood Green Street, and make the above code section apply to John and Thomas Streets. In brief, the above code section requires a minimum of 10% of the façade occupied by general sales/services, eating/drinking establishments, or entertainment uses. The applicant proposes to concentrate commercial uses on the southwest and northeast corners, and the resulting percentages of each half block are as follows: all facades are compliant except the east block, south façade = 0%, and the west block, 40 ft north façade = 0%. However the adjacent half block for each of those is over 10 %: west block, south façade = 27%, and east block, north façade = 100%.

The Board voted *unanimously* in favor of this departure, because the net percentage of commercial façade on each street length provides significant commercial frontage on the two streets. Combining both half blocks means: John Street = 13% and Thomas Street = 75%, thus exceeding the basic 10% intent (guidelines A-4 and D-7).

## BOARD DIRECTION

The recommendation summarized below was based on the #3012798 / #3013563 design review booklet dated “meeting date February 13, 2013”, and the materials shown and verbally described by the applicant at the February 13, 2013 Design Recommendation meeting. Except for conditions below, the design should not vary from that shown in the above cited booklet.

After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, all five Design Review Board members recommended APPROVAL of the subject design and departures, with the following conditions:

### Board Recommended Conditions:

- 1) **Specimen tree criteria:** To meet the replacement canopy and evoke the tree to be removed upon occupancy, the large specimen tree located at the east end of the mews, adjacent to the sidewalk, shall be a multi-stemmed deciduous tree with a 15 ft minimum diameter canopy at installation, and have a branch and leaf density similar to a Japanese Maple. It should be carefully selected so that at maturity it will not be in conflict with the overhead power lines, and thus not be subject to disfiguring pruning.
- 2) **Unit door Canopies:** To add weather protection and street scale, add small projecting canopies - and integrated signage blades where appropriate – over any ground level unit entrance doors that are not recessed at least 2 feet.
- 3) **Rooftop volumes and landscaping:** To add visual interest to visible volumes, add artful cladding treatments to all rooftop blank walls. To ensure attractive and healthy roof surfaces, specify irrigation and/or plant species that will remain alive and predominantly green (or not brown) during the full year.
- 4) **Panel patterns and planer offsets:** To increase the visual contrast and create real shadow play on key façades, increase the planer offset between white and dark panels to a 4” minimum at the following locations: dark gray vertical ‘zipper’ at the south end of Fairview; dark gray vertical ‘slot’ at the north end of Minor; dark gray top story along entire north face of Thomas on the east half-block portion.
- 5) **Fairview courtyard fence:** Revise fence design to be as light and transparent as possible; revise gates to swing inward; reduce height, recess and/or change shape of support wall.
- 6) **Mews gates:** Revise gate fence design to be as light and transparent as possible; revise pivot gates to be less bulky and visually obstructing, possibly large bi-fold leaves.
- 7) **Lighting:** Add frequent, pedestrian scale, non-glare lighting fixtures along the length of the alley; If light fixtures are provided at unit decks, they shall be down-lighting sconces.

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