



RECOMMENDATION OF THE EAST DESIGN REVIEW BOARD

Project Number: 3019363

Address: 1001 Minor Avenue

Applicant: Ricky Teh, Ankrom Moisan Architects for Holland Partner Group

Date of Meeting: Wednesday, November 18, 2015

Board Members Present: Natalie Gualy (Chair)
Curtis Bigelow
Barbara Busetti
Dan Foltz
Cristina Orr-Cahall

Board Members Absent: Amy Taylor

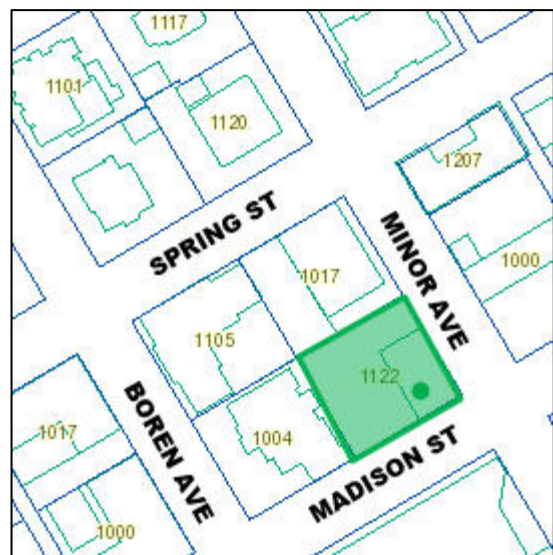
DPD Staff Present: BreAnne McConkie, Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 3 (Pedestrian Overlay) – 160’ height limit (NC3P-160)

Nearby Zones: Highrise (HR)(Northwest)
Major Institution Overlay – 70’ height limit/Neighborhood Commercial 3 (Pedestrian Overlay) – 160’ height limit (MIO-70-NC3P-160) (Southeast)
NC3P-160 (Northeast)
NC3P-160 (Southwest)

Lot Area: 15,360 sq. ft.



Current Development: The project site contains a one-story fast food restaurant with surface parking.

Surrounding Development and Neighborhood Character: The project site is located in the First Hill neighborhood on the northwest corner of Madison St and Minor Ave. Madison St is a designated principal pedestrian arterial street and proposed Bus Rapid Transit route. Minor Ave is generally more residential in character with mature street trees and primarily ground floor residential uses and entries oriented toward Minor Ave.

The site is in a transitional area between existing middle- and high-rise residential development to the north and northwest, commercial and mixed use development along Madison St and health care related and institutional uses to the south and east. These uses include the Swedish Medical Center, First Hill Campus located across Madison St and the Seattle University Campus located approximately two blocks to the east.

The surrounding development and neighborhood character features a mix of building typologies and architectural styles. Many of the residential structures in the area, including the Gainsborough Condominiums and the Marlborough Apartments, are traditional brick masonry structures with ornamental terra cotta accents built in the 1920s and 1930s. Mid-century and contemporary residential structures are also in close proximity to the site. The majority of the development adjacent to the south and east of the site can be characterized as more contemporary, institutional development. The project site is located adjacent to the Stacy Mansion, a wood clad three-story mansion built in the early 1900s, and one of the last remaining links to the original neighborhood history.

Access: The proposed primary pedestrian access to the commercial uses on site is from Madison St and near the corner of Minor Ave and Madison St. The primary residential access is proposed on Minor Ave. Vehicular and service access is proposed from Minor Ave.

Environmentally Critical Areas: There are no Environmentally Critical Areas onsite.

PROJECT DESCRIPTION

The proposal is for a 17-story building containing 205 residential units and 5,200 sq. ft. of commercial space. Parking for 120 vehicles is to be provided below grade.

EARLY DESIGN GUIDANCE April 22, 2015

The packet includes materials presented at the meeting, and is available online by entering the project number at the following 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 DPD:

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

Email: PRC@seattle.gov

DESIGN DEVELOPMENT

At the Early Design Guidance meeting, the applicant provided three schemes for the public and Board's consideration. All three options offered a similar programming model, including a 17-story structure with approximately 5,200 sq. ft. of double height commercial space fronting primarily along Madison St and residential uses on levels two through seventeen. Retail entries in all options were located along Madison St and at the corner of Madison and Minor. The primary residential entry, lobby, and leasing spaces were located on Minor Ave, as were the vehicular and service entries.

Option One was a code compliant option and included a horizontal stacked modulation with no setback along the west façade adjacent to the existing Stacy Mansion. The massing in this option included little modulation along the east, south, and west facing facades. The south and east façades fronting Madison St and Minor Ave included a recessed portion approximately three stories tall, running almost the entire widths of those facades, with the exception of the corner. The recess created a horizontal band around the building, breaking the mass into two larger lower and upper portions. While the modulation in this option was minimal, a change in materials was proposed to emphasize the breaks in massing. This option also included small vertical reveals in the lower and upper massing portions that would also be emphasized using contrasting materials. The north façade adjacent to the Gainsborough Condominiums included a stepped massing, with a 15 foot setback at the first four levels, then stepping back progressively to a maximum setback of 39 foot at the tenth level. This created a series of tiered outdoor amenity spaces adjacent to the neighboring properties. Outdoor amenity space was also proposed for the rooftop.

The massing concept for Option Two included a more monolithic massing concept that emphasized the lower levels along Madison St, the corner of Madison St and Minor Ave, and the upper levels along Minor Ave. Like Option One, this option included a change in materials to emphasize the modulation. These materials would likely be highly contrasting, such as masonry and glass to further emphasize the massing and architectural concept. This option included a five foot setback at the third level along the west façade adjacent to the existing Stacy Mansion. The north façade adjacent to the Gainsborough Condominiums included a more uniform and consistent setback with a 15 foot setback for levels two through four and a 27 foot setback for the remaining upper levels. The primary outdoor amenity spaces for this option were located at level two, five, and on the rooftop. This option would require departures from the required outdoor amenity area, setback requirements, and residential use at street level.

Option Three was the applicant's preferred option. The massing was primarily defined by vertical bays along Madison St and Minor Ave, as well as the larger protruding modulation at the upper levels on the corner of Madison St and Minor Ave. Like the first two options, this option also proposed contrasting materials to further emphasize the modulation. This option included a ten foot setback at the third level along the west façade adjacent to the existing Stacy Mansion. This option proposed the same setback that was presented in Option Two along the north façade adjacent to the Gainsborough Condominiums, 15 foot setback for levels two through four and a 27 foot setback for the remaining upper levels. Like Option Two, the primary outdoor amenity spaces were located at levels two, five, and on the rooftop. This option would require departures from the required outdoor amenity area, setback requirements, and residential use at street level.

PUBLIC COMMENT

At the Early Design Guidance meeting, several members of the public were present. Speakers raised the following issues:

- Supported Option One because it provided more light to the south-facing units in the adjacent building and provided better views to the terraced landscaped amenity spaces.
- Expressed concern with proposed setbacks in Option Two and Three because they blocked light to the adjacent building.
- Expressed support for the conceptual materials presented, including brick and glass. Discouraged the use of corrugated metal.
- Expressed overall support for the project and reiterated the importance of long term vibrancy, durability, and high quality materials.
- Expressed concern with the location and size of the leasing space because of its proximity to the vehicle access and potential to become an inactive, street-level space.
- Would like to see more active street level uses and encouraged the applicant to design the retail and lobby/leasing spaces, specifically those along Minor, in a way that would attract active tenants with extended hours.
- Expressed concern with safety and potential for encampment, specifically at the recessed space near the Stacy Mansion.
- Appreciated and supported the location of the residential entry but expressed concern with the potential for Minor to become the back of house for the building, specifically because of the wide driveway adjacent to the existing driveway to the North.
- Arrangement of uses on Minor should be designed with the pedestrian experience and safety in mind, as presented these spaces lack visual connectivity and have potential to be inactive zones.

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| RECOMMENDATION November 18, 2015 |
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DESIGN DEVELOPMENT

At the Recommendation meeting, the applicant presented an updated scheme that was a hybrid of Option 2 and Option 3 from EDG. The updated scheme included a 17-story residential building with retail at street level and three levels of below grade parking. The retail was primarily oriented towards Madison St. and the primary residential entry and parking access was located on Minor Ave.

PUBLIC COMMENT

At the Recommendation meeting, several members of the public were present. Speakers raised the following issues:

- Noted a Public Realm Action Plan and one mile Swedish public benefit loop is currently underway and being planned for by the City and partners for the location which will result in large volumes of pedestrians and activity on Minor Ave. The interface of this project and the future activity loop is very important and the design of the public and private relationship at grade should recognize and support this planned infrastructure.
- Expressed concerns with safety of the pedestrian environment on Minor Ave and the path adjacent to the vehicle ramp. Noted that the lobby was too large and would rather see street level retail along Minor as it transition into more of a pedestrian thoroughfare in the future.
- Supported the architectural concept and overall building design.
- Encouraged the applicant to reach out to and coordinate with Virginia Mason.
- The proposal is extremely large for the site and will block the light to the Gainsborough Condominium. Would prefer to see the massing further recessed at the southwest corner to maximize light to neighboring development.
- Supported the mix of unit sizes and the inclusion of units that could accommodate families.
- Expressed safety concerns with the trellis design and noted that the trellis should be designed to prevent people from climbing onto it and potentially breaking into units.
- Appreciated that the applicant had responded to the neighborhood's concerns.

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.

EARLY DESIGN GUIDANCE April 22, 2015

1. Height, Bulk, & Scale:

- a. **Siting & Setbacks.** At the time of Early Design Guidance, the Board expressed general support for Option Three, the applicant's preferred option, and stated that either Option Two or Option Three could be successfully executed. The Board supported the 10' setback at the third level along the western façade, as proposed in Option Three, because it better related to the adjacent Stacy Mansion. The Board also supported the more uniform setback along the northern façade as presented in Option Two and Three because it created a better transition to the neighboring residential use and was a better massing solution, creating a less heavy expression compared to the terraced setback presented in Option One. The setback in Option Two and Three would allow for additional sunlight at the lower levels and would avoid a canyon effect that may occur in Option One. **(CS1-B-2, CS2-D, CS3-A-1)**
- b. **Façade Composition & Architectural Character.** The Board supported the residential character that was expressed in the vertical bays presented in the applicant's preferred option, helping to distinguish the building's residential use and contrast to the institutional structures in the area. The Board also noted that the bays and corner modulation have potential to create an overly busy façade and directed the applicant to be mindful of maintaining a simplified composition when further refining the design.

The Board showed general support for the dynamic nature of the façade composition of Option Two and directed the applicant to explore how to create a more dynamic expression similar to what was shown in the precedent imagery while maintaining the residential character and not creating an overly busy façade. While there was some support for the dynamic modulation and façade composition of Option Two, the Board cautioned that Option Two had potential to read as more of an office expression if not successfully executed. **(CS3-A, DC2-A,B,&C, DC4-A)**

2. Safety & Security:

- a. **Designing for Safety.** The Board showed general support for the recessed ingress and egress area at ground floor adjacent to the Stacy Mansion on Madison St but directed to applicant to be mindful of safety and design this space to minimize potential for undesirable uses in this area such as transient camping. **(PL2-B, DC2-C-3, DC4-C-1)**

3. Street Level Uses:

- a. **Minor Ave.** The Board expressed concern with the frontage and location of the leasing space and residential lobby along Minor Ave, specifically because of its potential to be an inactive space, especially after typical business hours. The Board reiterated it was especially important that these street-level residential spaces be active spaces for people, especially because of their proximity to the driveways of both the proposed project and the existing driveway of the adjacent building. The Board directed the applicant to explore innovative and non-traditional layouts for the lobby and leasing area to make the space more active, especially for the spaces adjacent to the windows and street. For the Recommendation Meeting, the applicant should design and arrange the space to be more engaging and animated. This may include moving the leasing spaces away from the windows, exploring non-traditional leasing configurations such as kiosks or mobile leasing, and/or creating more permeability between the leasing and lobby space that would have potential to be more active during nonbusiness hours. For the Recommendation Meeting, the applicant should provide interior renderings of the leasing and lobby space, as well as additional detail on the layout and programming of these spaces. **(CS2-B-2, PL2-B, PL3-A,B,&C, DC1-A)**

Additionally, the applicant should provide details and analysis, including renderings and perspectives, of the driveway and service access located on Minor Ave.

Renderings and analysis should take into consideration the impacts of these uses on the streetscape and should include the adjacent vehicle entry of the neighboring property to the north. **(CS2-B, DC1-B, DC1-C, CS2-C-2)**

- b. **Madison St.** The Board expressed general support for the configuration of the retail spaces in the applicant's preferred option along Madison St and recognized Madison St as a more business-oriented retail corridor. Similar to Minor Ave, the Board directed the applicant to design the retail spaces in a way that would attract more active and engaging tenants that would offer extended hours, catering more to residents and visitors as opposed to primarily nine to five office workers. Specifically, the Board supported the generous 20 foot tall retail heights and directed the applicant to design the spaces to be flexible to accommodate a variety of potential tenants.

The Board also noted that specific attention should be paid to the ground floor corner of Madison St and Minor Ave to ensure the corner is active and animated. **(CS2-B-2, PL2-B, PL3-A&C, DC1-A)**

4. Amenity Spaces:

- a. **Location & Design.** The Board expressed general support for the location of the amenity spaces in the applicant's preferred option. The Board directed the applicant to design the terraced outdoor amenity space on the second and fifth levels as garden-like settings with shade tolerant species and lush landscaping to ensure these spaces were viewed as greenspace, and not just hardscape, from the neighboring adjacent residential units. For the Recommendation Meeting, the applicant should

provide additional details on the landscaping and layout of the amenity spaces, specifically the amenity spaces located on the second and fifth levels. **(CS2-D-5, PL3-B, DC1-A, DC4-D)**

5. Materials:

- a. The Board expressed support for the materials concept and precedent images, including high contrasting application of brick and glass to further emphasize the massing and architectural concept. The Board noted that the architectural concept and expression would be dependent on material application and directed the applicant to take cues from the dynamic and contrasting material application that was shown in the precedent images shown at EDG (page 29).

The Board reiterated the importance of using strong, high quality materials and directed the applicant to ensure the materials were contextually compatible with the surrounding development. **(DC2-B, DC4-A, DC2-C, CS3-A-2&3)**

RECOMMENDATION November 18, 2015

1. Massing & Materials:

- a. The Board expressed unanimous support for the proposal, stating that all elevations had been thoughtfully designed and the project would fit successfully into the neighborhood.
- b. The Board supported the level of detail and high quality materials including brick, composite wood panel, and steel presented.

2. Vehicle Ramp & Security:

- a. The Board discussed the pedestrian path adjacent to the ramp and noted that the design included enough transparency to deter potential loitering and would provide adequate safety but encouraged the applicant to be mindful of safety at that location.
- b. A majority of the Board agreed the trellis proposed over the vehicle ramp provided a desirable residential, human scale and stated support for the integrated lighting into the trellis. One Board member opposed the trellis.
- c. The Board urged the applicant to incorporate safety and security measures into the design of the ramp area including the trellis, noting that the trellis should be designed to prevent people from being able to climb onto it from the adjacent driveway. Physical and technological measures were encouraged and should be included to enhance security near the ramp area.

3. Landscaping & Pedestrian Realm:

- a. The Board encouraged the applicant to work with SDOT and the City to plan for future accommodation of improvements associated with the Swedish Mile Activity Loop tentatively planned for Minor Ave.
- b. The Board supported the ground floor articulation, pedestrian scale, variety of opportunities for retail signage, and flexibility for multiple smaller scaled retail tenants along the Madison Street frontage.

- c. The Board encouraged additional variety and scale for the rooftop landscaping beyond grasses, such as shrubs or larger vegetation.
- d. A majority of the Board supported the green-wall proposed on Madison, specifically because brick was proposed behind the planting and there was not a trellis structure that would be exposed in the event that the green wall was not successful. One Board member did not support the green-wall on Madison.

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](#).

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| CONTEXT & SITE |
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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-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-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.

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

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

PL3-B Residential Edges

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

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

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

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

PL3-C Retail Edges

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

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

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

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-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

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-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

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-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

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-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

The Board's recommendation on the requested departures 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 departures.

At the time of the Recommendation meeting the following departures were requested:

1. **Amenity Area (SMC 23.47A.024.B.2):** The Code requires amenity areas not be enclosed. The applicant proposed up to 50 percent of the required amenity areas be enclosed.

The Board unanimously recommended approval of the amenity area departure to help activate the outdoor amenity space and provide more usable space year-round, better meeting the intent of Guideline DC3 Open Space Concept.

2. **Setback Requirements (SMC 23.47A.014.B.3.b):** The Code requires for each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet. The applicant proposed a single setback of 27 feet above 40 feet in height.

The Board unanimously recommended approval of the setback departure because it resulted in better daylight to the adjacent residential uses and minimized negative impacts of multiple outdoor amenity spaces, better meeting the intent of Guidelines CS1.B Sunlight and Natural Ventilation and CS2.B Adjacent Sites, Streets, and Open Spaces.

3. **Residential Uses at Street Level (SMC 23.47A.005.C.1):** The Code requires residential uses occupy no more than 20 percent of the street-level street-facing façade. The applicant proposed 50 percent of the street-level street facing-façade along Minor Ave be occupied by residential uses (including a lobby, entries, and a leasing office).

The Board unanimously recommended approval of the proposed residential uses at street level and related departure noting that additional retail along Madison St was more desirable and the residential spaces along Minor Ave were designed to be more active and engaging spaces meeting the intent of Guideline PL3.B Street-Level Interaction, Residential Edges.

4. **Site Triangle (SMC 23.54.030.G.1):** For two way driveways 22 feet wide or more, the Code requires a sight triangle on the side of the driveway used as an exit to be kept clear of any obstruction for a distance of 10' from the intersection of the driveway. The applicant proposed a 5'-0" sight triangle at the south side of the driveway, measured from the edge of the driveway to face of the building.

The Board unanimously recommended approval of the proposed sight triangle departure to allow for a stronger street wall along Minor and to reduce the visual impacts of the vehicle ramp consistent with DC1.C.2. Parking and Service Uses, Visual Impacts.

5. **Triangular setback (SMC 23.47A.014.B.1):** The Code requires a setback where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone, forming a triangular setback area. Two sides of the triangle extend along the street lot line and side lot line 15' from the intersection of the residentially zoned lot's front lot line and the side lot line abutting the residentially zoned lot. The Applicant proposed a trellis to be located within the required triangular setback.

Four of the five Board members recommended approval of the proposed trellis located within the required triangular setback departure to reduce the visual impacts of the vehicle ramp consistent with DC1.C.2. Parking and Service Uses, Visual Impacts.

BOARD DIRECTION

At the conclusion of the Recommendation meeting, the Board recommended approval of the project.

The recommendation summarized above was based on the design review packet dated Wednesday, November 18, 2015, and the materials shown and verbally described by the applicant at the Wednesday, November 18, 2015 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the five Design Review Board members recommended APPROVAL of the subject design and departures with no conditions.