RECOMMENDATION OF THE SOUTHEAST DESIGN REVIEW BOARD

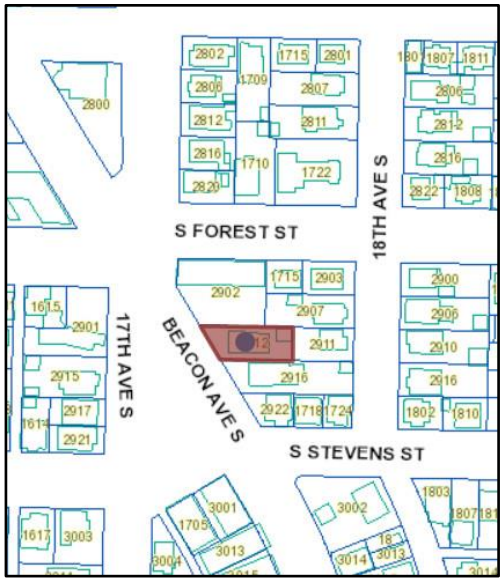
Project Number:	3019955
Address:	2912 Beacon Avenue South
Applicant:	Mark Johnson for Signal Architecture and Research
Date of Meeting:	Tuesday, February 27, 2018
Board Members Present:	Julian Weber (Chair) Carey Dagliano Holmes Sharon Khosla Charles Romero David Sauvion
Board Members Absent:	None
SDCI Staff Present:	Crystal Torres

SITE & VICINITY

Site Zone: NC2P-40

Nearby Zones: (North) SF 5000
(South) LR2
(East) NC2-40 and SF 5000
(West) NC2-40 and NC1P-40

Lot Area: 5,712 SF



Current Development:

The midblock site currently contains 3 single family homes and a parking lot.

Surrounding Development and Neighborhood Character:

The site is located south of the intersection of South Beacon Avenue and South Forest Street within the North Beacon Hill Residential Urban Village and Beacon Hill Family Bicycle and Pedestrian Circulation Plan. The site located near the Beacon Hill Station, Beacon Hill Library, and historic Beacon Hill First Baptist Church. The project site consists of 3 tax parcels situated as a through block site. One tax parcel fronts the Beacon Avenue South commercial corridor and the two east parcels front 18th Avenue South. Across 18th Avenue South, the zoning changes from Neighborhood Commercial (40' height) to Single Family (30' height). As such, there are two distinct characters on each frontage; an evolving commercial corridor along Beacon Avenue South and an established single family neighborhood across 18th Avenue South. The surrounding architectural character includes a mix of 1-2 story craftsman style single family homes and 3-4 story turn-of-the century traditional brick apartment buildings. New development along Beacon Avenue consists of mixed used use building with commercial spaces along the ground floor and residential.

Access:

Existing vehicular access is from both Beacon Avenue South and 18th Avenue South. The proposed plan will include 23 below-grade parking spaces with access along 18th Avenue South.

Environmentally Critical Areas:

No mapped environmentally critical areas.

PROJECT DESCRIPTION

The application is for a 4 story structure containing 72 residential units above 1100 square feet of commercial space. Parking for 24 vehicles and 23 bike stalls to be provided below grade. Existing structures to be demolished.

The design packet includes information 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 March 22, 2016

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned with the proposed size of the commercial spaces. Suggested one larger space in lieu of two smaller commercial tenants or constructing the commercial space to allow for flexibility of two separate space or a combined larger space.
- Concerned with the bulk and scale of the proposed massing, specifically along the 18th Avenue South frontage. Suggested eroded the massing along this street frontage to reduce the bulk and scale and create a more compatible massing.
- Concerned with impacts to the pedestrian and bicycle safety/functionality along 18th Avenue South. Suggested minimizing the garage entry as much as possible.
- Concerned with the compatibility of the proposed massing with the single family neighborhood across 18th Avenue South.
- Concerned with the north edge and proposed setback (from the project for the proposed development to the north located at 2901 Beacon Avenue South).
- Concerned with the 18th Avenue South street frontage and massing. Suggested pushing the commercial portion of the building to the minimum setback allowed and provide a greater setback along the 18th Avenue South frontage.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: http://web6.seattle.gov/dpd/edms/

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. Height, Bulk, Scale/Massing and Design. The Board expressed concerns that the applicant had not yet fully explored design and massing solutions which adequately responded to the site conditions and surrounding context. The Board requested that the applicant return for a second EDG and directed the applicant to provide 3 distinct options. The Board offered the following guidance:

a. The Board directed further development the massing and design of the proposed development to respond to the distinct character along each street frontage. **CS2-I-i**

b. The Board suggested the applicant explore splitting the massing into two buildings which would allow for more opportunities for light/air access as well as the potential for a courtyard/amenity space. In addition, a two building configuration may create a

better solution to the future development on adjacent properties. **CS2-B-1; CS2-D-2; CS2-III-I; CS2-III-ii**

c. The Board suggested pushing the commercial portion to the street edge; creating a continuous commercial façade along Beacon Avenue and pulling back the building along 18th to further reduce the bulk/scale of the building along the residential street. **CS2-B-2; CS2-C-2; CS2-D-1**
d. The Board encouraged further development of the 18th Street façade to create a stronger compatibility with the residential character across the street. Specifically, the Board encouraged the applicant to erode the massing as a means to reducing the bulk and scale. **CS2-D-3; CS2-D-4; CS2-D-5; CS2-III-v; CS2-III-vii, Beacon Hill DC2-I**
e. Board members expressed concerns with the 18th Avenue street façade appearing like too much like the back side of the building. The Board encouraged the applicant to explore a different typology along 18th Avenue in order to create a more fluid transition from NC to the single family homes across the street. The Board suggested integrating street entries for the ground floor units; creating "eyes on the street" and improving safety/security. **CS2-D-3; CS2-D-4; CS2-D-5; CS3-A-3; PL2-B-1**; **PL3-A-2-4; PL3-B-2; Beacon Hill PL3-II**
f. Board members noted that the articulation of the north and south facades were better articulated in scheme B than in the preferred scheme.

2. Commercial Use/Commercial Entry

a. The Board supported the highly glazed commercial entry and two story gesture and directed the applicant to carry this feature into future iterations. **CS3-A-2; CS3-A-4; PL2-B-3; PL3-C-1-2; Beacon Hill PL3-I**
b. The Board expressed general support for the articulation of the commercial entry as shown in the provided character sketches with the integration of Board suggestions for the Beacon Avenue South frontage. **Beacon Hill CS3-I-ii; CS3-I-ii**
c. The Board expressed concerns with the scale of the commercial space in relation to the scale of the building. The Board encouraged the applicant to explore creating larger commercial spaces or designing for a flexible commercial space that could be combined dependent upon the tenant needs. **DC1-A; DC2-E**

3. Garage Entry/Pedestrian Safety. The Board directed the applicant to further resolve the garage entry focusing on minimizing sidewalk interrupt and visual impacts, and resolving how garage pickup/drop-off would function. **DC1-B; DC1-C; Beacon Hill DC1-I**

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 **FIRST** Early Design Guidance no departures were requested.

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the FIRST EARLY DESIGN GUIDANCE meeting, the Board recommended the project return for another meeting in response to the guidance provided.

SECOND EARLY DESIGN GUIDANCE September 19, 2016

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Acknowledged the work done since the first meeting and felt these changes addressed many of the initial comments.
- Concerned with the height, bulk, and scale.
- Suggested additional landscape buffering and setbacks to further reduce the scale and create more compatibility with the neighborhood.
- Asked for clarification on the change in size of the commercial space.
- Concerned with how the project would address homelessness and use of the 18th Ave front patio space.
- Supported the preferred design and consideration of context in the design.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: http://web6.seattle.gov/dpd/edms/

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 and Design:** The Board unanimously acknowledged the thoughtful design work and improvements done to address guidance given at the first EDG meeting. The Board unanimously supported the preferred option (Shift scheme) and offered the following guidance:
    a. **General.**
        i. The Board supported the preferred scheme (Shift), as this scheme responded to the distinct context along each edge of the project (single family to the east, commercial corridor to the west, and existing/future development along the north/south). **CS2-D, CS2-I, *North Beacon Hill* CS2-I-I, CS2-III**
        ii. The Board acknowledged public comment and encouraged emphasis of the "slices" (breaks in massing) presented in the Shift scheme to further break down the height, bulk, and scale. **CS2-III-i**
        iii. The Board stressed material application as a critical element to the successful evolution of the proposed design. At the next meeting clarify how materials will be utilized to further break down the scale, differentiate the volumes, and

provide a fine grained application along the ground floor. **DC2-D-2, *North Beacon Hill* CS2-III-vii, CS3-I**

b. **18th Avenue**. Along 18th Ave, the Board, the Board recognized and was pleased with the efforts made to reduce the scale of the building mass and create further compatibility with the single family zone across 18th Ave. The Board discussed the following elements as being successful and offered the following feedback regarding the 18th Ave frontage:
    i. The Board commented the Shift scheme was most successful at reducing the height, bulk, and scale along this edge, as this option emphasized two volumes and eroding the volumes, compared to other options, which emphasis the 3-4 story volume more along 18th Ave. **CS2-C-2, CS2-D, *North Beacon Hill* CS2-III**
    ii. The Board supported creating two distinct forms and encouraged the further distinction between the two volumes through material application. ***North Beacon Hill* CS2-III-ii**
    iii. The Board supported use of the residential entry as a gasket, which further emphasized the two massing volumes. ***North Beacon Hill* CS2-III-i**
    iv. The Board supported pulling away from the curb in two separate forms, especially pulling back the south massing form significantly in order to further distinguish each massing volume, as well as, creating a "front yard" gathering space which related to the single family home typology across 18th Ave. ***North Beacon Hill* CS2-III-I, CS2-III-xi**
    v. The Board heard public concerns regarding the building bulk and scale and supported eroding the north massing volume at the upper stories and encouraged further emphasis of this through material and secondary architectural elements at the next meeting. The Board encouraged use of glass railings or other thoughtful treatment. ***North Beacon Hill* CS2-III-v**
    vi. The Board encouraged exploration of further eroding the south massing volume as shown on the north massing volume along 18th Ave. **North Beacon Hill CS2-III-v**
    vii. The Board supported integration of stoops as this enhanced the residential character and scale of the proposed design. ***North Beacon Hill* PL3-II**
    viii. Further resolve trash location, path, and staging area for pick-up. **DC1-C-4**
    ix. Overall the Board supported the improvements made along 18th Ave. At the next meeting the design should further resolve the height, bulk, and scale of the building along 18th Ave. Use of secondary architectural elements (railings, parapet heights etc.) and articulation of this façade should further emphasis the eroding of the upper stories, gasket, and create the perception of two distinct massing forms in order to create a more fluid transition from Neighborhood Commercial zoning into single family zoning across the street. ***North Beacon Hill* CS2-III**

c. South Side.

i. The Board supported the mews corridor design concept along the south side as this provided visual openness and connection through the site, as well as a greater setback. **CS2-D, *North Beacon Hill* CS2-III-xi**

ii. The Board supported integration of ground floor entries and stoops along the south side which enhanced the residential scale. ***North Beacon Hill* PL3-II**

iii. The Board discussed exploration of possibly increasing the setback along this edge, however, acknowledge the need to balance the setbacks and unit designs. ***North Beacon Hill* CS2-III-xi**

iv. The Board discussed visual openness along the south side as important even if gated. Maintain visual openness to aide in softening of that edge. Continuing the street edge adds to the neighborhood. **PL2-B North Beacon Hill PL2-I**

d. Beacon Ave.

i. The Board expressed concern regarding the cut building edge on the NW corner as this design reduced the appearance of a strong street edge. The Board suggested creating a solid building edge by carrying the roof edge over on the NW edge. **CS2-C-2**

2. Landscaped Area 18th Ave.

a. The Board supported the "front yard" gathering space (along 18th Ave) as a quasi-public space and successful transition to the single family neighborhood scale across the street. However, the Board echoed the public's concern for the safety and security of this outdoor space. At the next meeting demonstrate how buffering will be provided while maintaining visibility in order to ensure safety/security of this area. Consider the layout and plant selection when designing this area. **PL1-A, *North Beacon Hill* CS2-III-xi, PL1-I-I, PL2-B**

b. The Board expressed support for the occupiable landscaped area over a purely landscaped area. ***North Beacon Hill* CS2-III-xi**

c. Consider a possible adjacent interior amenity space to help keep "eyes on street" and activate this space. **DC1-A, PL2-B-1 *North Beacon Hill* PL2-I**

d. Consider additional landscape along existing residential edges and thoughtfully select vegetation which offers year-round buffering. ***North Beacon Hill* PL2-I**

3. Garage Entry/Pedestrian Safety.

a. The Board supported the relocated garage entry presented at EDG 2. The Board encouraged further development and integration of the garage entry, pedestrian safety, and landscaping. **DC1-C, *North Beacon Hill* DC1-I**

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the **SECOND** Early Design Guidance no departures were requested.

RECOMMENDATION February 27, 2018

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Appreciated the design of the pedestrian experience which supported a walkable neighborhood, especially near the Beacon Hill Light Rail Station.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: http://web6.seattle.gov/dpd/edms/

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 recommendations.

1. **Design Concept:**
    a. The Board continued support for the overall massing form and expressed support for the design development since EDG. The Board commended the design team on a unique and thoughtful response to both the immediate context and North Beacon Hill neighborhood character. The Board commented that this project would be a point of pride for the neighborhood and serves as a positive precedent for future development in the area. **CS2-D Height, *North Beacon Hill* CS2-I Streetscape Compatibility and CS2-III Height, Bulk and Scale Compatibility, CS3-I Architectural Context**

2. **Beacon Avenue:**
    a. The Board discussed the Beacon Avenue frontages, commenting that perhaps the elevation was overly simplified. However, after discussion the Board was supportive of the highly transparent base and brick treatment of residential above. **CS2-I-i. Buildings with Multiple Street Fronts**
    b. The Board appreciated the commercial entry studies along Beacon Avenue and unanimously supported the preferred commercial entry option. The Board agreed the side entry created a successful exterior vestibule, and allowed for a more welcoming approach, and sequence to the mews corridor. **CS1-I-ii. Relationship to Sidewalks**

3. **18th Avenue Exterior Amenity Space:**

a. The Board supported the concept of the exterior amenity space fronting 18th Avenue as a front porch function relating to the single-family zone across the street. ***North Beacon Hill*** **CS2-III-xi Zone Buffer**
b. However, the Board expressed some concern with the proposed 6-foot high fence for the amenity area. In order to further improve the connection of the amenity space to the neighborhood and foster interaction between residents and passersbys the Board recommended a condition to lower the fence height from 6 feet to between 36" and42". **DC3-B Open Space Uses and Activities**

4. Mews:

a. The Board continued their support for the mews concept. However, the Board was disappointed that the mews would be gated and strongly encouraged allowing the mews to be opened for creation of a special through-block connection. Though the Board encouraged an open mews, they acknowledged the security and safety concerns. ***North Beacon Hill*** **CS2-III-xi, PL2-B Safety and Security**
b. The Board questioned the need for the gate at the mew entries, commenting that the stoops created defensible space for the residential units by creating a clear boundary of public vs. private space. The Board also noted the downplay of wayfinding elements such as lighting and signage which seemed like a missed opportunity for marking the mews however acknowledged this was an intentional design decision as the mews was not physically accessible to the public. **PL2-B North Beacon Hill PL2-I, PL2-D Wayfinding**
c.
d. After a thoughtful discussion the Board recommended a condition to lower the height of entry gates to the mews to allow visual connection through the mews from 6 feet to between 36" and42". ***North Beacon Hill*** **CS2-III-xi, PL1-B-1. Pedestrian Infrastructure**
e. The Board further commented that over time the community and residents will inevitably dictate use of the mews. The adjacency of the commercial space along Beacon Avenue to the mews entry may create a desire to keep the gates open by both residents and neighborhood. **PL1-B-1. Pedestrian Infrastructure**

5. Materials:

a. The Board was highly supportive of the material palette including brick veneer, stained cedar siding, ribbed metal siding, poured-in-place concrete, and glass storefront system. The Board commented that the materials successfully reflected the desire of the community for durable high-quality materials, especially brick. Adding that materiality is very important to the community as referenced in the neighborhood design guidelines, and that this project set a positive precedent for future development. **DC2-D-2,** ***North Beacon Hill*** **DC4-I Exterior Finish Materials**

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 no departures were requested.

DESIGN REVIEW GUIDELINES

The Citywide and Neighborhood guidelines recognized by the Board as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the Design Review website.

CONTEXT & SITE

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

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

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.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

CS1-E Water

CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

North Beacon Hill Supplemental Guidance:

CS1-I Residential Open Space

CS1-I-i. View Corridors: Set back development where appropriate to preserve view corridors.

CS1-I-ii. Upper-Level Setbacks: Set back upper floors to allow solar access to the sidewalk and/or neighboring properties.

CS1-I-iii. Street Trees: Protect existing, healthy street trees.

CS1-I-iv. Solar Access: Site outdoor spaces to take advantage of as much sunlight as possible.

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

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-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.

North Beacon Hill Supplemental Guidance:

CS2-I Streetscape Compatibility

CS2-I-i. Buildings with Multiple Street Fronts: For buildings that span a block and face two streets, each street frontage should receive individual and detailed site planning as well as architectural design treatments to complement the established streetscape character.

CS1-I-ii. Relationship to Sidewalks: Build at or near the edge of the sidewalk and restrict grade separations where commercial uses occupy the ground floor.

CSII-i. Setbacks at Corner: Incorporate residential entries and special landscaping into corner lots by setting the structure back from the property lines at the corner.

CS2-II Corner Lots

CS2-II-ii. Retail Entry: Provide for a prominent retail corner entry.

CS2-II-iii. Corner Characteristics: Typical corner developments should provide:

a. a main building entrance located at the corner;

b. an entrance set back to soften the corner and enhance pedestrian environment; and

c. use of a hinge, bevel, notch, open bay or setback in the massing to reflect the special nature of the corner and draw attention to it.

CS2-II-iv. Triangle Lots: Given the angle of Beacon Avenue, there are several triangle lots located in North North Beacon Hill. Typical triangle lots should provide:

a. main building entrance oriented toward the sidewalk;

b. additional landscape to soften angles; and

c. parking oriented away from sidewalks with a buffer between the sidewalk and parking lot.

CS2-III Height, Bulk and Scale Compatibility

CS2-III-i. Separate Mass Volumes: Break larger (particularly longer) buildings into separate volumes to maintain a compatible scale with smaller commercial buildings nearby.

CS2-III-ii. Differentiate Facades: Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.

CS2-III-iii. Viewsheds: Consider existing views to downtown Seattle, Puget Sound, Mt. Rainier, the Olympics and the Cascade Mountains, and incorporate site and building design features that help to preserve or enhance those views from public rights of way.
CS2-III-iv. Shadows: Incorporate into the design of new buildings studies that document the shadows cast from proposed structures in order to maximize the amount of sunshine on adjacent sidewalks and residences throughout the year.
CS2-III-v. Upper-Level Setbacks: Step back elevation at upper levels of large-scale development to take advantage of views and increase sunlight at street level.
CS2-III-vi. Articulate Building Facades: Either vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.
CS2-III-vii. Visual Mass Reduction: Employ architectural measures to reduce building scale such as: landscaping, trellises, complementary materials, detailing and accent trim.
CS2-III-viii. Landscaping: Soften commercial facades with dense landscaping, where appropriate.
CS2-III-ix. Domestic Features: Repeat domestic architectural elements of surrounding buildings (roof lines, window styles, proportions).
CS2-III-x. Reference Nearby Design: Use architectural styles and details (such as roof lines or fenestration), color or materials derived from surrounding, less intensive structures.
CS2-III-xi. Zone Buffer: Locate features, such as required open space, on the zone edge to create further separation and buffering of lower intensive structures.

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.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.
CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

North Beacon Hill Supplemental Guidance:

CS3-I Architectural Context

CS3-I-i. Facade Articulation: To make new, larger development compatible with the surrounding architectural context, facade articulation and architectural detail are important considerations in mixed-use and multifamily residential buildings. When larger buildings replace several small buildings, facade articulation should reflect the original platting pattern and reinforce the architectural rhythm established in the commercial core.

CS3-I-ii. Respond to Local Design: New development should respond to several architectural features common in the North North Beacon Hill business district to preserve and enhance pedestrian orientation and maintain an acceptable level of consistency with the existing architecture. To create cohesiveness on North Beacon Hill, identifiable and exemplary architectural patterns should be reinforced. New elements can be introduced but a strong design connection should accompany it.

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-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in

neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

North Beacon Hill Supplemental Guidance:

PL1-I Residential Open Space

PL1-I-i. Quasi-public Open Space: Incorporate quasi-public open space into new residential development or redevelopment with special focus on corner landscape treatments and courtyard entries.

PL1-I-ii. Courtyard: Create substantial courtyard-style open space that is visually accessible to the public view.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL2-C Weather Protection

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

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

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

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

North Beacon Hill Supplemental Guidance:

PL2-I Personal Safety and Security

PL2-I-i. Defensible Space:

a. Create awareness of the boundary between public and private space.

b. Allow for clear lines of sight.
c. Prevent spaces of entrapment.
d. Maximize visibility of people, parking areas and building entrances with doors and windows that look out on to streets and parking areas; this encourages pedestrian-friendly sidewalks and streets while avoiding blank, windowless walls that attract graffiti and prevent "eyes on the street."
e. Clearly indicate public routes and discouraging access to private areas with structural elements.

PL2-I-ii. Access Control:

a. Providing safe routes with clearly visible spaces into and through entrances.
b. Prevent hiding places and scaffolding that may be used to climb into structures.
c. Prevent confusion between public and private pathways while reducing "mazelike" pathways.

PL2-I-iii. Surveillance: Provide lighting on buildings and in open spaces, paying particular attention to exterior lighting fixtures above entries, lighting in parking areas and open spaces, and pedestrian street lights near sidewalks.

PL2-II Streetscape Compatibility

PL2-II-i. Sidewalk Widths: Retain or increase the width of sidewalks wherever feasible with consideration for bicycles creating a more comfortable environment for pedestrians and bicyclists.

PL2-II-ii. Townhouse Orientation: Orient to provide pedestrian entrances to the sidewalk.

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.

North Beacon Hill Supplemental Guidance:

PL3-I Human Activity

PL3-I-i. Sidewalk Retail: Provide for sidewalk retail opportunities and connections by allowing for the opening of the storefront to the street and the display of goods on the sidewalks.

PL3-I-ii. Outdoor Dining: Provide for outdoor dining opportunities on the sidewalk by allowing for the opening of restaurant or cafe windows to the sidewalk and installing outdoor seating.

PL3-I-iii. Visual Access: Install clear glass windows along the sidewalk to provide visual access into the retail or dining activities that occur inside.

PL3-I-iv. Transparent Facades: Do not block views into the interior spaces with the backs of shelving units or posters.

PL3-I-v. Window Size: Maximize window widths and heights along sidewalk face of buildings to create an inviting and interactive atmosphere between indoor and outdoor activities.

PL3-II Streetscape Compatibility

PL3-II-i. Entry Porches/Stoops: Provide a shallow setback and a minor grade separation between the first floor and the sidewalk where residential uses occupy the ground floor; this will promote privacy and also accommodate entry porches and stoops.

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

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

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

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

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.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

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.

North Beacon Hill Supplemental Guidance:

DC1-I Parking and Vehicular Access

DC1-I-i. Continuous Sidewalks: Preserve and enhance the pedestrian environment in residential and commercial areas by providing for continuous sidewalks that are unencumbered by parked vehicles and are minimally interrupted by vehicular access within a block.

DC1-I-ii. Curb Cuts: Minimize the number and width of driveways and curb cuts.

DC1-I-iii. Bioretention Cells: Incorporate bioretention cells into parking lot design in order to enhance design while also reducing the quantity of runoff reaching water treatment facilities and increase the quality of runoff that returns to the water table, and nearby lakes and rivers.

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.

DC2-D Scale and Texture

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

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

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

North Beacon Hill Supplemental Guidance:

DC2-I Respect for Adjacent Sites

DC2-I-i. Windows/Decks: Redirect the number of windows and decks on proposed buildings that overlook neighboring residences.

DC2-I-ii. Upper-Floor Setbacks: Step back upper floors or increase side and rear setbacks to pull windows farther away from neighboring residences.

DC2-I-iii. Window Location: Stagger windows to not align with adjacent windows and minimize the impact of windows in living spaces that may infringe on the privacy of adjacent residents.

DC2-II Architectural Concept and Consistency

DC2-II-i. Floor Integration: New multi-story developments are encouraged to consider methods to integrate a building's upper and lower levels.

DC2-II-ii. Proportioned Design: Establish a building's overall appearance on a clear and pleasing set of proportions. A building should exhibit a sense of order. The use and repetition of architectural features and building materials, textures and colors can help create unity in a structure. Consider how the following can contribute to a building that exhibits a cohesive architectural concept:

a. Facade modulation and articulation
b. Windows and fenestration patterns
c. Trim and moldings
d. Grilles and railings
e. Lighting and signage

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

North Beacon Hill 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.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

North Beacon Hill Supplemental Guidance:

DC3-I Landscaping to Enhance the Building and/or Site

DC3-I-i. Planting Function: Give purpose to plantings by incorporating multiple functions of the plantings, i.e., a planting can be a bioretention cell, provide shelter, shade and habitat while enhancing the overall aesthetic of North Beacon Hill

DC3-I-ii. Native Plants: Native plants to the Pacific Northwest are encouraged because of their proven ability to perform well in our climate and their regional cultural significance.

DC3-I-iii. Focal Element: Consider adding a focal element, for instance, an art piece to outdoor space.

DC3-I-iv. Tree Retention: Retain significant trees whenever possible.

DC3-II Streetscape Compatibility

DC3-II-i. Planting Strips: Place planting strips smartly to incorporate a more pleasing environment for all modes of transportation and incorporate Low Impact Development (LID) interventions in the same space.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DC4-E Project Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

North Beacon Hill Supplemental Guidance:

DC4-I Exterior Finish Materials

DC4-I-i. Brick and Stone: Brick and stone are the most common surface treatment in the commercial areas and are strongly encouraged.

DC4-I-ii. Signage: Signs should add interest to the street level environment. They can unify the overall architectural concept of the building, or provide unique identity for a

commercial space within a larger mixed-use structure. Design signage that is appropriate for the scale, character and use of the project and surrounding area. Signs should be oriented and scaled for both pedestrians on sidewalks and vehicles on streets.

DC4-I-iii. Preferred Sign Types: The following sign types are encouraged:

a. Pedestrian-oriented blade and window signs
b. Marquee signs and signs on overhead weather protection
c. Appropriately sized neon signs
d. Multilingual signs that reflect the neighborhood's diverse population
e. Sandwich board signs placed outside of pedestrian pathways

RECOMMENDATIONS

BOARD DIRECTION

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

The recommendation summarized above was based on the design review packet dated Tuesday, February 27, 2018, and the materials shown and verbally described by the applicant at the Tuesday, February 27, 2018 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 the following conditions:

1. Lower the height of entry gates to the mews to improve the visibility through the site from 6 feet to between 36" and 42". ***North Beacon Hill* CS2-III-xi, PL1-B-1. Pedestrian Infrastructure**
2. Lower the fence height along 18th Avenue from 6 feet to between 36" and 42". ***North Beacon Hill* CS2-III-xi, PL1-B-1. Pedestrian Infrastructure**