City of Seattle

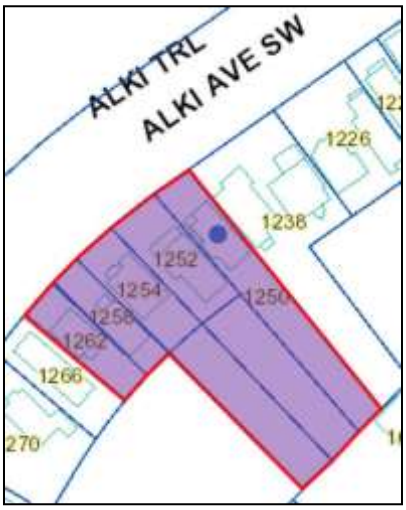
Department of Construction and Inspections

DESIGN REVIEW

RECOMMENDATION OF THE
SOUTHWEST DESIGN REVIEW BOARD

Project Number:	3020640-LU
Address:	1250 Alki Ave SW
Applicant:	Kate Miller for Tiscareno Associates
Date of Meeting:	Thursday, May 17, 2018
Board Members Present:	Crystal Loya (Chair) Matt Hutchins John Cheng Scott Rosenstock
Board Members Absent:	Don Caffrey
SDCI Staff Present:	Holly Godard, Senior Land Use Planner

SITE & VICINITY



Site Zone:	Midrise (MR)/Single Family 7200 (SF 7200)(split zone)
Nearby Zones:	N/A (waterfront lot)(North) SF7200(South) MR/SF7200 (East) MR/SF7200(West)
Lot Area:	39,578 square feet (sq. ft.)

Site & Current Development: The site, which contains five single family structures, is located at 1250-1262 Alki Ave SW and consists of five parcels fronting Alki Ave SW and two hill side parcels. The hillside parcels have a significant slope from the north down towards the south and are heavily vegetated. No development is proposed on the steeply sloped portion of the site. The portion of the site where development is proposed is located along the Alki Ave SW frontage and is relatively flat.

A portion of the site is located in the Shoreline Urban Residential Overlay and the entire site is located within the Alki Parking Overlay.

Surrounding Development and Neighborhood Character: The Alki area is a unique neighborhood with an eclectic mix of traditional single family bungalows and more contemporary mid-rise, multi-family residential buildings. The waterfront neighborhood is somewhat separated from the residential development to the south by notable topographic changes and a significant amount of vegetation.

Access: Vehicular and pedestrian access to the site is proposed from Alki Ave SW.

Environmentally Critical Areas: The area along the south/southeast portion of the site is mapped as an ECA Steep Slope. The entire site is mapped as an ECA Potential Slide Area, with mapped Known Slides near the site. The site is also mapped as an ECA Liquefaction area and Archaeological Buffer area.

PROJECT DESCRIPTION

Design Review Early Design Guidance application for a 6-story structure with 40 residential units. Parking for 76 vehicles to be provided below grade. Existing structures to be demolished.

The design 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

EARLY DESIGN GUIDANCE October 15, 2015

PUBLIC COMMENT

Many members of the public were in attendance and offered the following comments:

- Noted that the packet was lacking variation in the massing options and that the updated preferred Option presented was not included in the packet.
- Thought a massing option with a more unique splay in the massing could be explored.
- Did not have an issue with the building height because of the hill.
- Stated the bulk was out of scale with the rest of the developments – both old and new.
- Did not support the open walkway "sky bridges" between the ROW and the courtyard.
- Noted that façade modulation is critical.
- Thought Option Three best protected the views of neighbors.
- Concerned that the courtyard would be very dark.
- Did not support the departures because they resulted in a perceived larger mass.
- Expressed support for the project noting that Alki has gone through a positive transformation into a family friendly area and that the area lacks diversity of housing types.
- The proposal would provide a needed diversity of housing types and affordable housing compared to the predominant high-end, low-density condos in Alki.
- Appreciated that the applicant was investing in slope stability and drainage on the hillside and noted that development will make the slope more stable.
- Was not opposed to an apartment and the proposed type of use, but was concerned with the scale and compatibility of the massing.
- Duwamish Greenbelt is one of the most visible green spaces in Seattle. Noted that most of the current development in the area has 10 to 15 foot side setbacks that allow for visibility to the green hillside and that the project should include greater side setbacks to maintain a visual connection to the green space.
- The Action Alki Alliance offered the following verbal comments in addition to their written comments distributed at the meeting:
    - Not supportive of the project because it is out of scale for the neighborhood.
    - Would have liked to see the updated version presented at the meeting that was not included in the packet.
    - Did not support the total number of units and density proposed because it is not consistent with the character of the area.
    - Did not support the roof top deck because of the potential negative impacts including noise and smoke from the fire pit.
    - Expressed concern with the stability of the slope and stated the project should not encroach into the steep slope buffer.
    - Noted that project was not compatible with the surrounding development, specifically because of the scale and proposed front and side setbacks. Disagreed that the break in the front façade of the Applicant's Preferred Option would provide enough relief in the massing and did not support the related departure.
    - Did not support the height of the building.

- Felt that an additional EDG meeting would be prudent to address community's concerns and to focus on furthering the design.
- Understood that development will likely occur but would like something that better fits the scale and character of the area.

SECOND EARLY DESIGN GUIDANCE January 21, 2016

PUBLIC COMMENT

Several members of the public were in attendance and offered the following comments:

- Pleased that the building erodes back at the courtyard to reduce bulk.
- Only seeing one massing option. No meaningful effort from the applicant to reduce the bulk or modify the form.
- North side of the building and courtyard will be in the dark 11 months of the year. The courtyard will be uninviting, cold, and poses safety challenges with little visual access and transparency adjacent to it. The depictions of the courtyard are disingenuous. Courtyard should have overhead lighting.
- Any kind of green wall in the courtyard or along the north façade will struggle to survive and it is too risky for the proposed amount of green wall to be on the façade.
- Would have liked to see more development of the façade articulation.
- Not convinced the departures result in a better design.
- Questioned if retail was permitted in the zone.
- Appreciated the evaluation of the buildings in the neighborhood, but noted they have much less density.
- Was not supportive of the green wall and noted the Admiral Safeway is an example of an unsuccessful green wall.

The Action Alki Alliance (AAA) offered the following verbal comments in addition to their written comments:

- Noted the applicant had contacted the AAA to communicate but because of the holidays there was inadequate time and would have liked to have more time to provide comments on the proposal.
- The code compliant option did not include the same level of detail and would like to see a code compliant option further developed with the same level of detail as the preferred option.
- A code compliant option would allow for more visual connection to the hillside. Did not support trading views to the hillside with an artificial living wall with a limited lifespan.
- The context study of comparable development along Alki referenced outdated and undesirable development patterns and was not adequate to justify the departures.
- The departures had increased since the first EDG meeting.
- The health of the Exceptional Tree adjacent to the proposal would be compromised.
- Concerns with amenity space access available to all residents from all of Soltera's projects, noting the company's website.

- Was not opposed to development of the site but would like to see something that leaves the neighborhood in a better place.
- Requested that the Board involve AAA and that the Board encourage the applicant to work with AAA.
- The applicant should return with a properly detailed code compliant option that embraces the same concepts and level of detail as the preferred option.
- Stated the Board should deny the departures because they do not meet the public benefit test.

THIRD EARLY DESIGN GUIDANCE May 4, 2017

The applicant decided to make changes to the project program and changed architects after the second Early Design Guidance meeting. The applicant expanded the previously supported departure requests and thus was required to present the larger departures requests and other design changes to the Design Review Board.

PUBLIC COMMENT

- The north façade at the common entry needs more design attention.
- Further define the pool and entry condition.
- The pool and waterfall should be at ground level.
- The project should stay within the Land Use Code requirements and the Board should deny the departures.
- The two masses of building are a good solution, the boxes, the split is good. There is no need for public amenity features like benches at the front of development.
- Passers-by will not see through the courtyard and lobby to the green hillside. There will be too much reflection.
- The departures should meet a balance with benefit to the neighborhood.
- Keep to the Land Use Code development standards.
- The second level courtyard is not a benefit to the neighborhood.
- The building to the south will lose too much light, air, and views with the building so close. The departures should be denied.
- Residents to the north will lose too much light and air. A window privacy study should be prepared.
- Departures need to have a benefit to the community balance. This project appears to fall short.
- The departure requests are excessive, and commenter asks the Board to reject the requests.
- A code compliant design should be made available.
- Economic interests should not be the reason for granting departures.
- The ground floor is too close to the front property line.

RECOMMENDATION May 17, 2018

PUBLIC COMMENT

- The horizontality of the proposed design should be softened, reduced to blend better in the Alki context.
- The previous design iterations were a better fit in the neighborhood.
- The eastern most frame has a large vertical element near the property edge which adds additional bulk and should be omitted.
- Garbage pick up can generated a lot of noise so managing the pick up should be well considered.
- The frame on the eastern portion of the building should be omitted as it adds bulk without enhancing the project concepts.
- The heavy frame on the eastern building should be omitted.
- There is natural drainage from the hill behind the building. Water diversion and management should be a part of the project review.
- Omit the corner building frame.
- Alki Action Alliance supports the project.

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, design guidance, and recommendations.

FIRST EARLY DESIGN GUIDANCE October 15, 2015

1. **Massing, Bulk, & Scale.** The Board discussed the incompleteness and lack of variation in the massing options presented and noted that further development of the massing options, including integration of the architectural concepts presented, was needed before a preferred option could be identified.
    a. The Board noted that Option 2 and the updated version of Option 3 may be feasible and directed the applicant to further develop one or both of these options. Additionally, Option 4 (code compliant) should be feasible and further developed beyond a zoning envelope box. For the next meeting the applicant should provide at least two options, one of which is code compliant. **(CS2-D-all, DC2-A-1, DC2-A-2)**
    b. The Board expressed concern with the flatness of the planes, lack of articulation, and disconnect between the architectural concepts on pages 6.1 and 6.2 of the EDG packet and massing options presented. The applicant should take the architectural concepts presented and further develop and apply these to the updated massing options. **(DC2-A-2, DC2-B-1, DC2-C-1, DC2-D-1&2)**

c. The Board expressed initial support for the additional splay in the wings of the Applicant's updated preferred Option and noted that the courtyard should be widened and either be at grade or, at a minimum, have a strong relationship to the street grade. **(CS2-B-2, CS2-D-4, CS1-B-1&2, PL1-A-1)**
d. The Board noted that light and air to the courtyard and inward facing units was a concern and should be addressed. **(CS1-B-1, CS1-B-2)**
e. The Applicant should demonstrate how the courtyard and massing for Options 2 and 3 provides a more meaningful break in the mass. The widths of the massing break(s) should be equal to or greater than the requested departure for additional structure width. **(CS2-D-4, CS1-B-1&2, PL1-A-1)**
f. For the next meeting, the applicant should provide a more comprehensive streetscape elevation of the development on Alki Ave to show how the proposed options successfully fit into the existing context. **(CS2-D-1, DC2-A-1)**
g. The Board encouraged the applicant to work with the Action Alki Alliance as they further develop their massing options.

2. Streetscape/Grade Relationship & Entries.

a. The Board expressed concern with street level interaction and grade relationship, specifically noting that they did not support the entry, retail and residential uses being partially below grade and directed the applicant to resolve the grade relationship. At least one option should be provided with the first floor at the street grade. **(CS2-B-2, PL3-A-1, PL3-B-1, PL3-C-1,2,&3)**
b. The Board did not support the retail design in the Applicant's preferred Option, specifically noting the setback, overhang of the upper stories, and partially below grade configuration as problematic and non-inviting. **(CS2-B-2, PL3-A-1, PL3-C-all)**
c. The Board noted that Alki Ave and the Alki Trail across the street were prominent public thoroughfares and directed the Applicant to further develop how the massing scheme faces and frames Alki Ave. **(CS2-B-2, PL1-A-1, PL1-A-2, PL1-B-1&3)**
d. The Board noted that many residents will likely use bicycles for transportation and requested additional information on the bicyclist facilities. **(PL4-B-1&2)**

SECOND EARLY DESIGN GUIDANCE January 21, 2016

1. Massing, Bulk, & Scale. The Board generally supported the applicant's updated preferred option including the splay in the U-shaped massing and size of the courtyard and provided the following guidance for the applicant to incorporate moving forward:

a. The building should read as two distinct masses and the central portion should be eroded (in depth and height) to further disconnect the two masses, creating greater physical and visual separation, significant depth to the courtyard, and greater visual connection to the adjacent green belt. **(DC2-A-1, DC2-A-2, CS2-D-1, CS2-D-2)**
b. In addition to eroding the central mass, the applicant should investigate how to make the rear portion read as more of a gasket. This could be achieved through materiality, increased transparency at upper levels, additional and/or staggered setback, or other means. **(DC2-A-1, DC2-A-2, CS2-D-1, CS2-D-2)**

c. The size of the courtyard should remain the same and not be diminished, as it further breaks down the perceived length of the building and provides greater separation between the two masses. **(PL1-A , CS2-B-2, DC2-A-1, CS2-D-1)**
d. The applicant should further refine and minimize the departure request as much as possible while maintaining the courtyard width and depth. **(PL1-A , CS2-B-2, DC2-A-1, CS2-D-1)**
e. The Board encouraged the applicant to work with the Action Alki Alliance as they further develop their proposal.

2. **Material & Façade Composition**.
   a. The Board supported the simplicity of façade articulation shown in concepts A and C, noting that B appeared too busy (EDG #2 packet pages 4.1-4.6) and urged the applicant to further develop the rationale for the composition. **(DC2-B-1, DC2-C-1, DC2-D-1, DC2-D-2, DC4-A-1)**
   b. The façade articulation should be an outward expression of the units themselves and should not be arbitrarily placed on the façade. **(DC2-B-1, DC2-C-1, DC2-D-1, DC2-D-2, DC4-A-1)**
   c. The living wall could be successful at adding character and human scale to the building and courtyard and a truly unique element if done well. At the next meeting, the Applicant should provide details on living wall including pictures and examples. **(DC2-C-1, DC2-C-2, DC2-D-1&2, DC4-A-1&2)**

3. **Amenity Area & Space Function.**
   a. The Board supported the conceptual rooftop and courtyard amenity spaces and noted they should be further developed. **(PL1-A-1, PL1-A-2)**
   b. The decks should be large enough to be functional, usable spaces. **(DC2-D-1, DC2-C-2, CS2-B-2)**
   c. The units should be thoughtfully laid out in a way that does not compromise light and air. **(CS1-B-1, CS1-B-2)**
   d. For the next meeting, the applicant should provide the following:
      1. Window/privacy study for both adjacent buildings;
      2. Information on the security and function of the parking garage;
      3. Detailed elevations of all facades (including rear);
      4. Detailed landscape plan; and
      5. Lighting and signage plan.

THIRD EARLY DESIGN GUIDANCE May 4, 2017

1. **Building Mass -** The Board supported the two-building massing concept and pointed out how the new raised courtyard compromises the two-building concept even with a nice waterfall feature. The Board discussed and demurred.
   a. The Board raised objections, similar to public comment, and showed reluctance to accept the wider building with the raised courtyard, but eventually asked the applicant to reduce the building width by at least three (3) feet at both side edges to

give some relief in the form of privacy, bulk and shading to the adjacent sites. The Courtyard should be reduced in width and the side setbacks widened. **(CS2D1, CS2D5)**

b. Echoing public comment, the Board directed the applicant to reduce the height of the wall at the base of the courtyard/waterfall and create a sense of openness to reduce the impact of the wall on the two-building concept. **(CS2B2, DC2A, B, DC2D)**

2. Relationship to the Street

a. The Board affirmed support for the building front setback to match the setbacks of the buildings on either side of the proposal, similar to public sentiment. **(DC2A1, CS1B2)**

b. The area between the front façade and the sidewalk will need to be fully designed and graphically communicated to be visually accessible to the public and at the same time providing privacy for the ground level entrances. The applicant will need to bring details on how the waterfall feature will meet the wall and the ground plane for the Boards approval. **(PL1A1, PL1B3, PL3A, B)**

c. An entry hierarchy of public, semi-public, semi-private and private space is necessary for the main building entry. **(PL3A2)**

d. The Board echoed public comment and directed the applicant to provide ground level entries should be designed for safety and a sense of security. **(PL3B)**

3. Architectural Expression

a. The Board supported the conceptual rooftop and courtyard amenity spaces and noted they should be further developed. **(PL1-A-1, PL1-A-2)**

b. The Board noted that the horizontality of the full width balconies creates a relentless formula across the two buildings and directed the applicant to refine the façade expression to interrupt the balconies and/or soften the concept. **(DC2C,D)**

RECOMMENDATION May 17, 2018

1. Building Mass – In general the Board felt the applicant had sufficiently met earlier building mass guidance and recommended approval of the massing.

2. Relationship to the Street – The Board had additional direction for the applicant.

a. The Board affirmed support for the building front setback to match the setbacks of the buildings on either side of the proposal, similar to public sentiment and as shown in the proposal. **(DC2A1, CS1B2)**

b. The Board discussed the nature of the private entries which are proposed to be at or below grade along Alki. They were concerned that residents may not feel a sense of safety and protection and directed the applicant to study, and conditioned the project to, CEPTED (Crime Prevention Through Environmental Design) principles including very low walls, full landscaping, lighting, and good sight lines to help create a sense of privacy and safety. **(PL1A1, PL1B3, PL3A, B)**

c. The Board discussed the main building entry sequence and felt it was cumbersome to have both steps and a ramp and lacked a good sense of unified design. The Board directed the applicant to create a better entry by integrating the feature waterfall, main entry doorway frame, lobby, foyer, and entry patio area into one coherent and elegant entry design. The Board suggested that the waterfall feature should be reconfigured or expanded to be visible in the lobby and vestibule entry areas and contribute to the full entry experience. The stairs need to be removed in favor of ramping inside, outside or both. The project will be conditioned to work with the planner to provide an improved entry. **(PL3A2)**

d. The existing landscape plan should consider long term viability since a lot of dogs will use the planting area, as well as foot traffic and delivery traffic. The plan should blend with landscape design up and down the sidewalk edge on neighboring properties. Turf grass is a missing element that is characteristic of the area and should be considered. **(PL3B)**

3. **Architectural Expression –** The primary Board discussion focused on the east building architectural frame and specifically the eastern vertical element.
   a. The Board, in response and agreement with public comment, directed the applicant to remove the vertical frame element and opt for a cantilevered expression for the balconies at that edge. They conditioned the project to meet this guidance. **(DC2B, C)**
   b. The Board approved the proposed materials and reiterated their desire to see "natural colored" glass not too dark nor too blue or reflective. **(DC2B, C)**

4. **Planning Ahead for Bicyclists –** The Board directed the applicant to provide secure bicycle parking at ground level for residents' use. **(PL4B1,2)**

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departures will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departures. The Board's recommendation is as follows.

At the Recommendation meeting the following departures were requested:

1. **Structure Width (23.45.528.A):** The Code limits the width of principal structures to no greater than 150 feet. The applicant proposes a structure width of 180.5 feet, which is approximately 30.5 feet greater than the allowable width.

The Board supports the requested structure width departure and feels the treatment of the waterfall and wall at the raised courtyard contribute to a sense of less bulk rather than more bulk. The project successfully responds to the guidance thus the departure helps the project

better meet guidelines CS2-D-Height, Bulk, and Scale, PL1-A-Network of Open Spaces, and DC2-A-Massing.

2. **Structure Depth (23.45.528.B):** The Code limits the depth of principal structures to not exceed 75 percent of the depth of the lot. The applicant proposes a structure depth of 101.5 feet, greater than the 90' feet allowed by code.

The Board supports the requested structure depth departure stating that the departure helps the project better meet the intent of the code and Design Guidelines DC2-A-Massing, DC2-B-Architectural and Facade Composition, DC2-C-Secondary Architectural Features, and DC2-D-Scale and Texture.

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

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-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-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.

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-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-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible

and make a physical and visual connection between people on the sidewalk and retail activities in the building.

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

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

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

PL4-B Planning Ahead for Bicyclists

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

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

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

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-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.

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

DC4-A Exterior Elements and Finishes

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

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

DC4-C Lighting

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

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

BOARD DIRECTION

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

The recommendation summarized above was based on the design review packet dated Friday, May 17, 2018, and the materials shown and verbally described by the applicant at the Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Eliminate the left building vertical element of the frame. (DC2B, C)
2. Work with the planner to create an integrated entry incorporating elements of the waterfall, ramps, landscaping, lobby, vestibule, and exterior portico and remove the steps. (PL3A)
3. For the life of the project the waterfall must be maintained in working order. (PL3A)
4. Move bicycle parking to the garage entry level so it is easily accessed. ((PL4B1,2)
5. Work with the planner to redesign the private entries for a sense of safety, including elements such as landscaping, very low landscape walls, lighting etc. **(**PL3-B-1)