City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN REVIEW

RECOMMENDATION OF THE
NORTHWEST DESIGN REVIEW BOARD

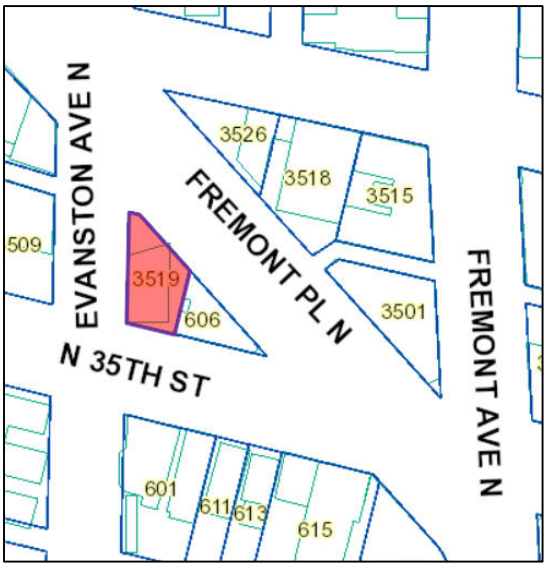
Project Number:	3018992
Address:	3519 Fremont Pl N
Applicant:	John Morefield, Jackson Main Architecture
Date of Meeting:	Monday, May 04, 2015
Board Members Present:	Dale Kutzera, Chair Christopher Bell Emily McNichols Keith Walzak
Board Members Absent:	Marc Angelillo
SDCI Staff Present:	BreAnne McConkie, Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial Three with a 65' height limit (NC3-65)

Nearby Zones: (North) Neighborhood Commercial Two, Pedestrian with a 40' height limit (NC2P-40)
(South) NC3-65
(East) NC2P-40
(West) Industrial Buffer Unlimited with a 45' height limit (IB U/45), Industrial Buffer Unlimited with a 65' height limit (IB U/65)

Lot Area: 4,193 square feet (sq. ft.)



Current Development:

The property contains a two story, 12 unit apartment building with retail below grade. The existing structure was built in 1916.

Site Characteristics:

The subject site is located within the Fremont Hub Urban Village and fronts Fremont Pl N, Evanston Ave N, and N 35th St. The site consists of one parcel that is somewhat unusual in shape due to the irregular street pattern and frontage along three right-of-ways. The property is relatively flat and contains a small amount of vegetation and trees on the northwest corner.

Surrounding Development and Neighborhood Character:

The surrounding development can be characterized as an eclectic mix of architectural styles, building sizes, and uses including single family structures converted to commercial uses, traditional one- and two-story masonry structures with expansive ground floor storefronts, and contemporary multifamily and mixed use development up to 65 feet in height. Nearby uses and building types also include industrial commercial to the west and southwest, as well as low rise residential to the north.

Due to the site's unusual lot shape and orientation as well as its location on Fremont Pl N, a collector arterial, the site is highly visible with heavy pedestrian and vehicle traffic. The site is also in close proximity to several iconic local landmarks including the statue of Lenin across the street to the north, the Fremont Rocket directly to the south, and the Fremont Bridge approximately two blocks to the southeast.

The site is also adjacent (separated by rights-of-way) to three other zones with heights varying from 40 to 65 feet.

Access:

Vehicular and pedestrian access is available from Fremont Pl N, Evanston Ave N, and N 35th St. No parking has been proposed for the project. Proposed service access is from N 35th St.

Environmentally Critical Areas (ECA):

There are no Environmentally Critical Areas onsite.

PROJECT DESCRIPTION

Design Review Early Design Guidance application to allow a 6-story structure containing 45 small efficiency dwelling units above retail space. No parking is proposed. The existing structure is to be demolished.

Project Proposal

The Design Review EDG #1, EDG #2, and Recommendation packets include materials presented at the meetings, and are available online by entering the project number at the following website:
http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

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

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

FIRST EARLY DESIGN GUIDANCE: February 9, 2015

DESIGN DEVELOPMENT

At the First Early Design Guidance meeting, the applicant provided three schemes for the public and Board's consideration. Each of the alternatives followed a similar programming model: ground floor retail primarily along Fremont Pl N and Evanston Ave N, a residential lobby near the southwest corner accessed from N 35th St, small efficiency dwelling units on levels two through six, and rooftop amenity space. No parking was proposed for any of the options.

The proposed massing for Option One, titled by the applicant "Beacon," featured a prominent vertical mass at the corner of Fremont Pl N and Evanston Ave N. The residential access and lobby was proposed at the southwest corner of the building fronting N 35th St. The ground floor primarily consisted of retail with access from Fremont Pl N and Evanston Ave N. This option was code compliant.

Option Two, titled by the applicant "Canopy," included a more permeable structure with smaller retail spaces and covered open-air interior walkways at ground floor. Retail was primarily oriented toward Fremont Pl N and Evanston Ave N. The residential access and lobby was proposed to be located at the southwest corner of the building fronting N 35th St. The massing was generally more simple than options One and Three and characterized by recessed residential balconies along Fremont Pl N and Evanston Ave N with balconies at the prominent corner, as well as open walkways and all levels. This option was code compliant.

Option Three, titled by the applicant "Fabric," was the applicant's preferred option. This option includes a two story podium at ground floor along Fremont Pl N and Evanston Ave N, similar in height and scale to the adjacent and nearby ground floor retail experience. There was a relief in mass between the second and third stories. The ground floor was primarily retail with the

residential access and lobby located on the southwest corner of the building fronting N 35th St, similar to Options One and Two.

PUBLIC COMMENT

Several members of the public were present at the Early Design Guidance meeting. The public comment included the following issues:

- Appreciated the scale of this development in Fremont.
- Expressed support for the two story podium concept shown in Option Three.
- Appreciated the applicant's public outreach and coordination efforts with different community groups.
- Stated support for continuous ground floor retail on all corners and frontages, especially along Fremont Pl N and Evanston Ave N. Generally supported the retail use configuration of Options One and Three.
- Identified retail as the most important component of the project. Expressed support for development that maximized retail on the ground floor and possibly expanded onto the second floor. Would like to see increase in retail height at the ground floor. Described existing building and use as a "missing tooth" in Fremont's otherwise relatively continuous retail experience.
- Smaller, broken up retail in Option Two is interesting but possibly challenging. Supported Option Three retail use configuration because it would be more successful.
- Corner of Fremont Pl N and Evanston Ave N should have a prominent pedestrian retail entry.
- Units on the eastern portion of the building should be larger, possibly reduced in number, to provide more light into the residential spaces.
- Building has no "back door"; all sides of the building are important.

SECOND EARLY DESIGN GUIDANCE: May 4, 2015

DESIGN DEVELOPMENT

At the second EDG meeting, the applicant presented its response to the Early Design Guidance and presented an updated preferred option. The hybrid option incorporated the direction received at the First EDG meeting and featured a 6 story mixed use structure with 48 small efficiency dwelling units with ground floor retail oriented toward Fremont Pl N and Evanston Ave N. Similar to the previous options, the primary residential entry was proposed to be located at N 35th St. The primary residential amenity space was located on the 2nd level adjacent to the existing structure to the east. The new preferred option included a more simplified massing, with projecting balconies located on the northeast elevation and flatiron corner. At this concept stage, the applicant proposed to portray a two story massing similar in height to the adjacent existing structure, primarily through the use of materials including brick and steel beam lintels.

PUBLIC COMMENT

Several members of the public were present at the Second Early Design Guidance meeting. The public comment included the following issues:

- Expressed support for the bicycle facilities and stressed the importance of a wide and direct, straight stair to access the bicycle storage area.
- Reiterated the importance of a distinct two story massing; the two story podium massing presented was not strong enough.
- Ground floor retail should be taller and should match the floor to ceiling heights of the adjacent structure.
- Encouraged more variety and larger units including two and three bedroom units to provide housing for families.
- Stated preference for the building to be reduced from a six story to a five story structure.
- Expressed support for the outdoor amenity space on the second level.
- The ground floor space along 35th street should also be designed as an important front door of the building and should take cues from the retail located across the street.
- Details such as awnings should be designed to emphasize a prominent and continuous retail experience along all frontages; this is especially important along Fremont Pl N.
- Expressed support for the balconies.
- Stated the amenity space as presented was difficult to understand.
- Expressed support for the proposed building height but reiterated the importance of a strong and distinct two story podium massing and taller retail heights.
- Supported the materials concept of a contemporary take on historic materials including a brick base with steel lintels and encouraged the use of the highest level of quality materials as possible.

RECOMMENDATION: May 2, 2016

PUBLIC COMMENT

Members of the public present at the Recommendation meeting provided the following comments:

- The updated design has addressed some of the previous concerns.
- The design is still too busy considering the small size of the site and should be further simplified.
- Would prefer more brick and was not supportive of the modern materials including Equitone.
- Supportive of the one, large retail space.
- Noted the existing street tree has a prominent impact on the site.
- Questioned if the lighting and rooftop ventilation had been accurately portrayed in the renderings.
- Supported the design of the proposal, including the perforated gate and inclusion of bicycle amenities, including a bike channel in the stairway to the bike storage room.
- Questioned the prospective tenants.

- The area has more than just a lumber history which includes eclectic dive bars. This could be referenced in the design by including a large, funky sign similar to the neighborhood context.
- The vertical should not be emphasized and the parapet should be minimized.
- Would like to see more unit diversity.
- The replacement tree should be large caliper.

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.

FIRST EARLY DESIGN GUIDANCE: February 9, 2015

1. Context & Site Response:

a. **Daylight & Relationship to Adjacent Development:** The preferred option included a tapered setback at upper levels between the proposed structure and the adjacent building to the east. At the First Early Design Guidance Meeting, the Board expressed concern with the setback because of the potential lack of daylight and orientation of the lower level units along the eastern side of the building. For the next EDG meeting, the Board directed the applicant to better resolve the relationship between the proposed development and the neighboring building to the east. The applicants should explore options to maximize natural light to all units. Some possible options discussed included reconfiguration or reorientation of eastern units for better north/south daylight exposure or combining units to rely less on eastern light exposure.

The Board also noted that while the eastern façade is highly visible and should be designed as such, the applicant should consider how future redevelopment of the neighboring site may impact the project. (CS1-B-2, CS2-B-1)

2. Massing & Architectural Character:

a. **Podium & Architectural Response:** The preferred design (Option Three) included a two story podium massing wrapping the majority of the building. The Board supported the strong two story massing and its relationship to the surrounding development and noted that the floor-to-ceiling heights on the first two floors should match those of the adjacent building. (CS2-A-2, CS3-A-1, DC2-C-3)

b. **Upper Level Massing & Site Characteristics:** Because the building's location, unique flatiron shape, and relative height to existing surrounding development, the Board indicated that the building would be unique without an iconic "beacon" or other similar architectural element as presented in Option 1. The Board expressed concern with the "busyness" of the upper levels in the applicant's preferred Option and directed the applicant to simplify the massing concept for the upper levels, helping to

reduce the perceived mass and emphasize the unique building shape. For the next EDG meeting, the applicant should provide details including elevations, street level perspectives, and more detailed plans and building cross-sections with dimensions. (CS2-A-1, CS2-B-1, CS2-C-1, CS2-D-1, DC2-A-2)

3. Street Level Interaction & Arrangement of Uses

a. **Street Level Uses:** At the first EDG meeting, the Board generally supported the retail configuration shown in Options 1 and 3 because of its larger size and flexibility. The Board directed the applicant to include transparency and multiple retail entries to activate the street scape and accommodate a variety of potential retail tenants in the future. While the Board showed some interest in the smaller, segregated retail shown in Option 2, there was concern with the ability of those spaces to be successful mostly due to their size. (PL2-B-3, PL3-C-1)

The Board showed general support for the location of the residential entry and lobby and directed the applicant to explore ways to minimize the impact of the adjacent garbage and services facilities on the entry and nearby businesses. (PL3-A-2, PL3-A-4, DC1-C-4)

b. **Bike Facilities:** In all three options, bicycle parking was located in the basement and accessed by elevator and stairs. The Board discussed the importance of convenient access to bicycle parking. (PL4-B-2)

4. Exterior Elements & Materials

a. **Materials.** The Board identified high quality, durable, and attractive materials as important features and directed the applicant to provide additional information on materials inspiration and concepts at the next meeting. The applicant should identify which elements are being drawn on from the precedents they provide. (DC4-A-1, DC4-A-2)

b. **Exterior Elements.** At the First EDG meeting, the Board discussed incorporation of weather protection and coverage and directed the applicant to consider how it might be integrated into the design. Awnings should be explored but may not be a priority depending on their compatibility with the design. (PL2-C-1)

Any planned signage and lighting should add interest to the streetscape and architectural features while enhancing entries and landscaping. For the next meeting, the Board requested additional information on awnings, signage, and lighting. (PL2-C-1, PL3-A-4, DC4-B-1, DC4-C-1)

c. **Open Space**: The Board identified amenity space and landscape and hardscape as important considerations. The applicant should explore multiple options for placement of the rooftop amenity space including shifting it further north. For the next EDG meeting, the applicant should provide additional information on the amenity space as well as plant and hardscape materials. (DC4-D-1, DC4-D-2)

SECOND EARLY DESIGN GUIDANCE: May 4, 2015

1. **Context & Site Response:**
    a. **Daylight & Relationship to Adjacent Development:** The Board supported the updated unit and amenity space configuration in the applicant's preferred option because it maximized daylight to the units and provided a better relationship to the neighboring building while also connecting to the street. (CS1-B, CS2-B)

2. **Massing & Architectural Character:**
    a. **Podium & Architectural Response:** The Board was not convinced by the proposed design and reiterated the importance of a distinct two-story massing and directed the applicant to respond to the floor-to-ceiling heights and datum lines of the adjacent building. This could be achieved by matching the floor-to-ceiling heights of the adjacent building or through the use of design elements to portray similar proportions and datum lines. (CS2-A&B, CS3-A, DC2-A)

    b. **Upper Level Massing & Composition:** The Board expressed general support for the more simplified upper level massing and composition of the applicant's preferred option and encouraged the applicant to explore further simplifying the upper levels. For the Recommendation meeting, the Board requested additional information and detail on the building cornice. (CS2-all, DC2-all)

    c. **Corner:** The Board identified the flatiron corner as a key significant feature of the building and expressed general support for the applicant's design but stated it needed to be further developed and resolved. The Board also discussed alternative solutions including the omission of balconies at that location and/or siting the building closer to the property line. The Board directed the applicant to provide additional details for the Recommendation packet including direct ground level perspectives of the corner facade, elevations, and renderings. (CS2-all, DC2-B)

    d. **Balconies:** The Board expressed general support for the projecting balconies located along Fremont Pl N and appreciated these as accessible outdoor amenity spaces open to all residents of the building. The Board did not support the proposed Juliet balconies and directed the applicant to explore other solutions. (CS2-B, DC2-C)

    e. **Blank Wall:** The Board recognized the east elevation would likely be visible for the foreseeable future and expressed concern with the blank wall portion of that façade. The Board directed the applicant to explore options such as an artistic mural, or use of materials and/or colors to add interest to the blank wall. (DC2-B)

    f. **Height & Mass:** The Board discussed the overall height of the building as well as the height of the sixth level. Some Board members expressed concern that the top floor mezzanine level increased the overall perceived height of the building and created a more top heavy design. The Board also discussed the benefit of the additional height

at the sixth level for a small number of units and contemplated whether or not this additional height would be more beneficial to the design if it were added to the first floor retail to increase the floor-to-ceiling heights. The Board stated that either option could be successfully executed as long as the first two levels of the building were designed to appear consistent with and responsive to the datum lines of the adjacent building. (CS2-B&D, DC2-A,B,&C)

3. Street Level Design & Uses

a. **Street Level Uses:** The Board supported the retail space and configuration presented in the applicant's preferred option, specifically noting the corner entry as an important element. The Board also noted support for the retail transparency. (CS2-C, PL2-B, PL3-A,B,&C)

b. **Fremont Pl N/Outdoor Seating & Landscaping:** The Board expressed concern for the outdoor seating location along Fremont Pl N (EDG #2 booklet dated May 4, 2015, page 17) because it appeared to block the sidewalk creating a conflict for pedestrians. The Board also expressed concern with the use of grasscrete at this location because of the long term viability and maintenance needs of grasscrete in and adjacent to the right-of-way. Overall, the Board supported the general concept of outdoor seating at the location proposed and directed the applicant to work with SDOT to design the outdoor seating area, paving, and landscaping in the right-of-way in a way that would maintain an open and direct pedestrian path. Paving and landscaping should be designed for long term vibrancy and durability. (CS2-B, PL3-C, DC4-D)

c. **Secondary Residential Ingress/Egress:** The Board expressed general support for the location and conceptual design of the recessed residential ingress/egress area located along Fremont Pl N. Specifically, the Board noted that the gate proposed for this location should be durable and designed as an integral artistic element. For the Recommendation meeting, the applicant should provide additional details on this area including street-level perspectives and a detailed floor plan with dimensions. The applicant should also provide additional information and details on the design of the artistic gate. (PL2-B, PL3-A, PL4-B, DC2-C)

d. **Service Uses:** The Board expressed concern with the location and negative impacts of the service uses on the N 35th St and stated a strong preference for the service use area to be fully enclosed. The space should be designed to minimize impacts to the pedestrian environment including adequate screening. For the Recommendation meeting, the applicant should provide additional detail on the service area, including proposed screening materials and a street-level perspective of the N 35th St. street-level façade. The applicant must demonstrate how the service area design will successfully mitigate negative impacts without fully enclosing the space. (DC1-C, DC2-B&C)

4. Exterior Elements & Materials

a. **Materials.** The Board reiterated that high quality, durable, and attractive materials are important features. The Board expressed general support for the materials concept presented at the second EDG meeting including brick and steel as the primary materials on the lower levels. The Board directed the applicant to further explore high quality materials and specifically directed the applicant to consider materials other than fiber cement panels as the primary material for the building. For the Recommendation meeting, the applicant should submit a color and materials board photo in the packet, and a physical color and materials board at the meeting. The materials board should accurately show predominant cladding materials, proportional to the proposed elevation areas. (CS3-A, DC4-A)

b. **Awnings.** The Board identified awnings as a priority element and directed the applicant to integrate the awnings into the building design. For the Recommendation meeting, the applicant should provide additional details of the awnings and proposed weather protection. (PL2-C-1, DC2-C)

c. **Lighting & Signage.** For the Recommendation meeting, the applicant should provide a signage and lighting plan. Lighting and signage should be well thought out and should add interest to the streetscape, enhancing entries and landscaping. (PL2-C, PL3-A, DC4-B-1, DC4-B&C)

RECOMMENDATION: May 2, 2016

1. **Materials:**
   a. There was unanimous Board support for the proposed building materials, detailing, and depth including a quality brick base with wood framed windows and steel lintels, solider course brick detailing along the top of the brick podium. The Board was in agreement that the proposed Equitone material with concealed fasteners for the upper levels, and glass balcony railings is high quality material that suits the building design well. The Board specifically noted and expressed support for the omission of Hardie panel. (DC4-A, DC2-C)

   b. The Board noted that the white vinyl windows on the northern façade were incongruous with the rest of the building composition, highlighting the cladding system instead of integrating the fenestration into the overall composition. The Board recommended a condition to either modify the color of the windows to be darker, similar to the rest of the upper level windows or lighten the area near the white windows to give more of an overall lightness at that location. (DC4-A, DC2-C, DC2-B-1)

2. **Façade Composition:** The Board discussed the overall building composition at length and recognized that the individual facades were generally well composed with the exception of the NW corner and south façade and recommended several modifications. In general, the overall building composition could be further refined and simplified with bolder and more expressive moves with the intent of refining the proportionality and relating the individual facades better to each other. (DC2-B-1, CS3-A, CS2-A)

a. The Board recommended a condition that the proportions of the brick base on the south-facing, N 35th Street façade should be modified to better relate to the other facades and datum of the adjacent building. This could be resolved in a number of ways including possibly a two story brick base to better match the other elevations, introducing a jog in the base to have both a one and two story expression, and/or integrating the vertical art located at the stair tower with the residential SW lobby and base near the corner.

   The Board also noted that the base along the south-facing façade should have the same level of detailing and richness as the other facades including a brick solider course and steel lintels. (DC2-B-1, CS3-A, CS2-A)

b. The Board recommended a condition regarding the northwest corner. As the visually prominent focal point of the building, and the opportunity to better integrate the podium with the upper levels should be better resolved. This could be achieved in a number of ways including possibly pulling the materiality of the upper levels down through the brick base, modifying the corner parapet coping, and/or using the larger scaled corner signage to better integrate the podium with the upper levels. In general, the Board was satisfied with the offset vertical window and larger window at the corner but noted that this was the only place on the building were this asymmetry and modern composition existed. (DC2-B-1, CS3-A, CS2-A, CS2-C-1)

3. Rooftop Features, Stair Tower, & Art:

a. The rooftop canopies above the stair towers appeared additive and separate from the overall building composition. The Board recommended a condition to modify the rooftop canopies with the intent of better integrating them into the overall building composition and noted a possible solution could be to pull the art screen up to the canopies to read as one integrated volume rising taller than the rest of the building and/or tying the canopy soffit into the design of the art screen. The Board echoed public comment and noted that the stair tower canopies could be an opportunity to introduce a more bold and expressive gesture considering the eclectic and artistic neighborhood context including the nearby rocket. (CS2-A, CS3-A, PL2-C-2, DC2-C)

b. The Board expressed concern with the lack of information on the proposed art for the stair tower and recommended a condition that the art be well integrated into the building composition. Any lighting associated with the artistic screening should be designed to minimize light and glare to units within and nearby the project and should not be distracting. (DC4-A-1, DC4-C, DC2-C)

4. Signage:

a. Lighting for signage should be mindful of adjacent units. In general, there was support for a larger scale sign if it was high quality and artistic, similar to the existing eclectic signage character in the neighborhood. Signage could be an opportunity to better integrate the upper levels and the base at the corner. (DC4-B, DC4-C, DC2-C)

DESIGN REVIEW GUIDELINES

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

CONTEXT & SITE

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

CS1-B Sunlight and Natural Ventilation

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

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

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

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

CS2-C Relationship to the Block

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

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

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-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-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.

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.

PL2-C Weather Protection

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

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

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

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

PL3-A Entries

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

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

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

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

PL3-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.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

DESIGN CONCEPT

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

DC1-C Parking and Service Uses

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

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.

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.

DEVELOPMENT STANDARD DEPARTURES

At the time of the Recommendation meeting, no Departures were requested.

BOARD DIRECTION

At the conclusion of the RECOMMENDATION meeting, the Board recommended approval of the project with conditions.

The recommendation summarized above was based on the design review packet dated Monday, May 02, 2016, and the materials provide, shown and verbally described by the applicant at the Monday, May 02, 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 conditions:

Board Recommended Conditions:

1. The white vinyl windows on the northern façade should be darker, similar to the rest of the upper level windows or the area near the white windows should be lightened to be more of an intentional, light expression at that location. (DC4-A, DC2-C, DC2-B-1)
2. Modify the proportions of the brick base on the south-facing, N 35th Street façade to better relate to the other facades and datum of the adjacent building. The brick base should have the same level of detailing and depth as the other facades including a brick solider course and steel lintels. (DC2-B-1, CS3-A, CS2-A)
3. Further develop the northwest corner façade composition to better integrate the podium with the upper levels. This could be achieved in a number of ways including possibly pulling the materiality of the upper levels down through the brick base, modifying the corner parapet coping, and/or using the larger scaled corner signage to better integrate the podium with the upper levels. (DC2-B-1, CS3-A, CS2-A, CS2-C-1)
4. Modify the rooftop canopies above the stair towers to better integrate into the overall building composition and explore opportunities to incorporate the stair tower art and canopies. (CS2-A, CS3-A, PL2-C-2, DC2-C)
5. Further develop the art at the stair tower to be well integrated into the overall fabric of the building and minimize light and glare to units within and near the project. (DC4-A-1, DC4-C, DC2-C)
6. The large-scale signage proposed at the NW corner should be high quality and artistic, similar to the existing eclectic signage character in the neighborhood. Signage lighting should be designed to minimize light and glare impacts to adjacent units. (DC4-B, DC4-C, DC2-C)