



## SECOND EARLY DESIGN GUIDANCE OF THE WEST DESIGN REVIEW BOARD

Project Number: 3018926  
3018928

Address: 401 Pontius Avenue N  
400 Minor Avenue N

Applicant: Jodi Patterson-O'Hare for Ankrom Moisan

Date of Meeting: Wednesday, March 18, 2015

Board Members Present: Mindy Black (Chair)  
Christine Harrington  
Katherine Idziorek

Board Members Absent: Boyd Pickrell  
Janet Stephenson (recused)

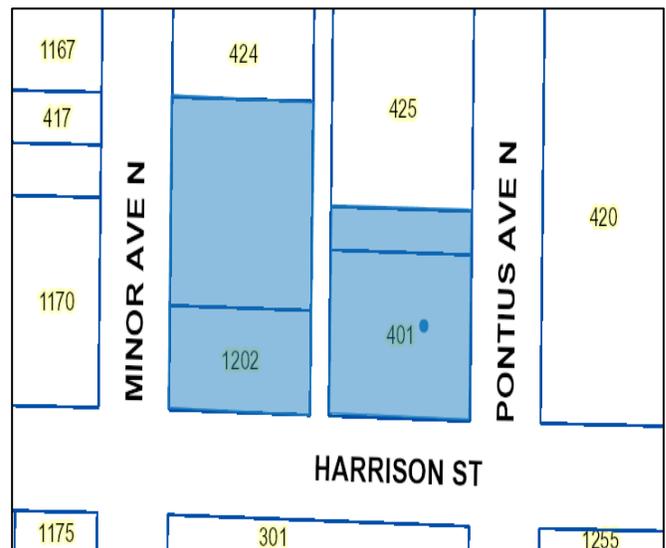
DPD Staff Present: Lindsay King

### SITE & VICINITY

Site Zone: Seattle Mixed Residential  
(SM/R 55/85)

Nearby Zones: (North) SM/R 55/85  
(South) SM/R 55/85  
(East) SM/R 55/85  
(West) SM/R 55/85

Lot Area: 14,400 sq. ft. and 21,600 sq. ft.



### **Surrounding Development and Neighborhood Character:**

The subject sites are located on the south portion of a block bounded by Minor Avenue N to the west, Pontius Avenue N to the east and Harrison Street to the south. The site consists of two developments, one fronting on Minor Avenue N and the other fronting on Pontius Avenue. Both developments face Harrison Street. The two developments are separated by a platted alley that runs north-south. Project number 3018926 is located along Pontius Avenue N. Project number 3018928 is located on Minor Avenue N. The subject lots are zoned Seattle Mixed Residential (SM/R 55/85). Surrounding properties are also zoned SM/R 55/85.

The neighborhood is largely defined by Cascade Park located directly south of the subject lot across Harrison Street. Harrison Street is a designated Green Street. Both Minor and Avenue N and Pontius Avenue N are developed with residential structures. The neighborhood includes a variety of older developments and newer mixed use developments, including the Stack House, which is located across Pontius Avenue N. Sites to the north contain an existing residential structure, a surface parking lot, and a commercial building. The subject lot on Minor Avenue N contains two exceptional trees. The lot on Pontius includes one Exceptional Tree.

### **Access:**

Access is available from Minor Avenue N, Pontius Avenue N, Harrison Street and a platted alley.

### **Environmentally Critical Areas:**

None.

### **PROJECT DESCRIPTION**

3018926: Early Design Guidance application for a 7-story, 100 unit residential building with below grade parking for 27 vehicles. Existing structure to be demolished.

3018928: Early Design Guidance application for a 7-story, 150 unit residential building with below grade parking for 126 vehicles. Existing structure to be demolished.

<b>FIRST EARLY DESIGN GUIDANCE January 28, 2015</b>
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The packet includes materials presented at the meeting, and is available online by entering the project number (3018926) at this website:  
[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp).

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](mailto:PRC@seattle.gov)

## **DESIGN DEVELOPMENT**

At the Early Design Guidance Meeting, the applicant presented three design alternatives. Each option included two buildings, one building on Minor Avenue N and another on Pontius Avenue E. Both buildings include frontage on Harrison Street. The design intent first massing option is designed to activate the alley with upper level setbacks and terrace amenity space facing the alley. The second massing option maintained the exceptional trees located on the sites.

In the presentation, the applicant expressed the preferred massing option's strong relationship to the Cascade Playfield. The design intent was to use a playful use of material and color to create a backdrop to the Park. The preferred massing alternative located the primary entries and a 2<sup>nd</sup> level podium deck on the south façade facing the park. The basic architectural concept includes a base, middle and top. The design intent of the base was to have a pedestrian focus with a solid, substantial, durable, heavy structure with 3' deep modulation to create a regular bay rhythm. The middle section includes a gasket with a recess created by the podium deck. The top of the structure was divided into two basic languages. The applicant noted that the intent is to design the façades facing Minor and Pontius will be designed with an urban residential character and a regular fenestration rhythm. The Harrison facade was intended to include 'screens' that provide a mural artwork feature as a back drop to the park.

## **PUBLIC COMMENT**

There was one member of the public were in attendance at the Early Design Guidance meeting held on January 28, 2015. No public comments were offered.

## **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. The Board identified the Citywide Design Guidelines of highest priority for this project.

### **FIRST EARLY DESIGN GUIDANCE January 28, 2015**

- 1. Massing and Site Design.** The Board unanimously supported the preferred massing study C that removes the Exceptional Trees. The Board noted the location across from the park, which will maintain an open southern exposure, requires a unique and thoughtful response.
  - a) The Board agreed that the preferred massing alternative, which removes the Exceptional Trees, better meets the intent of City adopted design guidelines. The Board supported

the removal of the Exceptional Trees in order to provide an exceptional south façade facing the park (CS2-I, CS2-B).

- b) The Board noted the preferred design, which included ground level units that do not engage the street, was not appropriate facing the park. The Board felt the design was fortress-like, insular and opaque. The Board felt strongly that the ground level should be redesigned to function as an active, porous, transparent front porch to the park (CS2-I, CS2-B, PL2-B3).
- c) The Board encouraged use of retail or other active residential accessory space to enliven the Harrison street level façade while providing a high degree of interaction with the pedestrian environment (CS2-B, CS2-I, PL2-B, PL3-C).
- d) The Board directed the applicant to design the base to be porous, active and engage the public realm with a combination of indoor/outdoor spaces to reinforce the character of the park (CS2-B, CS2-I, PL3-C, PL3-II, DC1-A).
- e) The Board noted that the required changes to the ground level façade on Harrison Street would likely require a loss of volume at the street. The Board expressed early support for a departure to the upper level setback along the alley in order to meet the direction for the design of the façade facing the street (CS2-B, CS2-I, PL3-C, PL3-II, DC1-A).

**2. Harrison Green Street.** The Board felt additional efforts were necessary to create a vibrant ground level façade and Green Street right-of-way design to develop a Heart Center across from the Cascade Park.

- a) The Board was supportive of the intent to create visible, meaningful entrances with a relationship to the park, but questioned the location of primary entries on the alley and aligned with the park path. The Board felt the entrances should relate to the context of the redesigned street façade facing the park (CS2-B, PL3-III-I, DC1-A).
- b) The Board agreed that the treatment of the Green Street should include a more thoughtful landscaping composition which may include asymmetrical spacing, a centerpiece, or a specimen tree. The Board also encouraged the applicant to investigate using trees as multiple levels, including the 2nd floor amenity space. The Board noted that the landscaping should complement the architecture (DC4-D).
- c) The Board gave guidance that the right-of-way design and ground level building façade should include pockets of landscaping to create eddies of activity (CS2-B, DC2-A2 DC3-A and C, DC4-D).
- d) The Board noted that the removal of the Exceptional Trees the right-of-way should result in larger caliper street trees proposed in the landscape plan (DC4-D).

**3. Minor Avenue N and Pontius Avenue N.** The Board agreed that the context of Minor and Pontius are appropriate for ground level residential units.

- a) The Board directed the applicant to provide a buffer between the unit and the sidewalk. The buffer should provide a feeling of shelter and protection for units from the sidewalk. The buffer may include landscaping and/ or stoops (PL3-B, PL3-III).
- b) Design the scale and texture of the ground level to provide a positive pedestrian experience (DC2-D).
- c) The Board agreed below grade units facing the sidewalk are not appropriate for the urban neighborhood (PL3-B).

**4. Architectural Concept and Materials.** The Board discussed the upper level massing and architectural concept at length. The Board noted that the visibility of this site warranted variation in massing and roof lines.

- a) At the Second Early Design Guidance Meeting the Board would like to see greater variability in massing, which may include modulation, varied roof line and/or parapet heights (CS2-C, CS3-A, CS3-I).
- b) The Board supported the concept of a base, middle and top and the 2<sup>nd</sup> level amenity space gasket. However, the Board agreed that the design of the ground level was of primary importance and the revised façade may require changes or removal to the gasket/amenity level (CS2-B).
- c) The Board directed the applicant to investigate a higher degree of variability in composition of each of the two building facades, which may include two unique architectural compositions (CS2-C3).
- d) The Board noted that fiber cement is not appropriate for a uniform massing concept or the context at this site (DC4-A).

**5. Finer Grain Analysis.** The Board requested additional analysis of the massing and site design, and demonstration of how the design includes a relationship to the adjacent context.

- a) At the second Early Design Guidance Meeting, the Board would like to see more information on the treatment of the north façade in relationship to existing building and courtyard (CS2-D5).
- b) The Board required additional detail showing how the building responds to the Stack House entry at the street (PL1-A).

<b>SECOND EARLY DESIGN GUIDANCE March 18, 2015</b>
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## **DESIGN DEVELOPMENT**

At the Second Early Design Guidance Meeting, the applicant presented the Board's preferred massing option, developed in response to the First Early Design Guidance, and described the massing and pedestrian experience along each street façade.

The preferred massing alternative was revised to include street level setbacks along Minor Avenue, Pontius Avenue, Harrison Street and the alley. The revised site design includes 3 foot setbacks along Minor and Pontius Street to provide a transition space between the ground level residential units and the adjacent sidewalk. Direct access was provided from the sidewalk to the units. In total, the double unit stoop was approximately 13 feet wide with 3 foot landscaping space between the doors. All subterranean units along the street were removed. Only two units, located a maximum of 1.5 feet below sidewalk elevation, were maintained along Minor Avenue. Units on Pontius Avenue are located above grade.

Along Harrison Street, the ground level programming was revised to include all the common residential amenity spaces. The lobby has been set back approximately 15 feet from the sidewalk and raised to relate directly to the elevation of the adjacent park. To complete the grade change from the sidewalk to the entry, a direct stair with integrated ADA ramp are located within a series of landscaped terraces. The applicant expressed a design intent to maintain a ramp less than 5% slope to avoid guardrail, to include seating elements and pedestrian lighting on Harrison Street.

The revised design included ground level units along the alley. The alley improvement will include a unique paving treatment and planters between the residential units and the right-of-way to provide defensible space.

The upper level massing along Harrison Street has been modified to include two defined massing elements at the alley, reducing the size of the mural element. The massing along Pontius and Minor have been broken into 2 unit modules with a vertical character.

The design has been modified to respond to the Stack House pedestrian crossing by creating a raised landscaping visual terminus.

In response to the courtyard in the northwest corner, the building is terraced at 3 levels with a stoop at grade and a private terrace above. Brick will wrap the corner and return 42 feet to the edge of the courtyard area. Corner windows are provided at street level and the upper level massing.

The revised right-of-way design will include 3 inch caliper trees along each street and wider curb bulbs at each corner.

## **PUBLIC COMMENT**

There was one member of the public were in attendance at the Early Design Guidance meeting held on March 18, 2015. No public comments were offered.

## 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. The Board identified the Citywide Design Guidelines of highest priority for this project.

### SECOND EARLY DESIGN GUIDANCE March 18, 2015

- 1. Massing and Architectural Concept.** The Board was supportive of the changes to the upper level massing and the architectural concept. However, the Board maintained concerns related to the mural element facing the park.
  - a) The Board applauded the second massing element introduced along Harrison Street adjacent to alley to reduce the scale of the structure along the park (CS2-C3, CS3).
  - b) The Board expressed reservations about the mural pieces facing the park. The Board was supportive of the inspirational images provided on page 18 of the 2<sup>nd</sup> EDG packet, but felt that to be successful, the mural must be developed as an art piece developed with high quality materials, human scale elements and reflectivity (CS2-I, CS3).
  - c) At the Recommendation Meeting, the Board requested further development of the mural piece. The Board was adamant the mural must include a finer grain scale. The Board noted there are many ways to reduce the scale but offered suggestions such as modulation, fins at the windows or Juliette balconies that allow people to populate the artwork on the south façade (CS2-I, CS3).
  
- 2. West Building along Harrison Green Street.** The Board was pleased with the active residential uses facing the park, the raised entry at a similar elevation to the park, and lowered transparent gasket. The revised design creates a more active, transparent facade facing the park consistent with Early Design Guidance. The Board agreed that additional efforts could further enhance the relationship the park.
  - a) While the Board was supportive of the raised entry, the Board agreed the street setback space still felt armored. The Board directed that the setback space be developed with places for people to sit and gather. The Board suggested the entry ramp may include seating spaces as one possible solution (CS2-B, CS2-I, PL1, PL3-A, PL3-II, DC1-A, DC3).
  - b) The Board felt the corner of Minor and Harrison Street would be enhanced by providing direct access to the bike storage room. The Board encouraged the applicant to explore a direct connection in order to activate the street corner (CS2-B2, PL3-II).
  - c) The Board encouraged the applicant to work with SDOT to provide a grove of trees within the larger the Harrison/Minor curb bulb (DC4-D4).
  
- 3. East Building along Harrison Green Street.** The Board felt the East Building's response to Harrison Street was less successful than the West Building. The Board agreed that the façade must be elevated to the same level of design to create a unified response to the park.

- a) The Board was supportive of the primary lobby relationship to the fitness center across the alley. The Board recommended that the entrance incorporate a setback and open space to create a front porch (DC1, DC3).
  - b) The Board expressed concern regarding the ground level units facing the park. The Board encouraged other active transparent uses along the façade. However, if residential use was maintained along the façade, a wider setback incorporating stoops must be provided (CS2, PL3-B, PL3-C, PL3-II, PL3-III).
  - c) The Board directed additional public seating should be included along the entire Harrison Street right-of-way and setback space. The space should be designed as eddies of activity, niche seating areas and pockets along the right-of-way (CS2, CS2-I, PL1).
- 4. Minor Avenue N and Pontius Avenue N.** The Board was pleased with the revised ground level design for the units along Minor Avenue N and Pontius Avenue N. The Board supported the two story brick expression with the 3 foot street setback incorporated into raised landscape planter buffers. The Board agreed that the 13 foot stoops with 3 foot planters in the middle responded well to the Early Design Guidance.
- 5. Alley.** The Board was supportive of the residential units along the alley. The Board noted the design evolution appeared to be invested in creating an enhanced alley space.
- a) The Board agreed that the East Building primary entry and the West Building fitness center should be developed with an entry sequence to the alley to help further activate the residential uses along the alley (PL1-B, PL3-A, PL3-B).
  - b) The Board encouraged the applicant to include additional features, such as overhead lights to further activate the space (PL1-B, PL3-A).
  - c) At the Recommendation Meeting, the Board requested a detailed plan and perspectives of the alley demonstrating the treatment of the space. The Board also requested additional details on the location of solid waste staging within the alley (PL1-B).
- 6. Edge Response.** The Board analyzed the response to the Stack House pedestrian connection and the courtyard in the northwest corner.
- a) At the Recommendation Meeting, the Board requested massing graphics including the adjacent context (CS2-C).
  - b) The Board agreed the raised landscape planter was not an adequate response to the terminus of the Stack House walkway. The Board suggested a seating area would be a better response. The seating area should redirect the visual attention back to the axis of the walkway (CS3-A).
  - c) The Board was supportive of the site and architectural response to the northwest courtyard. The Board felt the terraced open space, the return of the brick materials and corner windows responds well to the existing condition (CS3-A).

## DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines are summarized below. 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.

**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-B Adjacent Sites, Streets, and Open Spaces**

**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-3. Full Block Sites:** Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

**CS2-D Height, Bulk, and Scale**

**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.

***South Lake Union Supplemental Guidance:***

**CS2-I Responding to Site Characteristics**

**CS2-I-iv. Heart Locations:** Several areas have been identified as “heart locations.” Heart locations serve as the perceived center of commercial and social activity within the neighborhood. These locations provide anchors for the community as they have identity and give form to the neighborhood. Development at heart locations should enhance their central character through appropriate site planning and architecture. These sites have a high priority for improvements to the public realm. A new building’s primary entry and facade should respond to the heart location. Special street treatments are likely to occur and buildings will need to respond to these centers of commercial and social activity. Amenities to consider are: pedestrian lighting, public art, special paving, landscaping, additional public open space provided by curb bulbs and entry plazas. See full guidelines for Heart Locations

**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.

#### ***South Lake Union Supplemental Guidance:***

### **CS3-I Height, Bulk, and Scale Compatibility**

**CS3-I-i. Facade Articulation:** Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.

**CS3-II-vi. Cascade Character:** Respond to the unique, grass roots, sustainable character of the Cascade neighborhood. Examples of elements to consider include:

- a. community artwork;
- b. edible gardens;
- c. water filtration systems that serve as pedestrian amenities;
- d. gutters that support greenery.

## **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.

#### **PL1-B Walkways and Connections**

**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.

**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-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-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.

***South Lake Union Supplemental Guidance:***

### **PL3-II Human Activity**

**PL3-II-ii. Active Facades:** Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa.

**PL3-II-iii. Coordinate Retail/Pedestrian Activity:** Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.

**PL3-II-iv. Activity Clusters:** Create businesses and community activity clusters through colocation of retail and pedestrian uses as well as other high pedestrian traffic opportunities.

### **PL3-III Transition Between Residence and Street**

**PL3-III-i. Residential Entries:** Consider designing the entries of residential buildings to enhance the character of the streetscape through the use of small gardens, stoops and other elements to create a transition between the public and private areas. Consider design options to accommodate various residential uses, i.e., townhouse, live-work, apartment and senior-assisted housing.

## **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-A-4. Views and Connections:** Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

### **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-B Architectural and Facade Composition**

**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-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.**

***South Lake Union 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-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.

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

**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 **SECOND** Early Design Guidance the following departures were requested:

1. **Minimum Façade Height (SMC 23.48.014):** The Code requires a minimum façade height of 25 feet facing Harrison Street. The applicant proposes a façade height of approximately 14-20 feet.

The Board indicated early support for the departure request for the West Building. The Board did not indicate early support for the departure request for the East Building. The Board agreed that the West Building was more successfully responding to the guidance to create an active, transparent base, with front porch facing the park. The Board noted that the East Building would

need to be designed with the same consideration in order to warrant a departure request from the minimum façade height. The Board felt that if the façade was designed per the guidance the revised design would better meet the intent of adopted Design Guidelines CS2-I Responding to Site Characteristics.

2. **Alley Setback (SMC 23.48.012):** The Code requires portions of a structure greater than 25 feet be setback 1' for every 2' up to a maximum of 15 feet. The applicant proposes portion of the principal structure located in the required setback as represented on page 24c of the 2<sup>nd</sup> Early Design Guidance Packet.

The Board indicated early support toward the setback departure. The Board was supportive of the two massing elements along the alley facing Harrison Street. The Board also supported the intent to create an active alley by locating residential uses along the right-of-way. The Board requested additional study of the alley ground plan design and the relationship of the two upper level masses along the alley. The Board was amenable to the setback departure along the alley if sufficient setbacks were provided along Harrison Street to create an enhanced relationship to the park better meeting the intent SCS2-I Responding to Site Characteristics.

## **RECOMMENDATIONS**

### **BOARD DIRECTION**

At the conclusion of the SECOND EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.