City of Seattle

Department of Planning & Development
D. M. Sugimura, Director

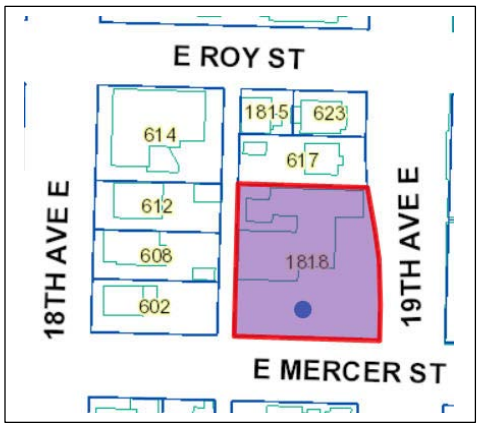
DESIGN REVIEW

FINAL RECOMMENDATION OF THE EAST DESIGN REVIEW BOARD

Project Number:	3020860
Address:	1830 East Mercer Street
Applicant:	Kevin Tabari, architect for Epic Property Management
Date of Meeting:	Thursday, April 14, 2016
Board Members Present:	Curtis Bigelow Barbara Busetti Dan Foltz Natalie Gualy Christina Orr-Cahall Amy Taylor
DPD Staff Present:	Bruce P. Rips for Beth Hartwick

SITE & VICINITY

Site Zone: Neighborhood Commercial One with a 40' height limit (NC1 40).



Nearby Zones: The site lies within a small node of Neighborhood Commercial One zoning surrounded by a larger Single Family 5000 neighborhood. The commercial zoning extends from E. Roy St. on the north to E. Republican St. on the south. The NC zone transitions to a Single Family 5000 (SF 5000) zone west of the alley. To the east, a small portion of the neighborhood possesses a multi-family Lowrise Two zoning.

Lot Area: 19,420 sq. ft. The development site extends 138 linear feet along E. Mercer St and over 141' along 19th Ave E. The property line along 19th Ave bulges outward toward the intersection of Mercer and 19th Ave. The site's declension, beginning at the northwest corner, drops 20 feet to the intersection of the two streets.

Current Development: A three-story building, occupied by offices and Monsoon Restaurant, originally built in 1905 has had many additions and modifications. An accessory parking lot occupies the south end of the property. An exceptional Western Red cedar tree sits near the 19th Ave right of way and a small cluster of locusts stand near the property's southwest corner.

Surrounding Development and Neighborhood Character: The site, located in a two block Neighborhood Commercial zone, lies surrounded mostly by a Single Family zone and a few blocks of a multi-family Lowrise zone. The commercial development along 19th Ave E consists of smaller storefronts housing restaurants and small businesses. Kitty-corner to the site is a recently completed four story, mixed use development. Across E Mercer St is a 10-unit, 2-story apartment building managed by the Seattle Housing Authority constructed in 1980. Across the alley are well maintained single family residences built in the first decade of the 1900's. Across 19th Ave E is a brick three-story mixed use building built in 1907.

One block to the north is St. Joseph's church and school; two blocks to the south is the Miller Community Center and Meany Middle School. A bus route runs down 19th Ave E.
The site is located within the Madison-Miller Residential Urban Village.

Access: The lot has street frontage along 19th Ave E, E Mercer St. and an improved alley.

Environmentally Critical Areas: The site does not possess mapped critical areas.

PROJECT DESCRIPTION: The applicant proposes a five-story mixed use building with 32 apartment units, approx. 2,350 sq. ft. of commercial space and 10 enclosed parking spaces and two spaces off the alley. The existing structure on the site will remain with the proposed structure being built where surface parking is currently located.

DESIGN DEVELOPMENT:

The applicant refined alternative # 3 from the early design guidance booklet and its presentation at the September 16th meeting.

PUBLIC COMMENT:

At the Recommendation meeting, three members of the public affixed their names to the sign-in sheet. In general, speakers' remarks lauded the project's design, in particular the storefront along 19th Ave and the level of attention to the masonry. Several speakers encouraged the Board to preserve the exceptional cedar tree as well as the other significant trees on site. Replacement trees should have a larger caliper than what the applicant proposes. The height of the building also proved problematic to some of those in attendance. The five-stories facing 19th Ave and a portion of Mercer St. exceed the height of all the nearby structures, disrupting, according to them, the intimate scale of the neighborhood. The four stories at the alley, according to the commenters, are excessive given the singe family neighborhood to the west.

Although comments differed on the merits of the quantity of parking proposed, speakers expressed their belief that the modest amount of tenant parking would exacerbate the scarcity of on-street parking. The safety of children, many of who walk to nearby schools, and the number of traffic accidents were highlighted by neighbors.

DPD received numerous letters detailing the applicant's failure to address the project's height, bulk and scale at the zone transitions to the west and its relationship to small commercial buildings along 19th Ave. Letters and emails also discussed parking and safety issues as well as the hope that the city would preserve the exceptional trees.

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.

The Citywide and Neighborhood specific guidelines 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-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.

Recommendation Meeting: The Board reasoned that the exceptional tree's location well above sidewalk level would make it cumbersome to design and construct a building around it. At the Early Design Guidance meeting, the Board members directed the applicant to produce a strong commercial frontage on 19th Ave E and at the site's corner. The streetscape must include high quality landscaping. The applicant's design with its wood and glass storefront (including floor to ceiling sliding windows) in response to the earlier guidance received the Board's commendation.

The Board recommended that the proposed street trees (Greenvase Zelkova, Scarlet Oak and Hornbeam) possess a larger caliper at planting than the 2 ½ inches specified in the Recommendation booklet (p. 35) in order to expiate the loss of the exceptional tree, the junipers and the mature Locusts.

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.

Recommendation Meeting: See below for CS2-D Height, Bulk, and Scale.

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-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.

Recommendation Meeting: The proposed mixed-use building's height along 19th Ave exceeds those of other commercial and residential structures in the immediate area. The two newer buildings across 19th Ave and south of Mercer St. rise four-stories increasing the height from the

one to three story older edifices lining 19th Ave. St. Joseph's Church, one block to the north, will remain the tallest structure. The Board did not attempt to alter the proposed massing as it extends to five floors on the east and steps down in height as it approaches the single family homes across the alley.

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.

Recommendation Meeting: The use of black brick and wood for the project complements other brick and wood buildings along 19th Ave E. including the dark masonry at the front of the Capitol Court apartments and red brick of the Parkside apartments among others. With tall, operable storefront windows stretching along 19th Ave, the building extends the commercial character of the adjacent Monsoon restaurant and the small shops and restaurants at the base of 526 19th Ave E.

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.

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.

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.

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.

Recommendation Meeting: The architect's execution of the residential entry porch with its steps and concrete wall mediating the slope along Mercer St. did not appear attuned to the pedestrian character of the neighborhood. Unlike the applicant's inspirational image of the framed recessed entry (pages 7 and 41 of the Recommendation booklet) of an older brick apartment building that entices or attracts the pedestrian into the building, the proposed concrete wall acts to obscure the entry. Of course, this has architectural precedence, too. The Board found the height and extent of the concrete unwelcoming in contrast to the richer materials of brick and wood elsewhere on the Mercer St. street front. The applicant will need to revise the wall to reduce the amount of concrete and reveal the entry in keeping the openness of the neighborhood.

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.

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.

Recommendation Meeting: The applicant elected to locate access to the parking garage mid-way on Mercer St. rather than the alley. This access reduces the amount of ramping and excavation needed for the garage. City code prefers the alley; however, the Board recommended approval of a departure request to allow parking access from a street.

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.

Recommendation Meeting: The applicant requested two departures concerning parking and access to the garage. The parking garage, due in part to the sloping topography, extends to the right of way. The Land Use Code requires a separation between a garage and the street facing

façade. In the proposal, a portion of the garage rises above the sloping ground plain. The design features a perforated brick screen at portions above grade which allows natural ventilation into the garage. The brick screen with its regular gaps to allow air flow provides texture to the masonry wall and complements the corbeling which occurs elsewhere on the façades.

The Board recommends approval of a departure to reduce the driver's side sight triangle at the garage entrance by 1'10". The applicant will provide a visual warning system. The Board recommended a condition to change the paving of the sidewalk in front of the driveway to help warn pedestrians of the garage's presence.

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.

Recommendation Meeting: Although the use of black brick and staggered patterns of fenestration are the material and compositional memes of recent architectural design, the patterning of the brick walls by corbeling should achieve a degree of elegance and sophistication unseen in comparable residential and mixed use buildings. The Board and staff applaud this attempt to reintroduce subtle texture and pattern to a masonry building, particularly in this building type.

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

DC3-A Building-Open Space Relationship

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

DC3-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-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.

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.

Recommendation Meeting: The architect did not include the signage concept plan in the review booklet or bring drawings to the Recommendation meeting. He did discuss three signage types including painting directly on the storefront windows for the retail business. Given the high quality of the overall design, the Board felt comfortable with the explanation. Commercial signage on the brick wall to one side of the steps from 19th Ave to the courtyard is shown in the packet (p. 20).

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.

Recommendation Meeting: The Board raised doubt about the adequacy of the lighting along the steps from 19th Ave leading to the courtyard. To meet safety and security needs, additional lighting beyond that of the recessed lights shown on p. 43 of the booklet will need to be provided.

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.

Recommendations: The recommendations summarized below were based on the plans and models submitted at the April13th, 2016 meeting. Design, siting or architectural details not specifically identified or altered in these recommendations are expected to remain as presented in the plans and other drawings available at the April 13th, 2016 public meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities, and reviewing the plans and renderings, the Design Review Board members recommended APPROVAL of the subject design with conditions and the requested development standard departure from the requirements of the Land Use Code (listed below). The Board recommends the following CONDITIONS for the project. (Authority referred in the letter and number in parenthesis):

1) Increase the caliper of the proposed street trees (Greenvase Zelkova, Scarlet Oak and Hornbeam) to greater than the 2 ½ inches specified in the Recommendation booklet (p. 35). (CS1-D)
2) Provide a visual warning system at the garage door and a change in the paving of the sidewalk in front of the driveway to warn pedestrians of the garage's presence. (DC-1-C)
3) Specify and install additional lighting beyond that of the recessed lights shown on p. 43 of the Recommendation meeting booklet. (DC4-C)
4) Revise the concrete wall at the steps in front of the E. Mercer St. residential entry to reduce the height, length and extent of the concrete. Consider using wood and or brick in keeping with the predominant materials of the facades. (PL3-B)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) are based upon the departure's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure(s).

STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	RECOMMEND-ATION
1. Parking Access. SMC 23.53.030C	Access to parking shall be from the alley if the lot abuts an alley improved to the standards of SMC 23.53.030C	Allow access to the underground parking garage to occur from E. Mercer St. rather than the alley.	▪ Proposed placement reduces length of a parking ramp and assures code compliant commercial use at 19th Ave street front.	Recommended approval
2. Parking Location. SMC 23.47A.032B.1.b	Within a structure, street-level parking shall be separated from street-level, street facing facades by another permitted use.	Allow the parking garage to extend fully to E. Mercer St.	▪ A small portion of the garage extends above grade. A perforated brick screen serves as ventilation and provides texture, interest and nuance to the Mercer St. elevation.	Recommended approval
3. Sight Triangle. SMC 23.54.03G.1.	For 2-way driveways less than 22' wide, a sight triangle on both sides of the driveway shall be provided.	Allow a reduction in driver's side sight triangle from 10' to 8'2".	▪ Garage door and façade set back from the right of way creating additional area of landscaping.	Recommended approval with required installation of warning light and paving change at sidewalk.
4. Residential Uses at Street Level. SMC 23.47A.005C.1	Residential uses may occupy no more than 20% of the street level, street-facing façade.	Allow 78% of Mercer St. façade to be accessory to residential use.	▪ Provides a transition to single family neighborhood west of the alley.	Recommended approval

Ripsb/doc/design review/REC.3020860.docx