



City of Seattle

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



FINAL RECOMMENDATION MEETING OF THE EAST DESIGN REVIEW BOARD

Project Number: 3017075

Address: 1404 Boylston Ave

Applicant: Hugh Schaeffer, S + H Works

Date of Meeting: Wednesday, October 28, 2015

Board Members Present: Curtis Bigelow
Barbara Busetti
Dan Foltz (Chair)
Amy Taylor

Board Members Absent: Christina Orr-Cahall
Natalie Gualy

DPD Staff Present: Beth Hartwick

SITE & VICINITY

Site Zone: Midrise (MR)

Nearby Zones: (North) NC3P-65

(South) NC3P-65, HR

(East) NC3P-65

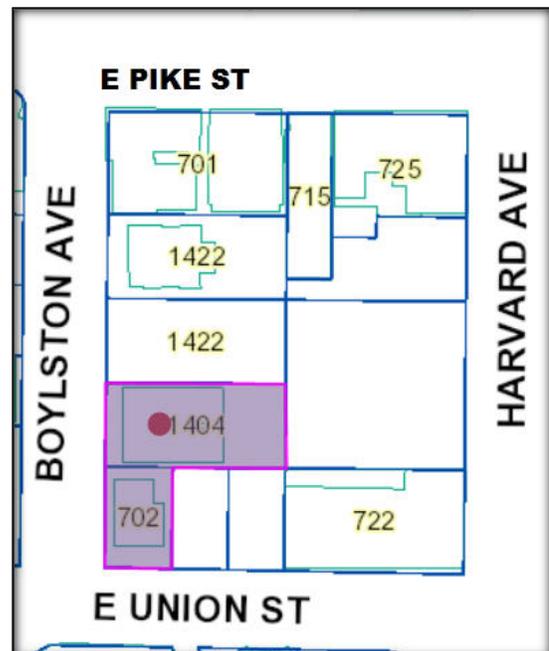
(West) MR

Lot Area: 11,124 Sq. Ft.

Current Development: The site is occupied by two two-story wood frame structures built in 1905 that are being used as multifamily structures.

Access: The lot has street frontage along Boylston Ave and E Union St.

Environmentally Critical Areas: None



Surrounding Development and Neighborhood Character: The Boylston Ave blockface still retains many of the original wood residential structures built in the first decade of the 20th century. Across Boylston Ave from the site is a four-story brick apartment building constructed in 1925 and one of three two-story wood frame structures built in the early 1900's that are being used as multifamily structures. Directly to the north of the site is the most recent development on the block, a 23 unit 6-story apartment building with ground floor commercial space built in 2007. The site wraps around two sides of a surface parking lot along E Union St. which abuts the brick Knights of Columbus Hall, constructed in 1912. Across E Union St. is a 4-story wood sided apartment building built in 1905 and a 3-story 1902 multifamily residence.

The site is two blocks west of Broadway and one block south of E Pike St providing ample access to retail and the vibrant amenities of the Pike/Pike corridor. Bus routes are located on Broadway, Seneca St. E Union St, and E Pine St. Downtown Seattle is a 15 minute walk away.

PROJECT DESCRIPTION

The project is proposing a 7-story apartment building containing approx. 105 residential units. No parking will be provided. Existing structures will be demolished.

INITIAL EARLY DESIGN GUIDANCE November 12, 2014
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The packet includes materials presented at the meeting, and is available online by entering the project number 3017075 at this website:

http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

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

Mailing Public Resource Center

Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

DESIGN DEVELOPMENT

The applicant noted that the project intended to provide affordable housing and meet green building standards. They had investigated the proposed prototype park on E Union St. They noted there was a 35' grade change along Boylston Ave.

Scheme A was the code compliant option, with 107 studio type units. The residential lobby was accessed from a small courtyard at the northwest corner of the site off of Boylston Ave. Bike storage was located below grade at the southwest portion of the structure.

Scheme B had 105 studio type units with two residential entries. One accessed from a small courtyard at the northwest corner of the site off of Boylston Ave. and the other from a patio along E. Union St. Bike storage areas will be located next to both entry lobbies. Three departures

were requested from setback requirements to provide building modulation (see Departures at the end of the report).

Scheme C had 105 studio type units with two residential entries. One accessed from a small courtyard at the northwest corner of the site off of Boylston Ave. and the other from a patio along E. Union St. Bike storage areas will be located next to both entry lobbies. Three departures were requested from setback requirements to provide building modulation (see Departures at the end of the report). The area and location of modulation is the only difference between Scheme B and C.

PUBLIC COMMENT

The following public comments were offered at the meeting:

- Wished the developer had reached out to the local neighborhood community groups.
- Encouraged a simple, well detailed, attractive development.
- Suggested the applicant look at the nearby Northwest school gym facility as an example of design cues.
- Encouraged the development team to engage with SDOT.
- Supported the two proposed patios and suggested the corner patio to be more open.
- Supported the two entries but was leery of the shroud or 'eye brow' effect of the preferred option.
- Encouraged bike parking space be provided at a rate of one bike per unit.
- Encouraged the applicant to consider reusing materials from the two existing building on site to be demolished, in the new development.
- Supported the proposal to provide affordable housing.
- Concerned the height of the proposed development is out of scale with the surrounding development.
- Supported the proposed modulation of the elevations.
- Encouraged the development to fit within the existing historic context of the neighborhood.
- Encouraged the applicant to study the appearance and type of windows that will be installed to respect the privacy of the residential building to the north.

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.

Initial Early Design Guidance: November 12, 2014

- 1. Massing, Height and Modulation: The Board noted that the massing options were too similar and the applicant had missed topography and context cues from the site. The Board felt that the project could fit well within the neighborhood but wants to see a site plan and massing option that responds to the neighboring structures. (CS2.B, CS3, DC2, DC3)**

- a. Provide an option that steps the massing of the development with the grade change of Boylston St. (CS2.B.1, CS2.D.2)
 - b. The Board encouraged a different treatment at the top of the structure. Consider the materiality of the design and the perception of massing. (CS2.III.ii, DC2.A.2)
 - c. Investigate the transition between the First Hill and Pike/Pine neighborhoods and provide a design that responds to the surrounding lower scale buildings. (CS2.D.1, CS2.D.3, CS2.D.5)
- 2. Corner Treatment: The Board felt that the focus of the building in the options was the wrap around the Boylston Ave residential entry instead of the street corner, and that the residential entry at the street corner appeared unresolved. (CS2.A.2, CS2.C.1)**
- a. Design a stronger corner at Boylston Ave and E. Union St. (CS2.C.1, CS3, DC3.A.1)
 - b. Provide an option with a different massing treatment and materials at the street corner. (CS2.C.1)
- 3. Access, Entry and Location of Uses: The Board recommended further study of the best location for the residential entry. There was concern with the location of the solid waste storage area and that residential units would be located underneath that use. (PL3.A.1, PL3.A.2, PL3.A.4, PL3.B.2)**
- a. Provide an option with an entry at the middle point of the building along Boylston Ave. (PL3.A.1)
 - b. Consider moving the solid waste storage area closer to Boylston Ave and relocating a combined lobby/lounge. (DC1.A.1)
- 4. At the second EDG meeting the applicant should provide the following:**
- Investigate and work with the most recent information about the proposed neighborhood park at the intersections of Boylston Avenue, University and E Union streets

SECOND EARLY DESIGN GUIDANCE January 28, 2015
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DESIGN DEVELOPMENT

The applicant presented two schemes that were variations of the schemes B and C presented at the Initial EDG meeting. Each scheme had a second variation.

Scheme B was a direct response to the Board guidance given at the Initial EDG. It had 107 studio type units with one residential entry from Boylston Ave at the midpoint of the street-facing elevation. Bike storage areas will be located next to the entry lobby. The solid waste storage area had been moved to the northwest corner of the site. Three departures were requested.

Scheme B.1 was the same as B, except the solid waste storage area was located away from the street-front.

Scheme C was the applicants preferred option and had 105 studio type units with two residential entries. The main entry was accessed from a small courtyard at the northwest corner of the site off of Boylston Ave, and the other from E. Union St next to a patio. Bike storage areas will be located next to both entry lobbies. Three departures were requested (see Departures at the end of the report).

Scheme C.1 was essentially the same as C except for a higher south portion of the structure, a shifting of the location of the street-facing protrusions and a building recess at the upper level at the south portion of the structure.

PUBLIC COMMENT

The following public comments were offered at the meeting:

- Stated that the scale of the development from E Union St. is massive and taller than surrounding existing structures. Encouraged the development to be at the same scale of the Knights of Columbus and nearby brick apartment buildings.
- Stated that many existing buildings, especially along E Union St are brick and is concerned about the proposed use of materials.
- Encouraged the applicant to design the public edge of the structure to deal with the vagrancy in the neighborhood.
- Encouraged the addition of parking to the project.
- Supported the preferred option and the main entry location.

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.

Second Early Design Guidance: January 28, 2015

- 1. Massing, Height and Modulation: The Board appreciated that the design team responded to their guidance and that they presented alternatives. After deliberation the Board directed the applicant to move forward with a hybrid of Scheme C and C.1.**
 - a. Maintain the stepped (higher) height at the southern portion of the building as shown in Scheme C.1. (CS2.B.1, CS2.D.2)
 - b. Fill in the upper portion of the façade above the building projection as shown in Scheme C. (DC2.B.2)
 - c. Locate the building projections along Boylston Ave to step up with the roof line as shown in Scheme C.1. (CS2.B.1, CS2.D.2, DC2.B.2)

- 2. Entries and Corner Treatment: The Board supported the main entry location at the northwest corner of the site but had some concern with the relationship of the entry and the driveway of the development to the north. Additionally, the Board felt the corner at E Union St needed simplification.**
 - a. Design a more substantial entry that will not the impact visibility from the driveway to the north. (PL2.B.1, PL3.A.1, DC2.C.3)
 - b. Design and locate the building projections so they do not hover over the building corners. (DC2.D.1)
 - c. Simplify the massing and design of the corner at Union St and Boylston Ave. (CS2.C.1, DC2.B.1)
 - d. Provide design consistency to the three visible building corners. (DC2.B.1)
 - e. Locate the solid waste storage area away from the entry corner. (DC1.C.4)
- 3. Materials: The Board encouraged the use of brick and high quality materials to compliment the neighboring structures. (DC4.A.1, DC4.I.i)**
 - a. Use high quality materials at lower level. (DC4.A.1, DC4.I.i)
 - b. Consider using materials found on the existing nearby buildings. (DC4.I.i)
 - c. Consider the use of a different material at the street corner then the 'gray' corrugated metal as presented. (DC4.I.i)
 - d. Use a palette of materials to help mitigate the building scale. (DC2.D.2, DC4.I.i)
- 4. Security: The Board expressed concern about security at the patio at the corner of E Union St and Boylston Ave.**
 - a. Design the outside corner lounge patio with a focus on security for the users and pedestrians passing by. (PL2.B)
 - b. Provide security around the building light wells. (PL3.B.1)

INITIAL RECOMMENDATION MEETING September 9, 2015

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DESIGN DEVELOPMENT

The applicant presented a design in response to the Board guidance.

PUBLIC COMMENT

The following public comments were offered at the meeting:

- Supported the departure requests.
- Supported the use of brick, the massing, the crisp bold design and the two entries due to the grade change.
- Stated concern over the low level glazing.
- Encouraged the use of better quality fiber cement board.
- Stated disappointment that the applicant did not respond to the nearby City of Seattle Landmark buildings or the structures on the National Historic Registry.
- Concerned about the height of the proposal in relationship to the existing neighborhood context.
- Concerned about the dark color of the brick and encouraged the exterior to be entirely clad in a red or soft tone brick.
- Concerned that the setback along Union Street is not enough.
- Encouraged a reduction of the Union St. facade to be only 3 stories or to the height of the existing nearby structures.
- Stated the main entry should be at the corner of Union St. and Boylston Ave.
- Encouraged the patio at the corner to be designed as public space.
- Encouraged Orca passes be provided for the residents.
- Encouraged that at least a couple of parking spaces be provided.
- Did not support the main entry off of Boylston Ave. as transportation and the University/Union St. pedestrian connection to downtown and the hospitals is better from Union St.
- Encouraged a more prominent entry on Union St. as the current entry does not animate University St. and fits better with the Pike/Pine corridor.
- Stated that the projections made the building bulky and out of scale.
- Encouraged a muting of the color of the projections as the color treatment makes them stick out.

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.

Initial Recommendation Meeting: September 9, 2015

1. **Massing and Design Concept: The Board appreciated the project's design ideas but noted that the building facades, with the projections and multiple window treatments, was overly busy. They gave guidance to prioritize the design ideas and use only the strongest concepts. (DC2.A.2, DC2)**
 - a. Simplify the elevations as they are too busy. Consider a change of material colors or fewer fenestration configurations to provide order. (DC2.B.1, DC4.A.1)
 - b. Quiet the façade to be more respectful of the surrounding buildings. (DC2.A.2)
2. **Entries and Lobby Design: The Board supported two entries but voiced that given the First Hill Action Plan, the 'front' entry should be located on Union St. The Board noted that currently the entries are secondary to the façade treatment, but a simplification of the facades will help define the entries. (PL3.A.1)**

- a. Design the Union St entry as the front door or guest entry that is elegant, welcoming and visible. (PL3.A.1, PL3.A.2)
- b. Design the Boylston St entry as the back entry; the functional entry with bike parking storage, and mail. (PL3.A.1)
- c. The plaza off the Union St entry should not be accessible by the public for safety and security reasons. (PL3.B.1)
- d. Relocate the bikes away from the cooking area in the lobby. (PL4.B.2)

FINAL RECOMMENDATION MEETING October 28, 2015
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DESIGN DEVELOPMENT

The applicant presented a design in response to the Board guidance; as shown in the Recommendation packet.

PUBLIC COMMENT

The following public comments were offered at the meeting:

- Stated the site was surrounded by older, historic buildings and there is precedent for the public and Board asking to have structures fit within the historical context of the neighborhood.
- Stated that the Board has asked for a corner entry at the 2nd EDG [Staff note, DPD has no record of this], asked for brick and stated concern about the entry and security at the Union St entry.
- Stated that this packet is a repetition of the last design review meeting. Felt that the design should respond to the neighborhood context, provide an entry on Union St. and include muted colors.
- Stated the simple option has better color and simple windows but still does not match the soft red and yellow brick of the existing older buildings.
- Encouraged using either soft red or yellow brick, not dark brick which is industrial looking.
- Stated the patio at Union St will not be used.
- Encouraged the private patio be made public to compliment the experimental park.
- Suggested expanding the entry at Union and to make it more prominent.

- Suggested a driveway for pedestrian drop-offs.
- Encouraged the simple option be followed.

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.

Final Recommendation Meeting: October 28, 2015

- 1) Elevation Design: The Board agreed that the applicant had done a good job at simplifying the fenestration, that the corner treatment is quieter and more elegant than what was previously shown, and that the rear elevations had greatly improved. It was noted that the symmetry of the windows is responding to the older buildings and is an improvement. (CS3.A.1, DC2.B.1) The Board was split on preferring the “simple scheme” or the “preferred scheme” window options as shown in the packet and recommended the following condition:**
 - a) Work with the projects Land Use Planner on determining the final design of the fenestration, using the two options that were presented. (DC2.B.1)

- 2) Materials: The Board determined the color palette needed to be simplified in respect of the context of the older neighboring buildings. The Board supported the use of brick on the E Union St. and the southern portion of the Boylston St. facades and would support the use of more brick. (CS3.A.1, DC2.B.1, DC4.A.1, DC4.I.i) The following conditions were recommended:**
 - a) Work with the Land Use planner to achieve a color/material palette using the dark brick with the white windows and only two other colors. (DC2.B.1, DC4.A.1, DC4.I.i)
 - b) Use the materials as shown in the packet. (DC4.A.1)
 - c) Maintain the white vinyl windows. (DC4.A.1)
 - d) The Board also recommended that the use of black metal to match the dark brick is fine. (DC2.B.1, DC4.A.1)

- 3) Entries and Street level Treatment: The Board supported the two entry /lobby designs that were presented. They stated that the four street level units and corner transparency are successful. The Board voiced that the windows being symmetrical is more important than changing them along grade to provide additional transparency. (PL3.A.1, PL3.II.ii, DC2.B.1) The following conditions were recommended:**
 - a) Maintain a prominent entry sequence at the Union St. entry. (PL3.A.1, PL3.A.4, PL3.I.i)
 - b) Maintain the pavers in the planting strip area at the entry off Union St. (DC2.D.1)

DESIGN REVIEW GUIDELINES

The priority Citywide and Pike/Pine 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-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-C Topography

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D Plants and Habitat

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.

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-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

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

Pike/Pine Supplemental Guidance:

CS2-III Height, Bulk, and Scale Compatibility and Pike/Pine Scale and Proportion

CS2-III-ii. Upper Story Bulk: For structures that exceed the prevailing height, reduce the appearance of bulk on upper stories to maintain the established block face rhythm. Consider the character of the existing block face when determining the appearance of the upper story elements. Whether the upper and lower floors of a structure look different or the same may depend upon the complexity of the existing structures on the block.

- a. Use the prevailing structure width to create an upper story massing rhythm.
- b. Break the structure into smaller masses that correspond to its internal function and organization.
- c. Use changes in roof heights to reduce the appearance of bulk.
- d. For new structures that are significantly taller than adjacent buildings, especially on larger lots, consider upper floor setbacks of at least 15 feet from the front facade to reduce the perceived height. However, slender forms such as towers and dormers that extend toward the front facade may add visual variety and interest to the setback area.

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.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

CS3-IV Architectural Context

CS3-IV-i. Scale and Modulation: New buildings should echo the scale and modulation of neighborhood buildings in order to preserve both the pedestrian orientation and consistency with the architecture of nearby buildings. Architectural styles and materials that complement the light-industrial history of the neighborhood are encouraged.

Examples of preferred elements include:

- a. Similar building articulation at the groundlevel;
- b. Similar building scale, massing and proportions; and
- c. Similar building details and fenestration patterns.

PUBLIC LIFE

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

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

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.

Pike/Pine Supplemental Guidance:

PL2-I Personal Safety and Security

PL2-I-i. Lighting: Lighting installed for pedestrians should be hooded or directed to pathways leading towards buildings.

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-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.

Pike/Pine Supplemental Guidance:

PL3-I Transition Between Residence and Street

PL3-I-i. Residential Entryways: Residential entryways that feature heavy or contrasting trim, distinctive materials and a link to the surrounding streetscape are encouraged.

PL3-II Human Scale

P3-II-ii. Ground-floor Design: The design of the ground floor of new developments should include:

1. Pedestrian-oriented architectural elements.
2. A rhythm of building modulation comparable or complementary to adjacent buildings.
3. Transparent, rather than reflective, windows facing the street.

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

PL4-B Planning Ahead for Bicyclists

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-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

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.

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 facades 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.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

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

Pike/Pine Supplemental Guidance:

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

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-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

Pike/Pine Supplemental Guidance:

DC3-I Residential Open Space

DC3-I-i. Open Space Location: Locating a significant amount of open space on rooftops is discouraged. Open space at street level that is compatible with established development patterns and does not detract from desired, active street frontages is encouraged. While not characteristic of the historic warehouse, commercial, or apartment development in the area, usable balconies may be appropriate on streets where a more residential character is intended, to provide both open space and visual relief on building facades. In other areas, if balconies are provided, it is preferable that they not be located on street-facing facades, but rather on facades facing the side or rear of the lot, or internal courtyards.

DC3-II Landscaping to Enhance the Building and/or Site

DC3-II-i. Public Space Enhancement: The creation of small gardens and art within the street right-of-way is encouraged in the Pike/ Pine neighborhood in order to enhance and energize the pedestrian experience. This is especially desirable for residential and mixed use developments as well as a means to distinguish commercial areas from institutional areas. Providing vertical landscaping, trellises or window boxes for plants is also desirable. Street greening is specifically recommended along listed streets.

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-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.

Pike/Pine Supplemental Guidance:

DC4-I Exterior Finish Materials

DC4-I-i. Preferred Materials: New development should complement the neighborhood's light industrial vernacular through type and arrangement of exterior building materials. Preferred materials and approaches include:

1. Brick, masonry, textured or patterned concrete, true stucco (Dryvit is discouraged), with wood and metal as secondary or accent materials;
2. Other high quality materials that work well with the historic materials and style of neighboring buildings;
3. Limited number of exterior finish materials per building; and
4. High quality glazing and trim as a vital component of exterior finish.

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 departure.

At the Final Recommendation Meeting the following departures were requested:

1. **Setback Requirements (SMC23.45.518.B)** The Code requires that for apartment structures the side setback from street lot lines should have a 7' average with a 5' minimum. The applicant is proposing that along Boylston Ave the average setback will be 6.17' with a 4' minimum for part of the two proposed projections which take up 33% of the facade. See the packet for actual dimensions.

This departure would provide an overall design that would better meet the intent of Design Guidelines **DC2-A-2. Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects, and **DC2-B-1. Façade Composition:** Design all building facades.....considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned. The two projections on the Boylston St. elevation, which project into the setback area, break up the large facade, helping to reduce the perceived mass and to achieve a better proportioned elevation.

The Board voted unanimously to recommend this departure.

2. **Setback Requirements (SMC23.45.518.B)** The Code requires that for apartment structures without an alley the rear setback should be 15'. The applicant is proposing that the rear setback will be a minimum of 12' with a 14.23' average for the proposed projections which take up 27.6% of the facade. See the Final Recommendation packet for actual dimensions.

This departure would provide an overall design that would better meet the intent of Design Guidelines **DC2-A-2. Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects, and **DC2-B-1. Façade Composition:** Design all building facades.....considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned. The two projections on the north elevation, which project into the setback area, break up the large facade, helping to reduce the perceived mass and to achieve a better proportioned elevation.

The Board voted unanimously to recommend this departure.

3. **Setback Requirements (SMC23.45.518.B)** The Code requires that for apartment structures the side setback from interior lot lines for portions of structures 42' or less in height should have a 7' average setback with a 5' minimum, and above 42' a 10' average setback with a 7' minimum. The applicant is proposing that along the south interior lot line a 6' to 9' high portion of the façade above 42' will have an average setback of 9.45' and a minimum setback of 7'.

This departure would provide an overall design that would better meet the intent of Design Guidelines: **DC2-B-1. Façade Composition:** Design all building facades.....considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned. By allowing the upper portion of the 5th story to project into the setback area, the design achieves a better proportioned south elevation and creates a consistent datum line on the east and north facades, simplifying the design.

The Board voted unanimously to recommend this departure

4. **Setback Requirements (SMC23.45.518.B)** The Code requires that for apartment structures the side setback from interior lot lines for portions of structures 42' or less in height should have a 7' average setback with a 5' minimum, and above 42' a 10' average setback with a 7' minimum. The applicant is proposing that along the east interior lot line a 6' to 9' high portion of the façade above 42' will have an average setback of 9.33' and a minimum setback of 7'.

This departure would provide an overall design that would better meet the intent of Design Guidelines: **DC2-B-1. Façade Composition:** Design all building facades.....considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned. By allowing the upper portion of the 5th story to project into the setback area the design achieves a better proportioned east elevation and creates a consistent datum line on the south and north facades, simplifying the design.

The Board voted unanimously to recommend this departure

RECOMMENDATIONS

BOARD DIRECTION

The recommendation summarized above was based on the design review packet dated Wednesday, October 28, 2015, and the materials shown and verbally described by the applicant at the Wednesday, October 28, 2015 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, four of the six Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Work with the projects Land Use Planner on determining the final design of the fenestration, using the two options that were presented. (DC2.B.1)
2. Work with the Land Use planner to achieve a color/material palette using the dark brick with the white windows and only two other colors. (DC2.B.1, DC4.A.1, DC4.I.i)
3. Use the materials as shown in the packet. (DC4.A.1)
4. Maintain the white vinyl windows. (DC4.A.1)
5. Maintain a prominent entry sequence at the Union St. entry. (PL3.A.1, PL3.A.4, PL3.I.i)
6. Maintain the pavers in the planting strip at the entry off Union St. (DC2.D.1)