



City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director



FIRST EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3016208

Address: 7011 Roosevelt Way Northeast

Applicant: Megan Kim, Caron Architecture

Date of Meeting: Monday, January 11, 2016

Board Members Present: Ivana Begley (Chair)
Eric Blank
Laura Lenss
Blake Williams
Martine Zettle

Board Members Absent: None

SDCI Staff Present: Tami Garrett, Senior Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 2 (NC2-40)

Nearby Zones: (North) NC2-40
(South) Single Family 5000 (SF 5000) & NC2-40
(East) NC2-40
(West) SF 5000

Lot Area: 9,929 square feet (sq. ft.)



Current Development:

A two-story commercial/residential structure with an accessory graveled parking area exists on the subject site.

Surrounding Development and Neighborhood Character:

Existing development consists of structures with varying scales and uses surrounding the project site. Surrounding development includes residential uses (single family residences and apartments) to the north, south and west; and commercial uses (office and auto repair) to the east, west and south of the subject site.

This “L-shaped” corner site is located within both the Roosevelt Residential Urban Village and the Roosevelt Light Rail Station Overlay districts, situated on the west side of Roosevelt Way Northeast. There are a variety of institutional and commercial uses along the Roosevelt Way Northeast corridor. Local amenities and landmarks include Green Lake Reservoir and Froula Park few blocks north east of the site, Roosevelt High School to the southeast, and the Roosevelt P-patch garden a block to the east. A future light rail station (Roosevelt Link Light Rail) is within walking distance to the subject site, located several blocks to the south.

Access:

Vehicular access to the project site is possible from both Roosevelt Way Northeast and Northeast 71st Street.

Environmentally Critical Areas:

There are no Environmentally Critical Areas (ECAs) mapped on the site. The existing topography is characterized as sloping in a downward manner approximately 10’ across the site from the northeast corner to the southwest corner.

PROJECT DESCRIPTION

The proposed project is for the design and construction of a four-story (with basement) mixed-use structure with four levels of residential use (36 units) over ground-related residential units (6 units) and commercial (2 live-work units); and one basement level comprised of residential units (4 units) and utility/storage areas. No parking is proposed to be provided onsite.

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The design packet includes materials presented at the meeting, and is available online by entering the project number (3016208) at this website:
<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

Mailing Public Resource Center

Address: 700 Fifth Ave., Suite 2000

P.O. Box 34019

Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

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

- Encouraged a design that considers a waste program and loading/unloading (move-in/move-out) functions that are considerate of pedestrians in the public realm.
- Asked for more information regarding the applicant's requested departure.
- Questioned if the applicant's materials that were presented at the meeting were available for review online.

The Board explained that the materials presented by the applicant are available at the SDCI design review website.

- Encouraged live-work units that are designed with porous edges (transparency and clear glazing) and floor layouts that can be adapted to other commercial uses (retail) in the future.
- Encouraged wider street-level setbacks along Roosevelt Way Northeast.
- Requested a positive architectural solution be provided that addresses all visible blank walls and provides interest. Glazing was strongly encouraged.
- Preferred a design that includes a waste storage program that is located within close proximity to the street and discourages long-term exterior storage areas within or near the public realm.
- Encouraged a design that includes underground parking on the subject site.

The Board explained that the project did not include parking.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: <http://web6.seattle.gov/dpd/edms/>

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.

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1. **Design Concept, Architectural Composition and Massing:** The design and siting of the new commercial/residential development should provide an appropriate transition to the less intensive zone, fits well on the site itself, and be compatible with proposed and existing architectural context and character. (CS2.D, CS2.III.iii ROOSEVELT, CS3.A)
 - a. At the EDG meeting, the Board reviewed the presented design options and stated that the applicant's materials lacked the information necessary to allow the Board to evaluate the massing options and provide appropriate guidance. The Board directed the applicant to return for a second EDG meeting to further explore all three massing options presented relative to the following guidance:
 - i. The Board observed that the exterior relationship between the project itself and the adjacent properties was not resolved and requested information to better understand context. Hence, the Board requested additional diagrammatic basic line building sections that illustrate context to the surrounding properties (north, south and west); adjacent land uses with building heights,; and spot elevations that demonstrate the grade relative to the floor levels, basement units, and surrounding topography. (CS2.B, CS2.D)
 - ii. The Board expressed difficulty in understanding the anticipated building scale and façade proportions. Therefore, the Board asked that the scale of the units (party walls), ground-level uses and general window concept be expressed on each massing option. (CS2.D)
 - iii. The Board had a focused discussion concerning the zero lot line condition created at the structure's base and upper-level facades along the north and west property lines. The Board recognized that large blank walls at all facades will be highly visible at varying levels by motorists, pedestrians and residents at neighboring properties and emphasized the importance of exploring a variety of creative options to make these highly visible facades architecturally compelling. The Board strongly encouraged the applicant to explore setting the building back (at least 3') in some fashion (light well, upper-level setback, etc.) to allow for the inclusion of glazing on the west façade. (CS2.D.5, DC2.B)
 - iv. It is imperative that the future massing provide an appropriate transition to the adjacent SF 5000 zoned properties to the west and south of the project site. The Board acknowledged the proposed building setback from the site's south and westernmost property lines conveyed in the presented options. However, the Board stated that an additional design gesture that reduces the massing was warranted. Thus, the Board requested that the applicant explore more opportunities that include stepping back the upper-level massing with the intention of reducing height, bulk and scale. (CS2.D, CS2.III.iii ROOSEVELT)
 - b. The Board understood that onsite vehicular parking is not required for the proposed development. In consideration of public comment concerning parking and the Board's recognition of current development within close proximity to the project site that include onsite vehicular parking areas, the Board asked the applicant to consider a design that integrates vehicular parking within the structure. At the next EDG meeting, the Board requested that the applicant provide feedback concerning this

design exploration and, if parking is not possible, clearly demonstrate the hardship to the Board. (DC1.C.1)

2. Roosevelt Way Northeast Frontage:

- a. The Board supported the non-residential ground-level live-work units presented at the EDG meeting and stated a preference that the live-work units' entries be oriented along Roosevelt Way Northeast. At the Recommendation meeting, the Board expects to review live-work units that are designed to enhance the viability of the development; be adaptable to other commercial uses in the future and incorporate a porous edge (transparent glazing) at the Roosevelt street front. (PL3.B.3, PL3.C.1, DC2.II.i ROOSEVELT)
- b. The Board encouraged the residential lobby entrance be oriented towards Roosevelt Way Northeast and discouraged the inclusion of the interior ramp condition shown for Option #3 unless it is meant to be emphasized as a "major design feature". (PL3.A.1, PL3.A.2)

3. Residential Open Space and Landscaping:

- a. At the EDG meeting, the Board voiced several concerns (further detailed in the commentary below for items #4b, #4c, #4d and #4e) regarding the landscaping treatment illustrated in the applicant's materials and found the materials difficult to evaluate. The Board strongly encouraged the applicant to retain a landscape professional to create an enhanced conceptual landscape design that reinforces the design concept and open spaces. The Board's expects to review an enhanced conceptual landscape design that addresses Board concerns at the next EDG meeting. (DC3.B.4, DC3.C, DC3.II ROOSEVELT, DC3.III ROOSEVELT, DC4.D)
- b. The Board voiced concern with the ground-level landscaping character along the building's east and north perimeter as shown in the applicant's design packet (pgs. 22, 26, 30 and 34); and stated that this design aspect needs further development. The Board requested to review preliminary landscape, hardscape design and screening elements for the ground-level residential units proposed along Northeast 71st Street at the next EDG meeting. A landscape design that includes a planting strip between the building's commercial spaces and the sidewalk along Roosevelt Way Northeast was discouraged by the Board. (DC4.D)
- c. The Board provided the following feedback concerning the ground-level landscape at the site's southwest corner:
 - i. It is important that the design illustrates proposed methods (screening, landscape, etc.) to ensure security and privacy for the basement-level units. (PL3.B.2)
 - ii. The Board voiced concerns regarding the lack of means to access this area and questioned how this area would be maintained. The Board encouraged common access from the building to this space. (DC3.B.1, DC3.II.iii ROOSEVELT)
 - iii. The Board questioned the character of this area and encouraged the applicant to consider this area as possible amenity space for the tenants residing in the basement-level residential units. (DC3.III ROOSEVELT)

- d. The Board stated that the design of the upper-level roof deck exterior amenity area should be respectful to neighboring residentially-zoned properties. At the next EDG meeting, the Board expects the applicant to explain and demonstrate how the siting of the roof deck will be responsive to those adjacency pressures (noise, privacy, outdoor activities, etc.). Moving the roof deck further away from the building's southwest corner and relocating the exterior amenity area closer to the north and the east was offered as a possible method to address this Board guidance. (CS2.D.5, DC3.C)

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

Roosevelt Supplemental Guidance:

CS1-II Sunlight and Natural Ventilation

CS1-II-i. Minimize shadow impacts on key public spaces and streetscapes. Such places include identified gateway intersections particularly NE 65th St. and Roosevelt Way NE; plaza spaces near the Light Rail station; Roosevelt High School grounds and athletic fields; and identified green streets and/or greenways.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

Roosevelt Supplemental Guidance:

CS2-I Sense of Place

CS2-I-i. Focus vibrant commercial uses and a strong continuous street wall facing the commercial arterials: NE 65th St., Roosevelt, Way NE, and 12th Ave NE (in the commercial areas).

CS2-I-ii. Develop a fabric of connected buildings through streetscapes rather than a series of isolated structures.

CS2-III Height, Bulk and Scale

CS2-III-iii. Multi-family/Residential Zone Edges: Careful siting, building design and building massing should be used to achieve an integrated neighborhood character in multi-family zones. Some of the techniques preferred in Roosevelt include:

- a. Increasing building setbacks from the zone edge at ground level;
- b. Reducing the bulk of the building's upper floors;
- c. Reducing the height of the structure;

- d. Use of landscaping or other screening (such as a 5-foot landscape buffer);
- e. Modulation of bays;
- f. Stepping down the height of structures to 40' – 45' at the zone edge to provide transition to the height of traditional single-family areas; and
- g. Minimizing use of blank walls.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

Roosevelt Supplemental Guidance:

CS3-I Emphasizing Positive Neighborhood Attributes

CS3-I-ii.: Reinforce a vibrant streetscape:

- a. Apply a pedestrian-oriented design;
- b. Include multiple recessed entries; and
- c. Considering offering commercial and residential units of different sizes and at a range of price points.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

Roosevelt Supplemental Guidance:

PL3-II Human and Commercial Activity

PL3-I-i. Provide opportunities for increased pedestrian activity along sidewalks with high pedestrian traffic within the Commercial Core by increasing setbacks; this is especially important because some sidewalks along Roosevelt Way and 65th Ave are considered too narrow. Increase the ground level setbacks in order to accommodate pedestrian traffic and amenity features.

PL3-I-ii. Encourage the incorporation of private open spaces between the residential uses and the sidewalk, especially for multi-family development west of Roosevelt Way, and for the frontages of development in neighborhood commercial zones that face non-arterial streets. Ground-level landscaping should be used between the structure(s) and sidewalk.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-C Parking and Service Uses

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

Roosevelt Supplemental Guidance:

DC1-I Arrangement of Interior Spaces

DC1-I-ii. A variety of residential unit types and sizes is encouraged, particularly family-friendly units and facilities/amenities, such as private open space/play areas, storage, accessible entries, and washer/dryer hook ups will make it possible for new families to live in this neighborhood.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Façade Composition

DC2-B-1. Façade Composition: Design all building façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage façades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to façades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

Roosevelt Supplemental Guidance:

DC2-II Architectural and Façade Composition

DC2-II-i. Along Major Arterials:

- a. Maximize the retail and street-level transparency (commercial zones);
- b. Maximize the quality of exterior finish, especially at the base;
- c. Incorporate a series of storefronts along the commercial street frontages.

DC2-II-ii. Along Green Streets, Greenways, and Non-Arterial Streets:

- a. Maximize modulation, courtyards, human interaction;
- b. Incorporate high quality materials, a mix of informal planting, and integration of natural materials, especially at the entries.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

Roosevelt Supplemental Guidance:

DC3-III Residential Open Space

DC3-III-i. Include, where possible, open spaces at street-level for residents to gather.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. 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.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

Roosevelt Supplemental Guidance:

DC4-I Exterior Finish Materials

DC4-I-ii. The use of high-quality cladding materials, such as brick and terra cotta masonry; tile; natural and cast stone is strongly encouraged along commercial frontages, and scaled to pedestrian activity and scale, especially at the base and ground-levels. Concrete Masonry Units and high-quality concrete are also preferred over wood, metal, or cement-board claddings.

DC4-I-iii. Colors should be consistent with and chosen based on existing architectural cues and should be considered in terms of their relationship to neighboring structures.

DC4-I-iv. The use of more natural elements, such a brick, wood, etc. that feels welcoming to pedestrians (see Ballard Ave. as example) or high quality, durable modern elements is encouraged.

DC4-I-v. Transparent, rather than reflective, windows facing the street are preferred.

DC4-I-vi. Use of transparent awnings is preferred in the commercial core.

DC4-IV Landscaping Materials

DC4-IV-i. Neighborhood plant choices should consider historical landscape elements.

DC4-IV-ii. Preferred species for street trees are Tupelo ‘Afterburner’ or, in powerline locations, Dogwood ‘White Wonder’ or Katsura.

DC4-IV-iii. Indigenous trees should be planted to maintain and reinvigorate a verdant tree canopy within the neighborhood.

DEVELOPMENT STANDARD DEPARTURES

The Board’s recommendation on the requested departure(s) will be based on the departure’s potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board’s recommendation will be reserved until the final Board meeting.

At the time of the **FIRST** Early Design Guidance, the following departure was requested:

1. **Residential Building Setback (SMC 23.47A.014.B.3):** The Code requires a structure containing a residential use with a side or rear lot line abutting a lot in a residential zone be setback as follows:
 - a. 15’ for portions of structure above 13’ in height to a maximum of 40’; and
 - b. for each portion of structure above 40’ in height, an additional setback at the rate of 2’ of setback for every 10’ by which the height of such portion exceeds 40’.

The uppermost portion of the proposed structure’s west and south façades are parallel with the side and rear lot lines of abutting properties in a residential (SF 5000) zone. The applicant proposes to maintain the 15’ setback for the entire portion of structure above 40’ and not provide any additional setback.

The Board did not discuss this departure at the EDG meeting and will defer offering feedback concerning this departure until the next EDG meeting.

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the FIRST EARLY DESIGN GUIDANCE meeting, the Board recommended the project return for another meeting in response to the guidance provided.