



# City of Seattle

Department of Construction & Inspections  
Nathan Torgelson, Director



## FINAL RECOMMENDATION OF THE EAST DESIGN REVIEW BOARD

Project Number: 3018178

Address: 2320 East Union Street

Applicant: Doug Leigh, Mithun

Date of Meeting: Wednesday, November 30, 2016

Board Members Present: Natalie Gualy (Chair)  
Curtis Bigelow  
Dan Foltz  
Sarah Saviskas

Board Members Absent: Barbara Busetti  
Christina Orr-Cahall

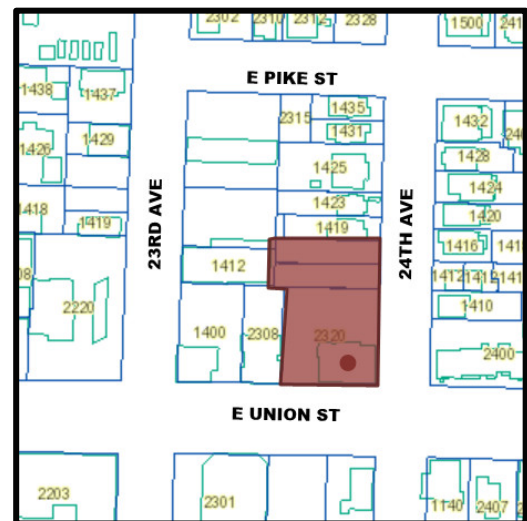
SDCI Staff Present: Tami Garrett, Senior Land Use Planner

### SITE & VICINITY

Site Zone: Neighborhood Commercial 2 Pedestrian (NC2P-40) and Neighborhood Commercial 2 (NC2-40)

Nearby Zones: (North) NC2-40  
(South) NC2P-40  
(East) NC2-40, NC2P-40 & Lowrise 2 (LR2)  
(West) NC2P-40

Lot Area: 22,177 square feet (sq. ft.)



**Current Development:**

The project site is vacant property currently being utilized as a temporary equipment and material storage yard for the 23<sup>rd</sup> Avenue street improvement project.

**Surrounding Development and Neighborhood Character:**

Surrounding development includes institutional (Mt. Calvary Church) and commercial (retail, restaurant) uses to the west; residential uses to the north (single family residence); commercial uses to the south (Midtown retail development with accessory surface parking); and residential uses (Seattle Housing Authority (SHA) apartment development, single family residences, townhouses) east of the subject site.

This urban corner property is located within the 23<sup>rd</sup> & Union-Jackson Residential Urban Village and is situated on the northwest corner of East Union Street and 24<sup>th</sup> Avenue. There is a variety of institutional, residential and commercial uses in immediate vicinity of the project along the East Union/Union and 23<sup>rd</sup> Avenue corridors. The neighborhood character is evolving with blocks of significant development of residential and commercial development and proposed development interspersed along the main east-west/north-south arterials. Varied architectural styles and building exteriors are present in this area which is moderately pedestrian and transit oriented due to its close proximity to bus transit along East Union/Union and 23<sup>rd</sup> Avenue.

**Access:**

Vehicular access to the subject property is possible from both East Union Street and 24<sup>th</sup> Avenue.

**Environmentally Critical Areas:**

There are no Environmentally Critical Areas (ECAs) mapped on the site. The existing topography is characterized as gently sloping in a downward manner approximately 2' across the site from east to west. The site remains relatively flat from the south towards the north where it transitions to rockery retaining walls at the site's north and northwest boundary lines measured approximately 10' above existing grade. Existing vegetation consists of ground cover and two mature trees.

**PROJECT DESCRIPTION**

The proposed project is for the design and construction of a six-story mixed-use structure with five levels of residential use (115 affordable housing apartment units) over one level of ground-related commercial (3,400 sq. ft. of retail) and an enclosed parking area. A total parking quantity of 18 stalls is planned within the structure and accessed from a curb cut abutting 24<sup>th</sup> Avenue.

This project includes a request to rezone the project site from NC2P-40 and NC2-40 to Neighborhood Commercial 2 Pedestrian (NC2P-65). The applicant has outlined this information in the design packet.

The design packet includes information presented at the meeting, and is available online by entering the project number 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 SDCl:

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

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

## EARLY DESIGN GUIDANCE May 5, 2016

### PUBLIC COMMENT

The following public comments were offered at this meeting:

- Voiced support of the street-level courtyard design that abuts 24<sup>th</sup> Avenue.
- Voiced opposition to the proposed massing's height, bulk and scale abutting a residentially-scaled street (24<sup>th</sup> Avenue).
- Expressed concern regarding parking and traffic impacts to 24<sup>th</sup> Avenue associated with the proposed project.
- Representatives of the Central Area Land Use Review Committee:
  - Confirmed that this organization had hosted a public outreach meeting prior to the EDG meeting concerning this proposal.
  - Thanked the property owner (Capitol Hill Housing) for honoring the legacy of Liberty Bank by convening the Liberty Bank Advisory Board. Challenged the design team to make the Liberty Bank Advisory Board's recommendations integral to the building design in a meaningful manner.
  - Encouraged a design that is a positive architectural expression of the African American culture that is representative of the neighborhood and recognized that this could be challenging.
  - Appreciated the developer's verbal effort to create commercial spaces that would accommodate local neighborhood businesses.
  - Encouraged a design that accommodates family-friendly infrastructure (i.e. family-sized units, common children play spaces)
  - Supported the courtyard and residential lobby entry design that faces 24<sup>th</sup> Avenue. Encouraged bicycle access occur from the courtyard.

- Expressed support of City legislation (rezone) that would allow a six-story commercial residential proposal that is comprised of affordable housing.
- Voiced Committee support of the requested departures.
- Encouraged the Board to evoke measures that would showcase some of the Liberty Bank Advisory Board’s recommended architectural/site elements in the public realm, preferably at the prominent corner.
- Desired stormwater mitigation should occur within the right-of-way versus onsite within the courtyard space.
- Discouraged a development that incorporates design cues from recent neighboring development (the Central).
- Felt a window study is necessary to evaluate future impacts to resident’s privacy at adjacent properties north of the subject site.

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 based on current adopted Citywide Design Guidelines.

- 1. Design Concept, Architectural Character and Massing:** The design and siting pattern of the new commercial/residential development should respond to specific site conditions, be oriented to the corner, incorporate historical/cultural elements and respect adjacent properties.
  - a. The Board voiced unanimous support for the preferred design scheme Option 3 and proposed that design scheme Option 3 move forward to Master Use Permit (MUP) submittal with the following guidance:
    - i. It is imperative that the design be respectful of adjacent properties-especially to the north. The Board appreciated that the proposed design included upper-level massing setting back 10’ from the north property line. The Board recognized that further information related to the north façade and podium space was necessary to better understand how the new building will respond to certain adjacency pressures (i.e. privacy, light, outdoor activities, etc.). The Board requested building sections, window study, shadow studies, elevation/perspective views and design details (landscaping, screening, fenestration, lighting, etc.) be provided at the next meeting to demonstrate how the design meets this guidance. (CS2.D.5, PL3.B.1, DC2.C.)
    - ii. The Board commented on the numerous quantity of reveals shown on the massing diagrams and expressed disappointment that the stylized diagram was hard to evaluate. At the next meeting, the Board expects to review a well-composed design diagram with facades inclusive of reveals and modulation that are developed and expressed well. (DC2.A, DC2.B, DC2.C)

- iii. The Board acknowledged that this corner site has the attributes of being a gateway site which led to a discussion concerning the southeast corner point massing. The Board noted that the southeast corner massing appeared unresolved (“floaty”) and commented that it needs further study as it moves forward in development. The Board stated material quality, historical reference (Liberty Bank identity) and form should be considered to make the corner mass prominent. (CS2.A, CS2.C.1)
- b. The Board was excited to learn about the formation of the Liberty Bank Advisory Board (LBAB) and the owner’s intent to incorporate the LBAB’s recommendations inclusive of signage, artifacts, materials and art into the project design (pg. 16). The Board concurred with public sentiment that the artifacts should have integrity in the way that they are placed and should be expressed in both the public realm as well as within the structure. (CS3.B, DC4.A)
- c. In acknowledgement of the proposed residential typology (low-income) and budget, the Board stated that it is still very important that building exteriors be constructed of durable, high quality, attractive and maintainable materials that will age well in Seattle’s climate and be consistent/compatible with the historical character of the Liberty Bank. The Board also encouraged the usage of as much of the salvaged brick material as possible and recommended matching any new brick material to the salvaged brick. At the Recommendation meeting, the Board expects to review physical materials and a color palette that meets the intent of this guidance. (CS3.B, DC4.A)

## **2. East Union Street Streetscape**

- a. Board comments concerning the streetscape and commercial frontage along East Union Street were very positive. The Board appreciated the potential flexibility built into the arrangement of the commercial interior spaces to accommodate larger and smaller tenant spaces as the building evolves. The Board also liked that the commercial use continued around the building’s southeast corner base. (CS2.B.2, PL3.C, DC1.A)
- b. The Board appreciated the information concerning the waste/recycling storage location and access that had been illustrated in the design packet (pgs. 28 & 29) and conveyed in the presentation. The Board observed that staging the waste storage containers in a location that is easily accessible by the waste provider and not impactful to the East Union Street public realm could be challenging and advised the applicant to give focused attention to this concern. The Board requested that specifics concerning waste storage, location, access and feedback from Seattle Public Utilities (SPU) should be presented to the Board at the next meeting. (PL1.B.3, DC1.C.4)

## **3. 24<sup>th</sup> Avenue Streetscape, Design Concept, Architectural Character and Massing**

- a. The Board supported public comment requesting that the design accommodate family-friendly infrastructure (i.e. family-sized units, common children play spaces) and asked that dedicated play area, either internal or in the courtyard, be explored and considered in the next design iteration. (DC3.B)
- b. In general, the Board was very receptive to the courtyard space concept. However, the Board questioned the courtyard’s relationship to the ground-level interior common amenity space (resident lounge), the residential lobby entry and how the courtyard will

be secured at the street (gate vs. no gate). It is imperative that the Board understands the courtyard experience. At the next meeting, the Board expects to review details related to the courtyard area (seating, patios, landscaping/hardscape, lighting, fencing, access, etc.) and its relationship to surrounding spaces that activates the space, defines the public space, defines the private space and supports security measures for both pedestrians and residents. (PL2.B, PL3.A, PL3.B, DC1.A, DC2.D.1, DC3.A, DC3.B, DC3.C, DC4.C, DC4.D)

- c. The Board supported the residential lobby entrance being set back from the street edge but emphasized that the main residential entry should be visually prominent from the street. (PL2.B, PL3.A)

#### **4. Vehicular/Bicycle Parking and Access**

- a. The Board had positive comments concerning the location of onsite vehicular parking and access via 24<sup>th</sup> Avenue. In consideration of public comments concerning parking impacts, the Board explained that parking requirements are not part of the Board's purview and encourage commenters to discuss their parking concerns/questions with the SDCI Land Use Planner. (DC1.B.1)
- b. The Board was unconvinced that the ground-level bike workshop and storage area abutting the 24th Avenue streetscape would be utilized as such based on past Board experience with the review of such concepts for recent developments. The Board also voiced strong concerns related to visual impacts of bike parking to pedestrians at the street, visual impacts of bike parking to occupants of the courtyard space, lighting impacts, bike storage security and access. The Board encouraged a design that provides access to the bike workshop and storage area from the courtyard and minimizes views into this space from the public spaces. The Board expects to review details concerning the bike workshop (storage, equipment, lighting, transparency, access, programming, etc.) that contribute positively to the public spaces (courtyard, 24th Avenue) and a programmatic demonstration that this concept can be successfully executed at the next meeting. (PL3.A, PL3.B.1, PL4.B.1, PL4.B.2)

### **FINAL RECOMMENDATION November 30, 2016**

#### **PUBLIC COMMENT**

The following public comments were offered at this meeting:

- Representative of the Central Area Land Use Review Committee (LURC):
  - Reiterated support of the project's mission to provide affordable housing to the neighborhood.
  - Supported the proposed street-level street facing facades and encouraged further development of the ground-level blank walls facades within the courtyard space.
  - Supported the incorporation of existing brick material with the proposed building cladding and requested that a similar composition be applied within the courtyard space.

- Expressed concern that the proposed color scheme is “lacking a certain punch” and does not agree with the stated design concept (African American quilt).
- Voiced concern about the perceived overbearing effects of the continuous overhang of the south façade to pedestrians. Encouraged a design that pushed the south façade upper floor levels to align with the setback of the south-facing street-level storefront facades.
- Encouraged a design that included more detailing applied to the building’s southeast corner and additional texture to the exterior building facades to add more human interest.

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 based on current adopted Citywide Design Guidelines.

1. **Design Concept, Architectural Character and Massing:** The design and siting pattern of the new commercial/residential development should respond to specific site conditions, be oriented to the corner, incorporate historical/cultural elements and respect adjacent properties.
  - a. Overall, the Board supported the courtyard design scheme but observed that the presented design had evolved since EDG to include a continuous upper-level massing that cantilevered above the ground-level commercial street front abutting East Union Street. The Board listened to the applicant’s reasoning for support of a changed south-facing façade composition; considered public concerns related to this façade condition; and had a focused discussion about the continuous upper-level overhang. Ultimately, the Board agreed that the continuous nature of the upper-level cantilevered massing condition did not weaken the previously accepted courtyard design scheme and supported the presented massing design. The Board also stated that the inclusion of the opaque continuous canopy above the commercial storefronts would diminish a potential “looming” effect of this upper-level massing onto pedestrians traversing East Union Street.
  - b. The Board stated that the design of the structure’s north façade is respectful to the commercially-zoned (NC2-40’) residential property north of the subject site and an appropriate response to the existing surrounding context and anticipated scale of development. (CS2.D.1, CS2.D.5, PL3.B.1)
  - c. The Board reviewed and had a focused discussion concerning the proposed materials and color palette identified in the design packet and on the physical material/color samples board presented to the Board at the Recommendation meeting. Board response regarding the design’s materiality was very positive. The Board appreciated that the chosen materials are well composed, add texture and are consistent with the overall architectural concept. Additionally, the Board was excited that salvaged bricks from the original Liberty Bank will be integrated in the ground-level street-facing facades and the courtyard portal (pg. 50). The Board understood that the salvaged

brick material is limited but encouraged the design team to incorporate any residual salvaged brick at the interior courtyard facades to provide more visual interest in this space. (CS3.B, DC4.A)

The Board supported the applicant's rationale that utilization of a solid color to create an accent wall would assist in pronouncing the residential lobby entrance which will be set back from the street edge. (PL2.B, PL3.A)

The Board was very supportive of the design inspiration illustrated in the design packet which references the "African American quilt" (pg. 28). The Board agreed, however, with public concerns that the proposed color palette, comprised of warm but muted colors, was not in keeping with the exemplary images of African American quilts presented in the design packet. The Board emphasized that the composition of the design's color palette needed further study. Therefore, the Board recommended a condition that the design's overall color palette be revised to be less muted and more in the spirit of the design inspiration (African American quilts) with richer colors illustrated in the REC design packet (pg. 28). The design team should seek input from the Liberty Bank Advisory Board (LBAB)/community members regarding the chosen color palette. (CS3.B, DC4.A)

- d. The Board was very pleased that the historical references to Liberty Bank remained integral to the overall design concept and commended the design team/owner for the thoughtful execution of the Liberty Bank Advisory Board's (LBAB) recommendations (signage, plaques, artifacts, materials, art, etc.) into the project design (pgs. 48-51). (CS3.B, DC4.A)
- e. The Board commented that the signage concept design as illustrated in the Recommendation design packet was complementary to the historical aspects of the design concept. (CS3.B, DC4.B)
- f. The Board commented that the lighting concept design as illustrated in the Recommendation design packet was appropriate. (DC4.C)

## **2. East Union Street Streetscape**

- a. The Board enthusiastically reiterated support of the overall streetscape composition and the placement of the commercial frontage along East Union Street. The Board was pleased that the presented design still included flexibility to accommodate larger and smaller commercial tenant spaces as the building evolves. The Board also liked that the commercial use continued around the building's southeast corner base. (CS2.B.2, PL3.C, DC1.A)

## **3. 24<sup>th</sup> Avenue Streetscape, Design Concept, Architectural Character and Massing**

- a. The Board reviewed the residential amenity spaces and appreciated that the design had evolved to provide external (roof deck and courtyard) and internal (resident lounge and resident workshop) areas that will accommodate a flexible programming approach for future residents (adults and children). (DC3.B)
- b. The Board was very pleased with the design evolution of the courtyard area abutting 24<sup>th</sup> Avenue. Board comments regarding the amalgamation of small intimate gathering



spaces with the unique building entrance sequencing (portal and residential lobby entry) at ground-level illustrated in the design packet (pgs. 54-55) were very positive. The Board also expressed that the proposed landscaping/hardscape/design elements integrated well with the streetscape and addressed past Board concerns pertaining to overall courtyard experience and security/privacy issues. (PL2.B, PL3.A, PL3.B, DC1.A, DC2.D.1, DC3.A, DC3.B, DC3.C, DC4.C, DC4.D)

- c. The Board reviewed and discussed the arrangement of ground-level bike storage space adjacent to the courtyard area and the resident workshop room abutting the 24<sup>th</sup> Avenue streetscape. The Board observed that the outcome of minimizing views to the bike storage space created a blank wall condition (north interior brick façade). The Board encouraged the applicant to seek methods (landscaping, art, material, etc.) that would add interest to this façade. (PL3.A, PL3.B.1, PL4.B.1, PL4.B.2)

#### 4. Vehicular Parking and Access

- a. The Board observed the glazed panel entry adjacent to the garage door entry which allows for views into the ground-level parking garage from 24<sup>th</sup> Avenue and questioned its intent. The applicant explained that this glazed door treatment was necessary to meet code required street-level transparency standards. The Board felt it odd that visibility to a non-active space would meet the spirit of the Code and encouraged the design team to reconsider other methods that would minimize pedestrian views into this space and be compatible with design. The Board also proactively voiced support for a code departure from transparency standards should the applicant decide to pursue this departure to meet the intent of the Board's direction. (PL2.B.3, DC1.C.2)

#### 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).

At the time of the **FINAL** Recommendation the following departures were requested:

1. **Street-Level Requirements (SMC 23.47A.008.A.3):** The Code requires a street-level street-facing facade be located within 10' of a street lot line unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided. The applicant proposes a street-level street-facing facade be located more than 10' from the street lot line (51') abutting 24<sup>th</sup> Avenue. The applicant explained that this setback area would be an at-grade courtyard space comprised of fixed seating, patios, landscaping and hardscape intended to benefit the public realm, accommodate exterior gathering areas and be compatible with existing residential character along 24<sup>th</sup> Avenue.

This Board agreed that the departure would result in an overall design that would better meet the intent of Design Review Guidelines CS2.B.2 Connection to the Street, PL3.A.1 Entries Design Objectives, PL3.A.2 Common Entries, PL3.A.4 Ensemble of Elements, PL3.B.1

Residential Edges Security and Privacy, PL3.B.4 Residential Edges Interaction, DC3.A Building-Open Space Relationship and DC4.D Trees, Landscape, and Hardscape Materials. The Board appreciated how the varied design elements (benches, bioretention planter, landscaping, hardscape, materials, interpretive signage, etc.) would assist in activating the courtyard space in an interesting and creative manner. The Board agreed that the proposed courtyard design would be a positive amenity to the neighborhood.

The Board unanimously recommended that SDCI grant the requested departure.

- 2. Street-level Prominent Entry (SMC 23.47A.008.D.1):** The Code requires when residential uses are located along a street-level street-facing façade, at least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry. The applicant proposes a courtyard space/entry portal leading to a residential entry that is set back from the 24<sup>th</sup> Avenue street lot line. The applicant states that this requested departure meets the intent of the code because the courtyard will be designed to be active and visually prominent.

This Board agreed that the departure would result in an overall design that would better meet the intent of Design Review Guidelines PL3.A.1 Entries Design Objectives, PL3.A.2 Common Entries, PL3.A.4 Ensemble of Elements and PL3.B.1 Residential Edges Security and Privacy. The Board agreed that the presence of the courtyard portal design, the courtyard design itself and other design elements (lighting, materials, accent wall façade, etc.) all assist in providing visual cues to announce the main residential entrance.

The Board unanimously recommended that SDCI grant the requested departure.

- 3. Sight Triangle (SMC 23.54.030.G.1):** The Code requires for two way driveways, a sight triangle on both sides of the driveway or easement to be provided. The driveway shall be kept clear of any obstruction for a distance of 10' from the intersection of the driveway with a sidewalk or curb intersection if there is no sidewalk. The applicant proposes a reduction of the 10' sight triangle distance from the intersection of the driveway and the sidewalk abutting 24<sup>th</sup> Avenue. The applicant explained that a reduced sight triangle area would minimize the width and visual prominence of the garage entry along 24<sup>th</sup> Avenue.

The Board agreed that this departure would result in an overall design that would better meet the intent of Design Guideline DC1.B Vehicular Access and Circulation. The Board was very supportive of the applicant's intent to provide pavement patterning at the sidewalk to provide a visual cue to pedestrians traversing along 24<sup>th</sup> Avenue.

The Board unanimously recommended that SDCI grant the requested departure.

## DESIGN REVIEW GUIDELINES

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

## CONTEXT & SITE

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

#### **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.

### **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-3. Established Neighborhoods:** In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

**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-B-2. Historical/Cultural References:** Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

**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.

**PL1-C Outdoor Uses and Activities**

**PL1-C-1. Selecting Activity Areas:** Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

**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.

**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-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.

**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-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-B Vehicular Access and Circulation**

**DC1-B-1. Access Location and Design:** Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

**DC1-C Parking and Service Uses**

**DC1-C-2. Visual Impacts:** Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

**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 Facade Composition**

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

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

**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-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.

**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-B Signage**

**DC4-B-1. Scale and Character:** Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

**DC4-B-2. Coordination with Project Design:** Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

**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.

## **RECOMMENDATIONS**

### **BOARD DIRECTION**

The recommendation summarized above was based on the design review packet dated Wednesday, November 30, 2016, and the materials shown and verbally described by the applicant at the Wednesday, November 30, 2016 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departures with the following condition:

1. The design's overall color palette shall be revised to be less muted and in the spirit of the design inspiration (African American quilts) with richer colors as illustrated in the design packet (pg. 28). The design team should seek input from the Liberty Bank Advisory Board (LBAB)/community members regarding the chosen color palette. (CS3.B, DC4.A)