



City of Seattle

Department of Construction & Inspections
Nathan Torgelson, Director

DESIGN
REVIEW

SECOND RECOMMENDATION OF THE NORTHWEST DESIGN REVIEW BOARD

Project Number: 3022986-LU

Address: 10540 Greenwood Ave N

Applicant: Matt Driscoll, dArch

Date of Meeting: Monday, June 18, 2018

Board Members Present: Chris Bell, Chair
Andy Campbell
Emily McNichols
Lauren Rock
Keith Walzak

Board Members Absent: None

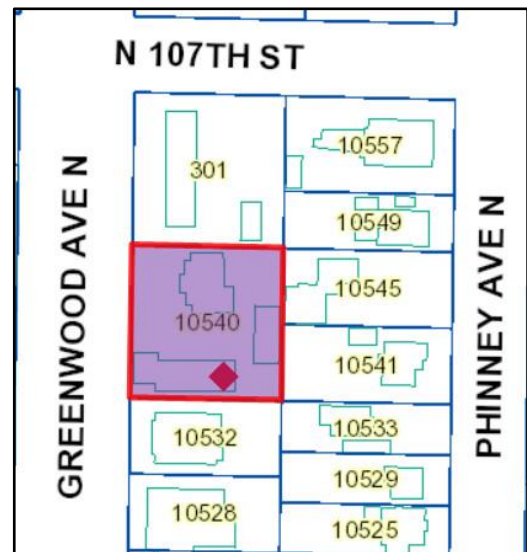
SDCI Staff Present: Crystal Torres

SITE & VICINITY

Site Zone: Commercial 1-40 (C1-40)

Nearby Zones: (North) C1-40
(South) C1-40
(East) SF 7,200
(West) C1-40

Lot Area: 14,400 sq. ft.



Current Development:

The site is comprised of two houses and a single story commercial building. An existing parking lot occupies the middle of the property. It slopes upward approximately 12 feet from west to east.

Surrounding Development and Neighborhood Character:

Existing buildings on Greenwood Ave between 107th and 105th of older single-story commercial, multi-family buildings three to four stories in height, and mixed-use structures. Commercial zoning (C1-40) is centered on Greenwood Ave N and terminates at N. 107th St. where it transitions to LR2. Properties outside this strip are zoned Single-Family (SF 7,200). Directly east of the site are single-family residences, one story in height. There is a bus stop at the south end of the block. Carkeek Park is located 1/3 of a mile to the west. There is limited on-street parking on Greenwood Ave. near the subject property, only present on the west side of the street.

Access:

The site is served by an existing sidewalk system and vehicular access is provided by a curb cut near the middle of the property. No alley is present.

Environmentally Critical Areas:

No mapped ECAs.

PROJECT DESCRIPTION

The applicant proposes a four-story mixed-use building comprised of 54 dwelling units with 1,500 sq. ft. of ground floor retail space with 36 underground parking spaces.

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 SDCl:

Mailing Public Resource Center
Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

DESIGN DEVELOPMENT

Three design alternatives were presented to the Board. Each was an H-shaped design with light wells along the north and south facades. Vehicular access is located at the center of the Greenwood Ave facade. Each option has an upper level setback along the street due to the presence of power lines. Floors 2-3 overhang the sidewalk. The rear facades of all the alternatives are identical, flat and unmodulated, meeting the rear setback of 15'. Alternative A is mostly defined by setbacks and height restrictions of the zoning ordinance. Alternative B has some mass removed along the right side of the front façade and has nine small balconies as its main design feature. Alternative C, the applicant preferred, has a front façade with recessed balconies.

PUBLIC COMMENT

Several members of the public were present and offered the following comments:

- Inquired about the height of the retaining wall at the east property line. [the proposed height tapers from one to three feet.
- Rooftop lighting should be downward facing and not create light impacts on the single-family neighborhood.

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.

EARLY DESIGN GUIDANCE April 18, 2016

1. Urban Pattern and Form

- a. At the second EDG meeting the applicant should provide dimensioned sections showing the relationship between the building and properties to the east. (CS2-D)
- b. Rooftop lighting should be downward facing and not result in excessive light and glare impacts on residences to the east. (CS2-D)

2. Street-level Interaction. The Board was concerned that the grouping of street level uses could be changed by moving the vehicular access to help create more synergy between the commercial uses helping to activate the streetscape.

- a. At the next meeting, different design schemes should be presented that address the arrangement of retail, residential, and vehicular access should be carefully analyzed and considered. (PL3-A, B, & C)
- b. The central curb cut's placement and width reduces the project's connection to the street by locating a dominant garage element in the center of the Greenwood Avenue façade. (CS2-C) The applicant should provide weather protection along the street. (PL2-C)

- c. Bicycle parking should be conveniently located for future residents but not a street level uses. (PL4-A&B)
- 3. Architectural Concept.** The Board was concerned by the lack of variation in the three alternatives and noted there was no code conforming option. The differences between the options are minimal massing moves along the front façade.
 - a. The Board asked for additional study/massing options showing different arrangements of ground level uses. The applicant should investigate code interpretations to reduce the curb apron. (DC1-B&C)
 - b. The Board was very concerned with the lack of relationship between the first floor and upper floors. The upper and lower parts of the façade need to relate to one another as the design progresses. (DC2-B)
 - c. The garage entrance is too dominant an element of the front facade. (DC2-B)
 - d. The Board questioned the interior unit's access to light. Deeper light wells should be considered to improve the livability of interior units. (CS1-B)
 - e. The applicant should use durable, high quality materials as the project moves forward. (DC4-A)

SECOND EARLY DESIGN GUIDANCE July 18, 2016

PUBLIC COMMENT

No public comment was received for the second EDG meeting.

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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.

SECOND EARLY DESIGN GUIDANCE July 18, 2016

- 1. Massing:** The Board supported the applicant's preferred Option C finding it relates better to the building to the north and has a better arrangement of ground level uses than the schemes presented at the first EDG. (DC2)
 - a. The Board noted that the northern light well lines up with the abutting building. At the recommendation phase, provide a window study to further explore how these two structures will interact and how the design of this building sensitively responds to the privacy of the neighboring building. (CS1-B)
 - b. The southern façade will be mostly blank at the property line. Façade materials should be detailed to add visual interest. (DC2-B2)

2. **Front Elevation:** The Board liked the texture and scale of the front elevation as shown in a character sketch on page 17 of the 2nd EDG packet. Pedestrian perspective renderings will be needed at the recommendation phase to verify these qualities of the elevation. (DC2-C)
 - a. Include a window study for the building to the north at the Recommendation meeting and a façade study for both the west and east facades to show how they related to the north building. (CS2-C2 & CS2-D)
 - b. The connection to the street still needs to be improved. Additionally, the bays should relate to the retail space/residential lobby at the street. (DC2-B1)
 - c. The southwest bay is near the corner and the design should address how this bay can thoughtfully wrap the corner. (DC2-C1)
 - d. The project should be a distinct design from the building to the north so the appearance of one large building is reduced. (DC2-A2)
 - e. As shown, the recessed first story allows for a wider sidewalk; this is an important feature as Greenwood Ave is a busy road in this location. (PL2)
 - f. Awning and railing detailing should be included at the recommendation phase. (DC4-A)

FIRST RECOMMENDATION January 8, 2018

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned with the service/trash door being located next to and facing the garage entry.
- Questioned if the proposed was reflective of Seattle’s design character.

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. **EDG Response:** The Board voiced strong concerns regarding the quality of the information presented at this meeting, noting that the packet was missing significant amounts of key information, such as a summary of the Board’s guidance from the last EDG ,meeting with clear responses, as well as complete elevations (south, east, and north), a material/color board, dimensions, reference to design guidelines for the departure request, and previously requested studies (window/privacy study, relationship of setbacks to adjacent neighbors). As such, the Board expressed their frustration and unanimously agreed the project should return for a second Recommendation meeting with the above listed materials, expected for

all Recommendation-level meetings. (CS2-C-2. Mid-Block Sites, CS2-D Height, Bulk, and Scale)

2. Façade Composition:

a. West Elevation

- i. The Board discussed the bays, commenting that the three southern bays created a regular rhythm however the differing width of the northern bay should be resolved, potentially becoming more different. If this bay proportion is maintained, a study should be provided clarifying why this is the best design choice. (DC2-B-1. Façade Composition)
- ii. In addition, the Board provided guidance to increase the height of the bays with the goal of further distinguishing the bays from the foreground massing and further strengthening the expression of the bays. (DC2-B-1. Façade Composition)
- iii. The Board was supportive of the channel along the east façade, however, they expressed some concern that aligning the channel and venting could be problematic at time of construction. The Board provided guidance to further study this detail and confirm the constructability and location of this detail. (DC2-B-1. Façade Composition, PL2-C-2. Design Integration)
- iv. The Board expressed concern with the slight modulation along the 4th and 5th stories which accommodated the existing powerline without tying back to a design logic. The Board provided guidance to revise these floors to create a consistent setback along Greenwood Avenue. (DC2-B-1. Façade Composition)

b. North Elevation.

- i. The Board discussed the setback along the northern edge. At EDG the Board provided guidance to demonstrate the relationship of the proposed lightwell to the lightwell of the northern building. At Recommendation the Board reiterated their direction to study this relationship and illustrate this adjacency condition at the next meeting. (CS2-D-5. Respect for Adjacent Sites)

c. South Elevation.

- i. The Board discussed the blank wall condition commenting that the large setback and channel recess provided adequate relief along this party wall condition. (DC2-B-1. Façade Composition)

d. East Elevation.

- i. The Board supported the regular rhythm created by the bay expression which reduced the height, bulk, and scale along this zone transition. However, sections and a plan view study should be provided at the next meeting illustrating the relationship to adjacent neighbors, as well as, clarifying the depth of the rear open space and grade change. (DC2-B-1. Façade Composition, CS2-D-5. Respect for Adjacent Sites, CS2-D-4. Massing Choices)

3. Street-level Composition and Interior Programming: The Board discussed the façade composition and the relationship to interior programming along the street-level and provided the following guidance:

- a. The Board was concerned with the unnecessary fragmenting and interruption of the street-wall created at the ground floor by recessing the corridor entry at the northern

most corner. The Board provided guidance to resolve this configuration at the northern corner by bumping out the corridor to be flush with the street-wall, as well as, exploring one door rather than two at this location with the goal of creating a more continuous street wall, avoiding an unsafe condition, and cleaning up the entry/exit points. (DC2-B-1. Façade Composition, PL2-B Safety and Security)

- b. The Board was concerned with the location and circulation of trash, specifically commenting on the location of the trash door adjacent to the main residential entry, width of the corridor, and placement of the exit door which created an awkward turning condition for the trash circulation. The Board provided guidance to pull back the service/corridor entry door to place greater emphasis on the main residential entry, explore treating the service/corridor door with similar coloring to the brick wall, and placing the door along the street. (DC2-B-1. Façade Composition, DC1-C-4. Service Uses)
- c. Related to the location of this door, the Board commenting that by pulling the service/corridor door further back, the need for a sight triangle departure may be avoided. (DC1-C Parking and Service Uses)
- d. In addition, pulling back the service/corridor door the main entry could potentially have a glassy corner distinguishing this entry from the retail bays. The Board also provided guidance to strengthen the ensemble of entry components including signage, lighting, and landscaping, as well as, creating a more logical terminus for the awning above the residential entry. (PL2-C-1. Locations and Coverage, PL3-A Entries)

4. Landscaping: The Board discussed the proposed landscape plan, commenting that the relationship of the green space to the interior uses was unclear. Specifically, the Board would like the following provided at the next meeting:

- a. Dimensioned landscape plan (C3-B-1. Meeting User Needs)
- b. Section of the landscape areas (north, south, and east) (DC3-A-1. Interior/Exterior Fit)
- c. Clarification of access, maintenance, and users of each space. Specifically, the Board expressed concern for the southern amenity space which lacked clarification on whether the space was intended to be used by commercial, residential, or shared. (C3-B-1. Meeting User Needs, DC3-A-1. Interior/Exterior Fit)
- d. In addition, the Board commented that the eastern landscape area should provide a mix of plants which include evergreens for year-round landscaping. (DC4-D-1. Choice of Plant Materials, CS2-D-5. Respect for Adjacent Sites)
- e. The Board also commented location activity areas on the roof should be pulled away from the single-family along the eastern edge. (CS2-D-5. Respect for Adjacent Sites)

5. Materials: The Board discussed the proposed materials, supporting the proposed brick base and amount of transparency along the ground level. However, the Board was concerned with the large expanse of cementitious panel applied on the upper stories along Greenwood Avenue. (PL2-B-3. Street-Level Transparency)

- a. The Board commented that the bays created an opportunity to break up this façade with a higher quality material and provided guidance to revise the bays accordingly. (DC4-A-1. Exterior Finish Materials)
- b. The Board further discussed the application of materials along the street-level, commenting on the need to clean up the articulation of the storefront bays with the

- goal of creating a more consistent expression. The Board provided guidance to revisit the stem wall, exploring a consistent base and additional mullions along the top of the storefront windows. (DC2-B-1. Façade Composition, DC2-D Scale and Texture)
- c. The Board discussed the application of brick commenting that the brick pattern needs to be further developed and provided guidance to explore bringing the brick up below the windows between the bays or clarify the difference in recess from the ground floor and first/second story. (DC2-B-1. Façade Composition, DC2-D Scale and Texture)
 - d. In addition, the Board discussed the horizontal fencing along the east edge and provided guidance to revise to a non-climbable fence. (DC3-C-2. Amenities/Features)

- 6. Lighting:** The Board discussed the lighting plan expressing the following concerns:
- a. The Board was concerned with the placement of streetscape lighting and requested further refinement of the placement and lighting type at the next Recommendation meeting. (DC4-C Lighting)
 - b. Lighting for the soffit of the street-level and bays was unclear. At the next meeting the Board requested this information be added to the lighting plan. (DC4-C Lighting)
 - c. The Board also requested clarification of the proposed lighting along the eastern edge, providing guidance to be particularly considerate of the adjacent single-family zone. (DC4-C Lighting, CS2-D-5. Respect for Adjacent Sites)

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** Recommendation the following departures were requested:

1. **Sight Triangle (SMC 23.54.030.G):** The for exit-only driveways and easements, and two way driveways and easements less than 22 feet wide, the Code requires a sight triangle on both sides of the driveway or easement shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway or easement with a driveway, easement, sidewalk or curb intersection if there is no sidewalk, as depicted in Exhibit E for 23.54.030. The applicant proposes to provide a sight triangle on the north (exit) side of the driveway and no sight triangle on the south (entry) side

The Board indicated that they were not favorable toward the requested sight triangle departure as a sufficient design rationale was not presented. In addition, the Board provided guidance to explore pulling back the service/corridor exit door adjacent to the driveway as a possible means to eliminating the requested departure. (DC2-B-1. Façade Composition, DC1-C-4. Service Uses)

SECOND RECOMMENDATION June 18, 2018

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned with privacy impacts along the east property line.

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. **REC 1 Response:** Overall, the Board acknowledged the applicant's responsiveness to the first Recommendation meeting. The Board noted improvements to the street facing façade and increased clarity and quality of information presented within the second Recommendation packet. The Board further discussed the revised design and offered several conditions with the goal of improving the façade composition and privacy concerns.
2. **Façade Composition:** The Board was supportive of the revised bay widths, retail stem wall, and brick material locations, however, the Board provided the following recommendations related to further refinement of the street-facing (west) façade composition.
 - a. The Board was concerned with the revised canopy height above the south retail bay, as this created a pinch point. In order to resolve this issue, the Board recommended a condition to raise the height of the canopy to match the second retail bay. (DC2-B-1. Façade Composition, PL2-C-2. Design Integration)
 - b. The Board discussed the revised north end of the street-facing facade, expressing concern regarding the large expanse of the service façade (garage, bike room exit, and blank wall). The Board commented that the uses were in the correct location, however, the continuous plane further emphasized this area as service related. In order to mitigate these concerns, the Board recommended the following conditions:
 - i. Pull the bike room portion of the façade out to match the retail. The Board further clarified that the bike room door itself could remain or be pushed out depending on design studies and sight triangle requirements. (DC2-B-1. Façade Composition)

- ii. Pull the brick out to create a continuous soffit which extends up between the bays and overlapping the paneling as shown on the southern portion of the west façade. (DC2-B-1. Façade Composition)
 - iii. The Board also suggested pulling up the bike room door to align with the datum line of the garage door, however, this was not recommended as a condition. (DC2-B-1. Façade Composition)
 - c. The Board supported the venting and channel detail concept, however recommended a condition to further refine the relationship of the vents and panel joints to either move the vents up or altering the panel seams to align with the venting. The Board also recommended a condition to explore using only one venting type throughout the project consistently. (DC2-B-1. Façade Composition, PL2-C-2. Design Integration)
 - d. The Board discussed the possibility of removing the juliet balconies or changing from glazed to a more opaque option. However, the Board also acknowledged the need for balconies with sliding glass doors. In addition, the Board noted the sliding glass resulted in a more contemporary design over smaller windows. As such, a majority of the Board was comfortable with the balconies as proposed. (DC2-B-1. Façade Composition)
- 3. Relationship to Neighbors:** The Board acknowledged public comment regarding privacy concerns along the east property line. The Board noted the fence, and organization of interior uses facing this edge provided a sufficient response to privacy concerns. In order to further increase privacy buffering along this edge the Board recommended the following condition:
- a. Refine landscaping along the east property line to increase the height and overall robustness of the proposed landscaping with the goal of optimizing landscaping for increased privacy. (CS2-D-5. Respect for Adjacent Sites (DC4-D-1. Choice of Plant Materials))

4. Materials:

- a. The Board supported the materials as shown in the Recommendation packet and recommended a condition that the bays remain as shown in the recommendation 2 packet with cedar siding. (DC4-A-1. Exterior Finish Materials)
- b. In addition, the Board recommended a condition to wrap the brick base back to align with the panel joint. (DC2-B-1. Façade Composition)

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).

At the time of the **SECOND** Recommendation no departures were requested.

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified 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-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.

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.

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.

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.

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.

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.

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.

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.

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-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.

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.

RECOMMENDATIONS

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

The recommendation summarized above was based on the design review packet dated Monday, June 18, 2018, and the materials shown and verbally described by the applicant at the Monday, June 18, 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. Raise the height of the canopy to match the second retail bay. (DC2-B-1. Façade Composition)
2. Pull the bike room portion of the façade out to match the retail. The Board further clarified that the bike room door itself could remain or be pushed out depending on design studies and sight triangle requirements. (DC2-B-1. Façade Composition)
3. Pull the brick out to create a continuous soffit which extends up between the bays and overlapping the paneling as shown on the southern portion of the west façade. (DC2-B-1. Façade Composition)
4. Further refine the relationship of the vents and panel joints to either move the vents up or altering the panel seams to align with the venting.
5. Explore using only one venting type throughout the project consistently. (DC2-B-1. Façade Composition, PL2-C-2. Design Integration)

6. The bays should remain as shown in the Recommendation 2 packet with cedar siding along Greenwood Avenue. (DC4-A-1. Exterior Finish Materials)
7. Wrap the brick base back to align with the panel joint. (DC2-B-1. Façade Composition)