City of Seattle

Department of Planning & Development
D. M. Sugimura, Director

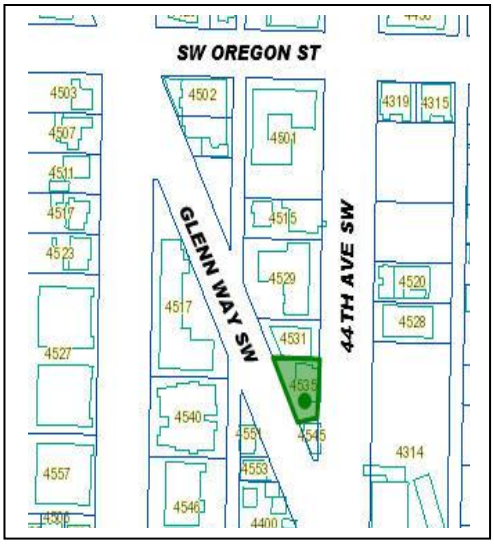
DESIGN REVIEW

FINAL RECOMMENDATION OF THE SOUTHWEST DESIGN REVIEW BOARD

Project Number:	3014846
Address:	4535 44th Avenue Southwest
Applicant:	Courtney McCunney, Nicholson Kovalchick Architects
Date of Meeting:	Thursday, December 05, 2013
Board Members Present:	Myer Harrell (Chair) Laird Bennion Todd Bronk T. Frick McNamara Daniel Skaggs
Board Members Absent:	None
DPD Staff Present:	Tami Garrett, Senior Land Use Planner

SITE & VICINITY

Site Zone:	Neighborhood Commercial 2 (NC2-40)
Nearby Zones:	North: NC2-40 South: NC2-40 East: NC2-65 West: NC2-40 & LR3 RC
Lot Area:	3,770 square feet (sq. ft.)



Current Development:	The project site contains one existing one-story office building.
Access:	Vehicular access to the project site is possible from both Glenn Way Southwest and 44th Avenue Southwest.
Surrounding Development:	Surrounding development includes a mix of single family homes, multifamily residential buildings, and small to medium-sized commercial buildings. A surface parking lot and bank are located directly across 44th Avenue Southwest to the east and southeast respectfully. The West Seattle Farmer's Market is located directly across Southwest Alaska Street, southeast of the project site. An apartment building is north of the subject property. A one-story commercial structure is south of the site.
ECAs:	The site's existing topography is characterized with grades descending gradually from north to south and descending approximately 10' from east to west. There are no Environmentally Critical Areas (ECAs) mapped on or adjacent to the site.
Neighborhood Character:	The project site is located within the West Seattle Junction Hub Urban Village, one block northwest of the intersection of California Avenue Southwest and Southwest Alaska Street. The general character of this block along both streets is a mix of small office buildings, multifamily and single family residences. The neighborhood is very pedestrian-oriented, and within the West Seattle Junction public transit hub. There are multiple retail shops, restaurants and grocery stores all within walking distance of the site.

PROJECT DESCRIPTION

The proposed project is for the design and construction of a mixed-use commercial/residential building with approximately 36 residential units surrounding two ground-level live-work units. No parking is proposed to be provided onsite.

EARLY DESIGN GUIDANCE MEETING: May 9, 2013

DESIGN DEVELOPMENT

Three alternative design schemes were presented to the Board, including a design packet supplement (character perspective sketches) that was not included in the EDG design packets initially provided to the Board. The project team's design development goals were to create a cohesive simplified form with large windows, brick siding and a loft feeling. All three options presented included a four-story mixed-use commercial/residential structure with residential units surrounding live-work units at grade. No onsite parking was proposed for any of the proposed design schemes.

The first scheme (Option 1) was the code-compliant option that maximized the allowable buildable envelope. It showed one solid building mass along Glenn Way Southwest and two building masses along 44th Avenue Southwest separated by two external stair corridors. This option included 30 residential units, two live-work units at grade along Glenn Way Southwest, and one live-work unit at grade along 44th Avenue Southwest. This option illustrated the main residential lobby entrance primarily accessed from 44th Avenue Southwest, but also with a secondary exit/entrance situated at Glenn Way Southwest.

The second scheme (Option 2) showed a modulated building mass with upper portions of the massing extending into the Glenn Way Southwest public right-of-way (structural building overhang) and an external stair corridor; with a more unified building mass abutting 44th Avenue Southwest. This scheme included 32 residential units; a live-work unit at grade and main residential entrance all located along 44th Avenue Southwest.

The third and applicant preferred scheme (Option 3) included a solid building mass along Glenn Way Southwest and a second-level central courtyard between two building masses along 44th Avenue Southwest. This option showed 27 residential units, three live-work units at grade-level along Glenn Way Southwest and three live-work units at grade along 44th Avenue Southwest. The primary residential entrance was proposed at Glenn Way Southwest and two secondary external stair corridor exits at and visible from 44th Avenue Southwest. Two levels of roof decks providing outdoor landscaped amenity space for the residents and clearstory windows at the rooftop were also identified with this scheme.

The EDG packet includes materials presented at the EDG meeting, and is available online by entering the project number (3014846) at this website:
http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The EDG packet is also available to view in the project file (project number 3014846), by contacting the Public Resource Center at DPD:

Mailing Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

Several members of the public attended this Early Design Guidance Review meeting. The following comments, issues and concerns were raised (with Board/applicant response in *italics*):

- Questioned how the live-work units would be configured.

Currently configured to be one volume of space; lofts may be considered for future live-work units along Glenn Way Southwest shown in Option 3.

- Commented that any external stairways should be fully integrated into the project design.
- Commented that the mural on the south façade seems to be unusual and a not well thought through design concept.
- Requested that the applicant clarify the quantity of units and if the units will be owner-occupied or rentals at the next design review meeting.
- Requested the proposed building floor area ratio (FAR).
  The FAR is 3.25.
- Asked if each unit would have their own kitchen.
  Each residential unit would have their own kitchen and bathroom.
- Asked if onsite parking was included with the proposal.
  No onsite parking is included with the design options.
- Very concerned that no onsite parking was included with the design options.
- Commented that the architect's design goal to create simple forms and to emulate the brick buildings in the neighborhood is appropriate and should be support by the Board.
- Commented positively on the mural design concept and considered it an opportunity to give back to the community.
- Emphasized the importance of the landscaping along 44th Avenue Southwest and stated the future landscaping design should complement the future commercial uses.
- Questioned the proximity of the future building to south line and the distance between the subject building and the existing neighboring office building to the south.
  Not proposing any building extension beyond the south property line; approximately 6' wall-to-wall between the proposed and existing office building to the south.
- Inquired who would be the appropriate person to discuss parking requirements, noise, construction impacts and public meetings (non-design review).
  [Staff Note: Such questions should be directed to the DPD discretionary planner, Tami Garrett.]
- Observed that the presented character sketches are deceptive-does not correctly illustrate the proposed building massing relative to the existing neighboring buildings to the north and south.
- Inquired about proposed construction methods that will allow the structure to be built at the property line.
  There are various methods-either construction easements, swing staging, etc. This construction item is address during the construction permitting phase.
- Questioned the street-level design perspective for a pedestrian at Glenn Way Southwest-asked what would be visible.
  Living quarters may be visible; haven't determined the live-work unit floor layouts.
- Questioned the width of the planting strip along Glenn Way Southwest.
  Existing planting strip is 4' from back of curb and the remaining sidewalk width is 8' to the subject site's west property line.

FINAL RECOMMENDATION MEETING: December 5, 2013

DESIGN PRESENTATION

The applicant submitted a Master Use Permit (MUP) application to DPD on July 23, 2013. The design massing scheme offered by the applicant at the EDG phase and presented to the Board at the Recommendation meeting was modified in response to past Board comments. The relocation of the amenity space to the roof (rather than at a lower level along the west façade); the creation of a strong building wall plane on the east façade; and the alignment of the floor plates to minimize internal adjustments resulted in a different building form. The proposed design showed ground-level residential units along Glenn Way Southwest and two live-work units at grade along 44th Avenue Southwest. The primary residential entrance was now located at 44th Avenue Southwest and a secondary entrance along Glenn Way Southwest. The preferred massing design had further evolved to include colors, materials, fenestration, architectural detailing and landscaping. Feedback pertaining to coordination efforts by the applicant concerning proposed improvements within the right-of-ways from Seattle Department of Transportation (SDOT) was offered to the Board.

The applicant's presentation included three code departures from street-level residential standards, street-level nonresidential standards and structural building overhangs. A design packet supplement regarding one of the requested departures was provided at the Recommendation meeting that was not included in the design packets initially provided to the Board.

The packet includes materials presented at the Recommendation meeting, and is available online by entering the project number (3014846) at this website: http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The Recommendation packet is also available to view in the project file (project number 3014846), by contacting the Public Resource Center at DPD:

Mailing Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

Several members of the public attended this Final Recommendation meeting. The following comments, issues and concerns were raised (with Board/applicant response in *italics*):

- Stated support of the Board's comments and guidance offered at the past EDG meeting.

- Commented positively on the building's simplistic design and the inclusion of durable materials (brick, metal), colored windows and rooftop deck orientation.
- Commented positively on the proposed artwork and encouraged support from the Board.
- Stated support of the three proposed departures.
- Questioned if there was precedence for the "warehouse style" windows in context with the surrounding neighborhood and asked if the purpose of installing this style of window was to provide more natural light into the units.
- Questioned if the design would include privacy glazing for those residential units that are located at grade along Glenn Way Southwest.
  Clear glazing and abutting landscape beds with plantings planned to reach 36" in height are proposed…also assume that some type of shading system will be installed inside of each unit to allow for privacy from the public realm.

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.

EARLY DESIGN GUIDANCE: May 09, 2013

1. **Design Concept and Massing:** The design of the new building should be compatible with the anticipated scale of development, respectful of adjacent properties and complement the architectural character and siting pattern of neighboring buildings.
    a. The Board suggested the preferred design scheme Option 3 should move forward to Master Use Permit (MUP) submittal with the following guidance:
        i. The Board agreed that Option 3 is a strong concept and supported the basic direction of the design development. However, the Board was disappointed that a design scheme that illustrated a reversed version of the preferred scheme was not offered for the Board's review. The Board felt that the long wall façade abutting Glenn Way Southwest would be better suited along 44th Avenue Southwest relating to the commercial/residential developments located in the West Seattle Junction; and the break in massing would be better received on Glenn Way Southwest due to its transition to nearby residential uses. The Board directed that this design concept be explored and presented at the Recommendation meeting. (B-1, C-1)
        ii. It is imperative that the Board understands more clearly how the design is cohesive as one element. At the Recommendation meeting, the Board expects to review a design that addresses the following concerns:
            - Creates higher spaces (ceiling heights) in general to exemplify the loft design concept.
            - Meets the maximum unit count with the least amount of transition between the eastern and western elevations to allow for better interaction and minimize the quantity of internal adjustments.

The Board commented that it could support a future code departure request that resolves the building's perceived misalignment and meets the intent of this design guidance. (B-1, C-1, C-2)

b. The Board stated support for a design that incorporates a simplified cohesive form built with brick material and encouraged the future design to continue to incorporate transparency and more verticality of the fenestration for the proposed commercial uses. (C-2, C-4)

2. **44th Avenue Southwest Frontage:** The design of the new building should incorporate architectural features, elements and details to achieve a good human scale, encourage human activity, and reinforce the spatial characteristic of 44th Avenue Southwest. (A-2, A-4, C-3, D-1)
    a. The Board discussed the merits between the locating the main residential lobby at 44th Avenue Southwest versus as proposed (Glenn Way Southwest). The Board felt that the multiple entrances and exits illustrated with the preferred design may be confusing to future pedestrians and future tenant visitors. The Board acknowledged that this needs to be further clarified and refined. At the Recommendation meeting, the Board expects to review details related to proposed main residential entrances (signage), live-work entrances (signage), pedestrian safety (lighting) and maneuverability within the site (building stairwell entrances and exits).
    b. The Board understood that due to the height of existing overhead power lines (42') and current alignment of the sidewalk, reinforcement of the character of the abutting streetscape would require placement of the street trees and landscaped buffer behind the sidewalk. However, the Board noted that due to the proposal being the first new development on this block, future landscaping within the right-of-way should be designed for the long-term. Consequently, the Board stated that a landscaping design that includes the placement of street trees at the front of sidewalk is desirable. The Board did acknowledge that further consultation between the applicant's landscape architect and the Seattle Department of Transportation (SDOT) is necessary before the Board could offer any design feedback. Therefore, the Board requested the applicant to address this requirement directly with SDOT during the initial MUP review process and provide street improvement landscaping design specifics at the Recommendation meeting. (A-1, A-2, E-3)
    c. The Board stated that overhead weather protection should be provided at the building's east-facing façade and should be designed with appropriate proportions and character. Future landscaping should be designed to accommodate this architectural element. (C-3, E-2)

3. **Glenn Way Southwest Frontage**: The design of the new building should incorporate architectural features, elements and details to enhance pedestrian comfort, discourage blank walls, and reinforce the existing spatial characteristic of Glenn Way Southwest. (A-2, A-4, C-3, D-1, D-2)
    a. The Board acknowledged that the visible blank walls (north wall façade, south wall façade, street-level northwest corner (utility area façade walls)) will need to

be addressed. The Board expects to review details pertaining to any landscaping and/or design treatments (murals, green screening, etc.) proposed to address this concern at the Recommendation meeting. (D-2, E-2)

b. The Board stated that overhead weather protection should be provided at the building's west-facing façade and should be designed with appropriate proportions and character. Future landscaping should be designed to accommodate this architectural element. (C-3, E-2)
c. Conceptual commercial lighting and signage designs proposed for the building's west-facing façade should be presented at the Recommendation meeting (see also 2. a.). (D-9, D-10)

4. **Residential Open Spaces:**
    a. The Board felt that a design that includes upper level amenity spaces situated at the west building façade that would allow better solar access and provide potential west-facing water views for all of the residential tenants should be explored and presented at the Recommendation meeting. (A-7, B-1, C-1)

FINAL RECOMMENDATIONS: December 5, 2013

The Board discussion of the proposed departures and conditions are at the end of this section.

1. **Design Concept and Massing:**
    a. The Board reviewed the final building design and stated that the design did respond to most of the Board's guidance offered at the past EDG meeting concerning massing, architectural context, concept and consistency. Conversely, the Board did have outstanding concerns related to the break in massing at the wall façade abutting 44th Avenue Southwest. Detailed Board discussion and recommendations concerning this subject are offered in item #2. (B-1, C-1, C-2)
    b. The Board reviewed the conceptual lighting design for the entire project. The Board appreciated its simplistic design; and agreed it would promote visual interest and pedestrian/resident security. (D-1, D-7, D-10, D-12)

2. **44th Avenue Southwest Frontage:**
    a. The Board discussed at length concerns pertaining to certain elements of the 44th Avenue Southwest building façade-specifically the exposed elevator core, exterior stairwell landings/balconies and elevator core/stairwell roof cap. The Board felt that the aforementioned design elements as a whole created a prominent architectural element which wasn't in agreement with the simplified cohesive form design concept depicted on the west, north and south facades. The Board stated that the centrally located circulation core of the building's mass needed to be deemphasized as an architectural element in order to allow the primary façade of brick and metal become more prominent and the circulation core less prominent. The Board recommended the following conditions to assist in addressing this concern. (A-2, A-4, B-1, C-1, C-2, C-3)

i. The exterior enlarged balcony landings extending beyond the property boundary into the public right-of-way (structural building overhangs) should be minimized by receding back to the wall façade. Consequently, the Board did not support the requested departure for structural building overhangs. (See Departure #3) (A-2, C-2, C-3)
ii. The roof (cap) above the elevator core/stairwell that extend beyond the building façade and property line should be pulled back to align with the building's wall façade. (A-2, C-2, C-3)

b. The Board recognized that the design included one centrally located primary residential entrance and stated that past concerns associated with multiple entrances and exits had been addressed. (A-2, A-4, C-3, D-1, D-12)
c. The Board was pleased with the signage design provided for the commercial (live-work) entries and main residential lobby entrance. The Board acknowledged that the signage was appropriate for the scale, character and use of the project and surrounding residential/commercial neighborhood. (C-3, D-9)
d. The Board reviewed the materials and landscaping design in the 44th Avenue Southwest right-of-way (ROW) and appreciated the response to the Board's request for feedback from SDOT. The Board appreciated the design and encouraged more differentiation texture be applied to the hardscape (concrete or pavers). The Board acknowledged that the design of the materials within the right-of-ways (ROWs) is within the purview of SDOT. (D-1, E-2)

3. **Glenn Way Southwest Frontage**:
   a. The Board reviewed the materials and landscaping design in the Glenn Way Southwest ROW. The Board supported the design and encouraged a continuation of the paving pattern (2'x2') at that portion of 6' wide sidewalk abutting the enclosed recycling area entrance in order to emphasize the pedestrian realm and deemphasize the vehicular realm. The Board acknowledged that the design of the materials within the right-of-ways (ROWs) is within the purview of SDOT. (D-1, E-2)
   b. The Board agreed that the planting beds along the base of the building's west façade would provide a soft edge buffer between the sidewalk and the building; and provide privacy to the residential units abutting the sidewalk. The Board was concerned that that the type of grass species (fountaingrass) proposed wouldn't provide screening on long-term basis throughout the year. Therefore, the Board recommended a condition that the landscape designs specify grasses that are hardy and evergreen. (See Departure #1) (A-1, A-2, A-4, E-2, E-3)

4. **Pedestrian and Residential Open Spaces:**
   a. The Board reviewed the proposed residential open space design (rooftop deck area) and stated past concerns regarding the location, solar orientation and configuration (to accommodate enhanced views for the residential tenants) of that area had been resolved. (A-7, B-1, C-1)
   b. The Board discussed the visible blank walls (north and south facades); reviewed the proposed design treatment (mural) options; and offered specific feedback concerning the south and north facades. (D-2, E-2)

i. The Board supported the mural design treatment on the south façade and recommended a condition that the mural be maintained in the proportion and scale as shown in the REC DRB materials. (D-2)
ii. The Board acknowledged the upper section of blank wall along the north façade. The Board agreed that the proposed ornamental screening surrounding the live-work private patio would provide sufficient visual interest, particularly at the pedestrian level. (See Departure #2) (D-2, E-2)

5. **Materials:**
   a. The Board was very satisfied with the proposed material palette (concrete, brick, metal, aluminum storefront and colored vinyl windows) and acknowledged the durability of the higher quality materials presented. (C-2, C-4)

DESIGN REVIEW GUIDELINES

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.**

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

West Seattle Junction - specific supplemental guidance:

A pedestrian-oriented streetscape is perhaps the most important characteristic to be achieved in new development in the Junction's mixed use areas (as previously defined). New development-particularly on SW Alaska, Genesee, Oregon and Edmunds Streets-will set the precedent in establishing desirable siting and design characteristics in the right-of-way.

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

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

West Seattle Junction - specific supplemental guidance:

An active and interesting sidewalk engages pedestrians through effective transitions between the public and private realm. Particularly in the California Avenue Commercial Core, proposed development is encouraged to set back from the front property line to allow for more public space that enhances the pedestrian environment. Building facades should give shape to the space of the street through arrangement and scale of elements. Display windows should be large and open at the street level to provide interest and encourage activity along the sidewalk. At night, these windows should provide a secondary source of lighting.

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.**

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.**

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.**

West Seattle Junction - specific supplemental guidance:

Current zoning in the Junction has created abrupt edges in some areas between intensive, mixed-use development potential and less-intensive, multifamily development potential. In addition, the Code-complying building envelope of NC-65' (and higher) zoning designations permitted within the Commercial Core would result in development that exceeds the scale of existing commercial/mixed-use development. More refined transitions in height, bulk and scale-in terms of relationship to surrounding context and within the proposed structure itself-must be considered.

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.**

West Seattle Junction - specific supplemental guidance:

Facade Articulation: To make new, larger development compatible with the surrounding architectural context, facade articulation and architectural embellishment are important considerations in mixed-use and multifamily residential buildings. When larger buildings replace several small buildings, facade articulation should reflect the

original platting pattern and reinforce the architectural rhythm established in the commercial core.

Architectural Cues: New mixed-use development should respond to several architectural features common in the Junction's best storefront buildings to preserve and enhance pedestrian orientation and maintain an acceptable level of consistency with the existing architecture. To create cohesiveness in the Junction, identifiable and exemplary architectural patterns should be reinforced. New elements can be introduced - provided they are accompanied by strong design linkages.

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.**

West Seattle Junction - specific supplemental guidance:

New multi-story developments are encouraged to consider methods to integrate a building's upper and lower levels. This is especially critical in areas zoned NC-65' and greater, where more recent buildings in the Junction lack coherency and exhibit a disconnect between the commercial base and upper residential levels as a result of disparate proportions, features and materials. The base of new mixed-use buildings – especially those zoned 65 ft. in height and higher - should reflect the scale of the overall building. New mixed-use buildings are encouraged to build the commercial level, as well as one to two levels above, out to the front and side property lines to create a more substantial base.

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.**

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.**

West Seattle Junction - specific supplemental guidance:

Design projects to attract pedestrians to the commercial corridors (California, Alaska). Larger sites are encouraged to incorporate pedestrian walkways and open spaces to create breaks in the street wall and encourage movement through the site and to the surrounding area. The Design Review Board would be willing to entertain a request for departures from development standards (e.g. an increase in the 64% upper level lot

coverage in NC zones and a reduction in open space) to recover development potential lost at the ground level.

Street Amenities: Streetscape amenities mark the entry and serve as wayfinding devices in announcing to visitors their arrival in the commercial district. Consider incorporating the following treatments to accomplish this goal:

- **pedestrian scale sidewalk lighting;**
- **accent pavers at corners and midblock crossings;**
- **planters;**
- **seating.**

Pedestrian enhancements should especially be considered in the street frontage where a building sets back from the sidewalk.

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.**

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.**

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.**

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.**

E. Landscaping

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.**

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departures was 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 departures.

1. **Street-Level Development Residential Use Standards (SMC 23.47A.008.D.2):** The Code requires the floor of a residential dwelling unit located along the street-level street-

facing façade be at least 4' above or 4' below sidewalk grade or be set back at least 10' from the sidewalk. The applicant proposes four residential units along Glenn Way Southwest to have floors located between 9" to 35" below sidewalk grade. The applicant proposed this departure to promote activity along the sidewalk and provide additional "eyes on the street".

This departure would result in an overall design that would better meet the intent of Design Review Guidelines A-1, A-2, A-4, E-2 and E-3 by responding to the sloping sidewalk grade condition along Glenn Way Southwest in conjunction with site's unusual configuration and sloping topography.

The Board unanimously recommended that DPD grant the requested departure, subject to the following condition:

The landscaping for the planting beds at the base of the building's west façade along Glenn Way Southwest must be hardy and evergreen-grass plantings are strongly preferred-to provide a soft edge buffer between the sidewalk and the building and provide privacy to the residential units abutting the sidewalk.

2. **Street-Level Development Nonresidential Use Standards (SMC 23.47A.008.B.3.b):** The Code states that, in new structures, nonresidential uses at street level shall have a floor-to-floor height of at least 13'. The applicant proposes the northernmost live-work located on 44th Avenue Southwest have a floor-to-floor height of 12'-5" to allow its entrance to be located on and directly accessed from the sidewalk. This would also allow the design to include a patio. Due to the existing sidewalk grade's upward sloping condition from south to north, the northern live-work unit's entrance would not be accessed directly from the sidewalk. Consequently, the northern live-work entry would require being located on the north side of the building to accommodate both a ramp and steps.

   This departure would result in an overall design that would better meet the intent of Design Review Guidelines A-1, A-2, A-3, A-4 and D-2 by providing a visible entrance for the live-work unit and creating visual interest at the pedestrian level.

   The Board unanimously recommended that DPD grant the requested departure, subject to the following condition:

   The private patio adjacent to the live-work unit at the building's northeasterly corner should include artwork (ornamental screen) similar to the color, height and texture as shown in the REC DRB materials to provide visual interest and activate the pedestrian experience.

3. **Structural Building Overhangs Standards (SMC 23.53.035.A.4.c):** The Code states that the maximum length of each balcony shall be 15' at the line establishing the required

open area, and shall be reduced in proportion to the distance from such line by means of 45 degree angles drawn inward from the ends of such 15' dimension, reaching a maximum of 9' along a line parallel to and at a distance of 3' from the line establishing the open area. The applicant proposes rectangular-shaped upper level balconies (floors 3-5) having a maximum length of 17' and extending 2' from the building within the 44th Avenue Southwest right-of-way.

The Board stated that this departure would not result in an overall design that would better meet the intent of deemphasizing the exterior walkways in terms of the façade consistency. Therefore, the Board unanimously recommended that DPD not grant the requested departure.

RECOMMENDATIONS

BOARD RECOMMENDATION

The recommendation summarized below was based on the design review packet dated December 5, 2013, and the materials shown and verbally described by the applicant at the December 5, 2013 Final Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the five Design Review Board members recommended APPROVAL of the subject design and departures, with the following conditions:

1. The exterior enlarged balcony landings extending beyond the property boundary into the public right-of-way (structural building overhangs) should be minimized by receding back to the wall façade. (A-2, C-2, C-3)

2. The roof (cap) above the elevator core/stairwell that extend beyond the building façade and property line should be pulled back to align with the building's wall façade.(A-2, C-2, C-3)

3. The mural design treatment to the south façade shall be maintained in proportion and scale as shown in the REC DRB materials. (D-2)

4. The landscaping for the planting beds at the base of the building's west façade along Glenn Way Southwest must be hardy and evergreen-grass plantings are strongly preferred-to provide a soft edge buffer between the sidewalk and the building and provide privacy to the residential units abutting the sidewalk. (A-1, A-2, A-4, E-2, E-3)

5. The private patio adjacent to the live-work unit at the building's northeasterly corner shall include artwork (ornamental screen) similar to the color, height and texture as shown in the REC DRB materials to provide visual interest and activate the pedestrian experience. (A-1, A-2, A-3, A-4, D-2)