City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN REVIEW

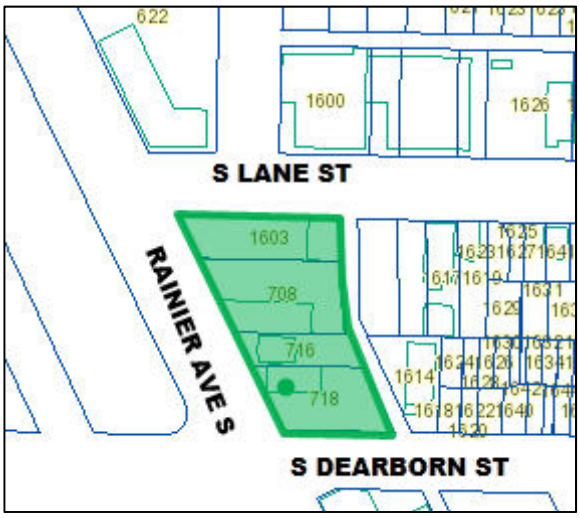
RECOMMENDATION OF THE
SOUTHEAST DESIGN REVIEW BOARD

Project Number:	3019544
Address:	718 Rainier Ave S
Applicant:	Dawn Bushnaq of Bushnaq Studio Architecture + Design
Date of Meeting:	Tuesday, August 09, 2016
Board Members Present:	Julian Weber, Chair Carey Dagliano-Holmes Sharon Khosla David Sauvion
Board Members Absent:	Charles Romero
SDCI Staff Present:	Magda Hogness, Abby Weber

SITE & VICINITY

Site Zone: The site is zoned Neighborhood Commercial (NC2-65) and is located in the 23rd & Union-Jackson Residential Urban Village.

Nearby Zones: The blocks east of the site are zoned Lowrise (LR3) and (LR2). West of the site, blocks are zoned are zoned Downtown Mixed Commercial (DMC 85/65-150). Blocks south of the site are zoned Industrial Commercial (IC-65)



Lot Area: 27,903 sf

Current Development:
Four buildings currently exist on the site. A one story, masonry building, originally constructed in 1946, is occupied by a service use. The other three building are occupied by restaurants and range from one to two stories in height, built in 1900, 1923 and 1985.

Surrounding Development and Neighborhood Character:
The 27,903 sf site is located within the 23rd & Union-Jackson Residential Urban Village.
This neighborhood contains diverse uses, divided between large parcel commercial buildings and parking lots to the north, south and west and smaller-scale residential buildings to the east.

The development immediately surrounding the project site generally consists of auto oriented commercial structures with surface parking. Commercial and light industrial uses dominate the streetscape north, south and west of the site. There is a human services use across South Lane St to the northeast. To the east is a lowrise residential area that includes small scale multifamily, townhouses and single family residences. Current development includes two, four story residential buildings containing 14 residential units east of the site, project number 3017455. To the southeast, along Hiawatha Pl S, are larger scale multi-family buildings which contain small-scale commercial spaces occupied by art gallery, bike shop, dance/fitness studio. Recent development also includes Seattle Goodwill, a four story contemporary form, located across from the project site on Rainier Ave S.

Access:
Existing vehicular access is from Rainier Ave S, S Lane St and S Dearborn St. The adjacent alley is currently unimproved. Pedestrian access is also from the adjacent three frontages.

PROJECT DESCRIPTION
The applicant is proposing a seven story mixed use building containing 148-159 residential units, ground floor retail and below grade parking for 111-182 vehicles. Existing structures to be demolished.

The packet includes materials presented at the meeting, and is available online by entering the project number at this website:
http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

The packet is also available to view in the file, by contacting the Public Resource Center at 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 June 23, 2015

DESIGN DEVELOPMENT

The architect presented an architectural concept and three massing options, all propose similar square footage and use; a seven story structure containing 148-159 residential units over ground floor retail and below grade parking. The concept diagram showed active uses along the frontages, back of house uses along the alley, separated pedestrian, bike and auto entries and the integration of natural systems. All massing options address the constraints of the topography and alley with stepped floor plates aligned with grades to provide accessible entries and opportunities for smaller subdivision.

Referred to as the snake scheme, the massing Option One concentrates the building massing at the site corners in a "Z" shape. The form provides the opportunity for a large elevated landscaped setback on Rainier Ave S that serves as buffer for residents. The architect noted that since the option concentrates massing at corners, the form does not setback at the most active areas of the site.

Massing Option Two, the 'Step scheme', shows rectilinear massing concentrated along Rainer Ave S. The massing creates a strong street wall and modulation is used to break down the scale of the building. Massing setbacks provide a generous space for pedestrian circulation and landscape. For this option, a departure may be required for encroachment on the alley setback.

Compared to the other schemes, the preferred massing Option Three is further informed by the irregular site geometry. Referred to as the Y scheme, the angled form contracts at the middle of site and provides setbacks at southwest corner, bus stop and alley in response to the adjacent Lowrise zone. Projecting bays articulate the form; the locations of these bays are driven by the relationship to the interior and to control passive solar. Similar to the second massing option, a departure for the alley setback is also requested.

PUBLIC COMMENT

The following comments were offered at the EDG meeting:

- Concerned about the height, bulk and scale of the proposal;
- Supported the modulation of the bays of the preferred scheme;
- Supported the increased the landscaping transition and connection to the street shown in the second scheme;
- Commercial street level seemed to be on the right track;
- Would like to see more information about how the other frontages and how the residential lobby is being treated;
- Supported the chamfering of corners to allow sightlines;
- Concerned about the height and scale of the proposal fitting in with the neighborhood and other smaller developments recently proposed;
- Concerned about the alley access creating more drive through traffic on S Dearborn St;
- S Lane St is residential, the building should transition to a more residential character along S Lane St, with uses such as live/work;

- Concerned about the viability and scale of the retail space;
- For the retail space, there doesn't seem to be a lot of pedestrian experience along Rainer Ave S, would like to see more information on the experience of someone parking and walking through the back the house to visit the retail;
- Concerned about congestion and traffic safety in the area;
- Would like to see the design have a residential sensibility to fit in with the neighborhood;
- Curious about the greenhouse;
- Appreciate rainwater harvesting and celebrating this element visually;
- Over the last few years, there has been a significant increase in traffic, and would like to see traffic calming measures.

SDCI Staff also summarized design related comments received prior to the EDG meeting:

- Requested secure long term bicycle parking for residents and usable bicycle parking for visitors;
- Concerned with view loss;
- The treatment of the pedestrian space in front of the new building is an opportunity to really make this area work for pedestrians, and make the whole area a safer and more inviting entry point to our emerging and growing neighborhood;
- Concerned with the pedestrian conditions at the corner of Dearborn and Rainier and preferred the corner solution for Option 2 as it creates ample space to navigate the intersection and wait for the downtown-bound buses.

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.

1) **Massing & Relationship to Context:** The Board deliberated the massing options and discussed as the overall scale and response to the context.
    a. The Board directed the applicant to further develop the massing options; thoughtfully consider the height, bulk, and scale to create pedestrian oriented streetscapes along all street frontages. (Guidelines CS1-C, CS2-B, CS2-C, CS2-D)
    b. Due to zoning transition, the Board recognized that the alley façade will be highly visible. The Board was concerned with the massing along the alley and directed the applicant to develop the options showing consideration and appropriate transitions to the adjacent zone. For this area, the Board noted that Massing Option 2 is the least successful and could be broken up to provide additional modulation, while Option 3 shows more of a successful transition. Create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and proposed development. (Guidelines CS1-C2, CS2-D3, DC2-A)
    c. The southwest corner is visually prominent and the Board recommended distinguishing the corner with massing and ground level treatment. Expand the

south setbacks and erode the massing at the corners. (Guidelines CS2-B, CS2-C, DC2-A)

2) **Architectural Concept & Frontages.** Recognizing that the project is charged with setting the tone for the neighborhood, the Board gave direction on the frontages and architectural concept.
    a. Acknowledging that the texture and modulation along Rainier Ave S seems successful in expressing the form and scale, the Board directed applicant to develop the concept for the other frontages to ensure are facades are well proportioned, in particular when viewed from the street. (Guidelines CS2-B, DC2-B, DC2-D2)
    b. The Board strongly appreciated and supported the greenhouse concept. (Guideline CS1)
    c. The Board also supported the configuration of the corridors, which provide daylight for interior circulation. (Guideline CS1-B)

3) **Street Level Uses, Transitions & Landscaping:** The Board recommended the design respond to the different character of each street frontage and gave direction on the proposal's edges and transitions. (Guidelines CS2-B, PL1)
    a. Recognizing the southwest corner is a busy intersection, the Board stressed the importance of the southwest corner treatment to create pedestrian oriented streetscapes. The Board recommended softening the transition with landscape and pedestrian amenities to engage and interact with the streetscape while also developing the design with clear sightlines for pedestrian safety. (Guidelines CS2-B, CS2-C1, PL1-B, PL2-B)
    b. The Board was concerned with the character of the S Lane St frontage and urged the applicant to develop the scale and treatment of this edge. Consider how the commercial wraps the corner and provide residential character to relate to the context. (Guidelines CS2-B, PL2-B-3, PL3)
    c. Along Rainier Ave S, the Board would like to see development of pedestrian amenities. Consider overheard protection and building integration with the bus stop to provide a comfortable walking environment. (Guidelines PL2-C, PL3-C, PL4-C2)
    d. Acknowledging that the neighborhood is lacking the softer landscaping, the Board noted the Goodwill building has set a good precedent and sets the newer context. The Board directed the applicant to study this precedent, develop and provide generous landscaped spaces. (Guidelines DC3-C, DC4-D)

SECOND EARLY DESIGN GUIDANCE August 11, 2015

PUBLIC COMMENT

The following comments were offered at the second EDG meeting:

- Appreciated that the applicant team met with the community.
- Supported vehicle access from both directions of the alley.
- Pleased that the traffic was being monitored and surrounding routes are being studied.
- Would like to see the bus stop moved north, to allow room for buses to clear the intersection.

PRIORITIES & BOARD RECOMMENDATIONS

After 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.

1) **Massing & Relationship to Context:** The Board discussed the previous massing options and commended the applicant for the thoughtful study and development of massing Option Four. The Board preferred this massing option as the form built upon the best qualities of the previous massing options, the angled Rainier massing previously shown in massing Option Three and more generous Rainier/Dearborn corner setbacks presented in massing Option Two. The Board directed the applicant to proceed with this preferred option.
    a. The Board unanimously supported the added upper and lower massing setbacks along the street frontages and the alley since the massing better responds to the adjacent context and zone transition. (Guidelines CS1-D1, CS2-D3, DC2-A)
    b. The Board strongly supported the development of the southwest corner which showed distinct massing and expanded street level setbacks to address concerns about site circulation and massing. (Guidelines CS2-C-1, DC2-A, PL1, PL2)

2) **Architectural Concept & Frontages.** The Board gave direction on the architectural concept and the frontages.
    a. The Board appreciated the nod to the Lowrise development to east with the gabled roof form. The Board was concerned however with how the sloped clearstory roof relates to the overall architectural concept and recommended the applicant thoughtfully design this transition to relate to the expression of the building. (Guidelines CS2-D3, DC2)
    b. The Board approved of a dynamic concept/treatment of the projecting bays as it has the potential to add another layer of articulation to the façade. (Guidelines DC2-A-2, DC2-D-2))

3) **Street Level Uses, Transitions & Landscaping:** The Board gave direction on the proposal's corners, edges and transitions.

a. The Board unanimously supported the differentiation of the southwest corner which included the two story transparency to engage with the streetscape and provide clear sightlines for pedestrian safety. Noting that the NW corner is the tallest section of the project, the Board recommended exploring ways to break up the perceived height of the massing in this area. (Guidelines PL1-B, PL2-B-3, PL3-C-1, DC2-A-2)
b. The Board was supportive of the thoughtful approach to the varied street frontages including the development of the S Lane St frontage. The added commercial and live work areas, glazing and stoops to provide a transition to the residential character context. (Guidelines CS2-B, PL2-B-3, PL3)
c. The Board approved of the pedestrian amenities along Rainier Ave S including the overheard protection and building integration with the bus stop to provide a comfortable pedestrian environment. (Guidelines PL2-C-1, PL3-C, PL4-C2)
d. The Board also supported the landscape and scored surface at the alley to create a safe and comfortable environment for pedestrians. (Guidelines PL2, DC4-D)

RECOMMENDATION August 9, 2016

PUBLIC COMMENT

The following comments were offered at the Recommendation meeting:

- Supported the project and noted the evolution since EDG is positive.
- Supported the live-work on the northeast corner and found it was a good use of the typology; however, not supportive of live-work uses along Rainier.
- Would like to see commercial uses along Rainier, rather than live-work; would like to see flexible interior design of live-work units so they have the opportunity to be converted to commercial/retail.
- Supported the articulation of the massing into smaller forms; appreciated how each façade is responsive to the street it's fronting.
- Supported the added setbacks and galley and outdoor seating.
- Appreciated how the bus shelter has been appropriated into the design.
- Would like to see the corner of Rainier and Dearborn redesigned to present a sense of gateway.
- Supported the requested departures.
- Pleased with the openness of the ground floor and the podium garden.
- Noted the revised massing loses the sense of reduced scale at the street edge and the expression of the corner of Rainier and Dearborn; would like to see the corner emphasized.
- Would like to see more opening towards the NE and alley and widened stairs.
- Would like to see additional terracing to reduce perceived height.
- Supported the different façade language and the proportion changes from EGD along the east elevation.
- Supported the proposed alley improvement.

- Would like the applicant to consider the visibility of the rooftop (mechanical equipment, etc.) from uphill vantage points.
- Would like the applicant to research planned transportation improvements along Dearborn so that the alley vehicle travel is considered.
- Supported the commercial spaces and open landscape.
- Concerned about debris generated along Rainier.

PRIORITIES & BOARD RECOMMENDATIONS

1) **Massing & Relationship to Context:** The Board discussed the evolution of the proposed massing option from the Second EDG massing option last reviewed by the Board.
    a. The Board was concerned that the modified massing along the north and east alley façades do not adequately respond to the zone transition and recommended a condition to provide an additional massing zone transition, potentially by stepping down the corner further as shown Second EDG massing, to break up the scale of the proposal. (Guideline CS2-D-3)
    b. The Board also agreed that additional articulation along the alley façade should be provided in order to establish a scale appropriate to the adjacent residential zone, and recommended this change as a condition. (Guideline CS2-D-3)
    c. The Board agreed that the four story brick mass along Dearborn appropriately reduces the massing as the street transitions into a residential zone. (Guidelines CS2-D-3, CS2-D-5, DC2-A-2)

2) **Rainier and Dearborn Corner:** The Board was concerned that modified corner expression lost the boldness shown in the previous iteration and as a result does not adequately address to the perceived gateway. The Board agreed the highly visible corner should read as a gateway from a distance, as approached by vehicle, and respond to the pedestrian scale and recommended enhancing the corner expression by increasing the perceived height with careful detailing as a condition. (Guideline CS2-C-1)

3) **Architectural Composition & Frontages:** The Board provided direction on the proposal's scale and texture, and street frontages.
    a. The Board expressed concern about the lack of visual differentiation between the two masses and their facades along Rainier. The Second EDG massing included projecting bays on the northern mass which the Board agreed added visual interest, reduced the sense of scale, and distinguished the two masses from one another. The Board recommended a condition to incorporate secondary architectural elements to add visual interest to these facades. (Guidelines DC2-A-2, DC2-D-2, DC4-A-1)
    b. The Board acknowledged that the proposed fenestration adds interest to the design; however, the glazing change is too subtle a strategy to replace the previous projecting bays. (Guidelines DC2-A-2, DC2-B-1, DC2-C-1, DC2-D-2)
    c. The Board expressed concern regarding the single story articulation of the ground floor and the relationship to grade changes along Rainier. The Board noted the ground floor height appears inadequate as Rainier slopes uphill from the corner

and agreed increasing the perceived height at the Rainier and Dearborn corner will also increase height of the single story datum line. (Guidelines CS1-C-2, CS2-B, CS2-D-2)

d. The Board supported the setback of the live-work units along Rainier, and the creation of a buffered pedestrian area. (Guidelines DC2-D-1, DC3-A-1, DC3-B, DC3-C-2)

4) **Live/Work Street Level Uses:** The Board was concerned about the location of the live-work units along Rainier, and acknowledged the public comment raised regarding the value and feasibility of live-work uses in this community. The Board recommended a condition to design these spaces to maximize future flexibility of internal uses and spatial configurations. (Guidelines DC1-A-3, DC2-E-1)

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 Recommendation meeting the following departures were requested:

1. **Nonresidential Street-Level Requirements (SMC 23.47A.008.4):** The Code requires non-residential uses at street level to have a floor to-floor height of at least 13 feet. The applicant proposes a commercial mezzanine with an 11' floor to floor at the S Lane St location.

   The Board unanimously recommended approval of the departure since the design allows for the potential to integrate smaller retail spaces into the massing, providing more opportunities for a porous edge. The resulting design better meets Design Guideline PL3-C-1.

2. **Nonresidential Street-Level Requirements (SMC 23.47A.008.4):** The Code requires non-residential uses at street level to have a floor to-floor height of at least 13 feet. The applicant proposes a live work unit mezzanine with an 11' floor to floor.

   The Board unanimously recommended approval for the departure since the added live work mezzanine space has the potential to provide eyes on the street and street level interaction. The resulting design better meets Design Guidelines PL2-B-1 and PL3-B.

3. **Nonresidential Alley Setback Requirements (SMC 23.47A.014.B.3):** The Code requires structures containing a residential use across an alley from a residential zone to provide a 15' setback for portions of structures between 13 feet to 40 feet. The applicant proposes a triangular 37 square foot encroachment upon the required setback.

The Board unanimously recommended approval for the departure since the encroachment upon the required setback allows for a more appropriate response to the changing grade along the alley. The resulting design better meets Design Guideline DC2-A.

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.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

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

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-C Relationship to the Block

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

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.
CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.
CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.
CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.
CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

PUBLIC LIFE

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

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.
PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.
PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

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-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.

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-B Residential Edges

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

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

PL3-C Retail Edges

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

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

PL4-C Planning Ahead For Transit

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

DESIGN CONCEPT

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-D Scale and Texture

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

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

DC3-A Building-Open Space Relationship

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

DC3-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-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.

BOARD DIRECTION

At the conclusion of the RECOMMENDATION meeting, the Board split 2-2 on moving the project forward. After the meeting, SDCI staff recommended approval of the project with the conditions recommended by the Board.

The recommendation summarized above was based on the design review packet dated Tuesday, August 09, 2016, and the materials shown and verbally described by the applicant at the Tuesday, August 09, 2016 Design Recommendation meeting. After considering the site and context, and reconsidering the previously identified design priorities and reviewing the materials, the two Design Review Board members recommended APPROVAL of the subject design and four Design Review Board members recommended APPROVAL of the departures with the following condition.

1. **Provide an additional massing zone transition along the north and east alley façades.**
2. **Incorporate additional articulation along the east alley facade in order to establish a scale appropriate to the adjacent Lowrise zone.**

3. **Enhance the corner of Rainier and Dearborn by increasing the perceived height with careful detailing to establish a gateway presence which also relates to the pedestrian scale.**
4. **Incorporate secondary architectural elements into the façades along Rainier (beyond the glazing differentiation shown) to add visual interest and reduce the sense of scale.**
5. **Design flexibility into the spatial configurations of the live-work units along Rainier so that they may remain be converted to commercial uses as the demand increases.**