



## RECOMMENDATION OF THE WEST DESIGN REVIEW BOARD

Project Number: 3019939

Address: 200 9<sup>th</sup> Avenue North

Applicant: Jodi Patterson-O-Hare , Permit Consultants NW

Date of Meeting: Tuesday, June 16, 2015

Board Members Present: Katherine Idziorek, Acting Chair  
Janet Stephenson  
Homero Nishiwaki  
Boyd Pickrell

Board Members Absent: Christine Harrington

DPD Staff Present: Holly J. Godard

### SITE & VICINITY

Site Zone: Seattle Mixed 160/85-240

Nearby Zones: (North) Seattle Mixed 160/85-240  
(South) Seattle Mixed 24/125-400  
(East) Seattle Mixed 160/85-240  
(West) Seattle Mixed 160/85-240

Lot Area: 21,600 square feet



**Current Development:**

Current development is a light manufacturing building and parking area.

**Surrounding Development and Neighborhood Character:**

The area is a mix of midrise residential uses and commercial buildings. Denny Park is cater-cornered to the southwest.

**Access:**

Access is available on 9<sup>th</sup> Avenue North or John Street.

**Environmentally Critical Areas:**

There are no Environmentally Critical Areas (ECA) identified on the site.

**PROJECT DESCRIPTION**

The project proponents plan to build a mixed-use 7- story development with approximately 130 residential units, ground level commercial areas and underground parking for approximately 94 vehicles.

**EARLY DESIGN GUIDANCE June 16, 2015**

The packet includes materials presented at the meeting, and is available online by entering the project number (3019939) at this website:

[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp).

The packet is also available to view in the file, by contacting the Public Resource Center at DPD:

**Mailing Public Resource Center**

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

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

**DESIGN DEVELOPMENT**

The architect presented urban context information, transportation planning information and South Lake Union planning framework information culled from several City planning documents. A strong concept was presented with a focus on the important site relationship to the

immediate area and especially Denny Park. Area context and site opportunities and constraints were presented.

Three massing alternatives were presented for this one block site. Site design priorities include creating a strong building to park relationship with Denny cater-corner to the site. Ground level commercial uses, lobby entry and leasing is considered along John Street and 9<sup>th</sup> Avenue North. Alley access is proposed in all schemes.

Alternative A is a “C” shaped building with building massing pushed to the rights of way, west and south, and a courtyard opening along the alley at the second level.

Alternative B flips the idea and locates the second level courtyard on to 9<sup>th</sup> Avenue North in a “reverse C” scheme. Ideas on commercial and residential entry locations were discussed.

Alternative C brings the building mass back to the rights of way and extends the courtyard at the alley to the north for a large open area at the second level. Building facades are contemplated to show “chunks” of massing; 9<sup>th</sup> Avenue North, corner expression, John Street.

## **PUBLIC COMMENT**

No public comment was offered at the meeting.

## **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 June 16, 2015**

#### **1. Pedestrian-Building Experience**

The Board gave guidance to create a high quality pedestrian experience along the street and building interface.

- a) Explore an open space concept at grade with an open space courtyard experience accessible from street grade.
- b) Provide more detailed concept exploration of the proposed linear “sidewalk extension” to communicate its usefulness for accessibility, numbers of pedestrians and the blending concept with the public sidewalk, or separation, if a short wall is proposed.

- c) The preliminary corner architectural expression is useful at that location as it feels the café and sidewalk café concept is an extension of Denny Park. (CS2 B, SLU I iv, PL3 A PL3 SLU II, PL1 B2, PL1 SLU III I, PL2 A, PL2SLU I, PI3 C PI3 SLU I,II.)

## **2. Architectural Form**

The Board was interested in seeing the building concept more fully developed.

- a) Provide fully articulated 3-part building forms “chunks” by developing the concept to address John Street, the project corner, and 9<sup>th</sup> Avenue North.
- b) Continue developing the corner building element to be an eye-catching concept as viewed from the park and neighboring blocks.
- c) Continue using a restrained building “language” in form and materials. (CS2 C, CS2 SLU I, CS2 D, DC2 B, D,)

## **3. Appropriate Street Level Uses**

The Board wants to see further exploration of appropriate street level uses and locations to encourage street level activity.

- a) Retain the corner café concept and preliminary transparency ideas at the corner.
- b) Retain retail along 9<sup>th</sup> and the residential entry along John Street.
- c) Explore alternative options for the fitness center use along John to provide a use that will activate the sidewalk-building relationship.
- d) Fully consider other uses and access issues and their street presence including safe bicycle access, additional retail, and leasing office. (PL4B, DC1 A,B)

## **4. Landscaping for Design Continuity**

The Board was interested in the initial ideas of horizontal and vertical landscaping.

- a) Explore and develop a clear and rich landscape concept that works in the expanded landscape plan in the right of way and continues up the building corner (in concept or actually) to the roof top deck as suggested.
- b) Provide a full and striving landscape plan for the 2<sup>nd</sup> level terrace with maximum outdoor space for the units and some space available for the general building residents.
- c) Create useful landscape “rooms” for both the private and semi-private areas.
- d) Consider the maintenance and irrigation needs of selected plants and design implications. (DC3 A, B , C, DC3 SLU I )

## 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

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

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

##### **CS2-I Responding to Site Characteristics**

**CS2-I-i. Views:** Encourage provision of “outlooks and overlooks” for the public to view the lake and cityscapes. Examples include provision of public plazas and/or other public open spaces and changing the form or facade setbacks of the building to enhance opportunities for views.

**CS2-I-iii. Gateways:** Reinforce community gateways through the use of architectural elements, streetscape features, landscaping and/or signage. Gateways can be defined through landscaping, artwork, and references to the history of the location that create a sense of place. Gateways are transition locations, places that mark entry or departure points to a neighborhood for automobiles and pedestrians. They are sites that create opportunities for identification, a physical marker for the community to notice they are entering a special place. Methods to establish gateways should consider the site’s characteristics such as topography, views or surrounding building patterns. Elements could include building out to meet the corner where appropriate, or tools such as:

- a. setbacks to allow for pedestrian friendly spaces;
- b. signage;
- c. landscaping;
- d. artwork;
- e. facade treatments.

**CS2-I-iv. Heart Locations:** Several areas have been identified as “heart locations.” Heart locations serve as the perceived center of commercial and social activity within the neighborhood. These locations provide anchors for the community as they have identity

and give form to the neighborhood. Development at heart locations should enhance their central character through appropriate site planning and architecture. These sites have a high priority for improvements to the public realm. A new building's primary entry and facade should respond to the heart location. Special street treatments are likely to occur and buildings will need to respond to these centers of commercial and social activity. Amenities to consider are: pedestrian lighting, public art, special paving, landscaping, additional public open space provided by curb bulbs and entry plazas. See full guidelines for Heart Locations

## PUBLIC LIFE

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

#### **PL1-A Network of Open Spaces**

**PL1-A-1. Enhancing Open Space:** Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

**PL1-A-2. Adding to Public Life:** Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

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

**PL1-B-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-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.

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

#### **PL1-I Human Activity**

**PL1-I-ii. Pedestrian Network:** Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods. Transportation infrastructure should be designed with adjacent sidewalks, as development occurs to enhance pedestrian connectivity.

### **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-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.

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

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

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

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

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

<b>DESIGN CONCEPT</b>
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**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 Façade Composition**

**DC2-B-1. Façade Composition:** Design all building façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades 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 façades 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 façades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

**DC2-C-2. Dual Purpose Elements:** Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

**DC2-C-3. Fit With Neighboring Buildings:** Use design elements to achieve a successful fit between a building and its neighbors.

**DC2-D Scale and Texture**

**DC2-D-1. Human Scale:** Incorporate architectural features, elements, and details that are of human scale into the building façades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

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

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

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

**DC3-A Building-Open Space Relationship**

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

**DC3-B Open Space Uses and Activities**

**DC3-B-1. Meeting User Needs:** Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

**DC3-B-2. Matching Uses to Conditions:** Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

**DC3-B-3. Connections to Other Open Space:** Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

**DC3-B-4. Multifamily Open Space:** Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

**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.

**DC3-C-2. Amenities/Features:** Create attractive outdoor spaces suited to the uses envisioned for the project.

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

**DC3-I Landscaping To Reinforce Design Continuity With Adjacent Sites**

**DC3-I-i. Sustainable Landscaping:** Encourage landscaping that meets LEED criteria. This is a priority in the Cascade neighborhood.

**DC3-I-ii. Native Vegetation:** Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.

**DC3-I-v. Lighting:** Reference the City of Seattle Right Tree Book and the City Light Streetscape Light Standards Manual for appropriate landscaping and lighting options for the area.

**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 Early Design Guidance no departures were requested.

## **BOARD DIRECTION**

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

At the next meeting the Board would like to see the concept C more fully and graphically articulated:

- Show a unified response to the basic concepts.
- Show how the facades are expressing the "3 chunk" concept and relationships to the streets and park.
- Provide more detail on how the vertical planting concept will be achieved.
- Articulate the façade expression indicating the residential entry.
- Provide details on the narrow sidewalk extension along 9<sup>th</sup> Avenue North; uses, accessibility, etc.
- Bring more building views from 20 to 30 feet height.

## **MUP Submittal**

The applicant applied for the Master Use Permit August 6, 2015.

## **RECOMMENDATION MEETING– December 16, 2015**

### **PUBLIC COMMENTS:**

Two member of the public were present. Their comments focused on the following:

1. Ninth Avenue is a very important thoroughfare
2. Ninth Avenue should have good pedestrian level lighting.

### **DESIGN BOARD DELIBERATIONS:**

The Board discussed items related to ground level commercial entries, the corner building element, landscaping concept, grade and access response, lighting, departures, uses at ground level and landscaping. The Board studied the two street façade designs and organizing elements

and formulated direction for the applicant to revise the 9<sup>th</sup> Avenue façade. The Board thought that the building would be a important addition to the neighborhood. They thought the building relationship to the park was well conceived and executed. They discussed the open spaces for residents and clarified several questions about the nature of the building and street relationships on both streets. The Board discussed the 9<sup>th</sup> Avenue North façade composition and came to some direction for the applicant. The Board discussed the protruding residential entry vestibule on John Street and directed the applicant to redesign the vestibule, entry and flanking areas to be highly secure for residents. The Board thought more active uses should be located at the lobby. Conversely the Board explored ideas to screen the fitness center from the pedestrian realm at the southeast corner. The Board asked the applicant to provide an interior use other than windows into the fitness center such as an art installation or other lobby related use next to the street level windows.

The Board discussed the design departures shown in the matrix below. They felt the applicant had demonstrated that the departures help the project better meet guidance from the early design guidance meeting.

Departures

The applicant proposed development standard departures as shown in the matrix below.

	<i>Development Standard</i>	<i>required</i>	<i>Proposed</i>	<i>Departure amount</i>	<i>Board Action</i>
1	SMC 23.48.014.A Minimum Façade Height on John Street	25 feet	11 feet	14 feet	Recommend approval
2	SMC 23.48.014.A Minimum Façade Height on 9 <sup>th</sup> Avenue N.	15 feet	11 feet	4 feet	Recommend approval
3	SMC 23.48.024 Landscaping Standards	Plant landscaping in the setback area	Hardscape in a majority of the setback area.	1836.5 square feet.	Recommend approval

Board Recommendation:

The recommendation summarized above was based on the design review packet dated December 16, 2015 and the materials shown and verbally described by the applicant at the Design Recommendation meeting. After considering the site and context, hearing public comments, reconsidering the previously identified design priorities and reviewing the materials, the four (4) Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Provide more façade relief between the large dark 9<sup>th</sup> Avenue North façade frame and the background façade.(DC2-B, DC2-C1)
2. Provide larger canopies along 9<sup>th</sup> Avenue North. (DC2-C)
3. Redesign the John Street entry vestibule to create a more active street relationship, more architectural interest, and active lobby. Extend the lobby along the façade to the alley and install high interest art or other use to screen the building use (currently proposed to be fitness center) at the southeast corner.(PL3-A, PL3-II-ii, PL3-III)