City of Seattle

Department of Construction & Inspections
Nathan Torgelson, Director

DESIGN REVIEW

RECOMMENDATION OF THE
NORTHEAST DESIGN REVIEW BOARD

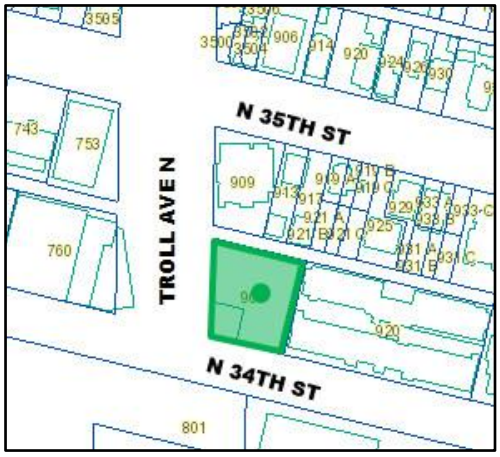
Project Number:	3024100
Address:	900 N 34th Street
Applicant:	Myer Harrell, for Weber Thompson
Date of Meeting:	Monday, February 27, 2017
Board Members Present:	Ivana Begley, Chair Eric Blank James Marria Blake Williams
Board Members Absent:	None
SDCI Staff Present:	Crystal Torres, Land Use Planner

SITE & VICINITY

Site Zone: Commercial (C1-65)

Nearby Zones: (North) LR3
(South) C2-30
(East) C1-65
(West) NC3P-65

Lot Area: 12,900 sq. ft.



Current Development:

There is currently a two-story structure located on the project site, which will be demolished.

Surrounding Development and Neighborhood Character:

The site is located within the Fremont Urban Center Village, with its address along N 34th Street, bounded by Troll Avenue N to the west and an alley to the north. The zoning is C1-65' with an adjacent property zoned C1-65. Across the alley to the north is an LR3 zone. The site is currently occupied by two small commercial retail tenants, a Turkish cafe and a coffee shop. The surrounding area includes the Burke Gilman Trail, Fremont Troll, Lenin Statue, Gasworks Park, Fremont commercial core, and a mix of multifamily and single family housing types. The neighborhood character is defined by the unique Fremont landmarks, the mix of older and contemporary housing types, and the views connecting the area with Lake Union and waterways.

Access:

Existing vehicular access is taken from N 34th Street. Propose vehicular access is taken from the alley at the rear of the building.

Environmentally Critical Areas:

There are no mapped environmentally critical areas.

PROJECT DESCRIPTION

Design Review for a 7-story office building with retail at grade. Parking for 30 vehicles to be provided within the structure. Existing building to be demolished.

The design packet includes information presented at the meeting, and is available online by entering the project number at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

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

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

Email: PRC@seattle.gov

PUBLIC COMMENT

The following comments were offered:

- Concerned with impacts to light/air access to the east residential building.
- Concerned with parking and traffic impacts.
- Concerned with the proposed height, bulk, scale of the building and impacts.
- Concerned with the functionality of service uses along the alley.
- Supported the green building sustainability goals of the projects.

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

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. **Massing/Design Concept:**
    a. The Board echoed public's support for a living building concept and pursuing the green building pilot program. **CS1-A, CS1-B-1**
    b. The Board expressed unanimous support for the preferred option with the following guidance:
        i. The preferred option was the most interesting massing form which responded the topography changes and surrounding site context. **CS1-B, CS1-C, CS2-B-1, DC2-A**
        ii. Agreed with public comment and supported narrowing of the upper massing as this reduced the height, bulk, and scale, as well as, reducing shading. **CS1-B-2, CS2-D, DC2-A**
        iii. Supported the proposed ground floor along both Troll Ave and N 34th Street, noting the opportunities to activate the open space along Troll Ave. **CS2-B**
        iv. Agreed that the rotated setback along Troll Ave was positive and created further visual interest at the corner. **CS2-C**
        v. Agreed with public comment and supported the building mass opening towards the adjacent courtyard to the east maintaining light and air access into the adjacent courtyard space. **CS2-D**
        vi. Supported proposed massing noting the additional FAR was integrated into the overall design and created an appropriate height, bulk, and scale at this site; creating an interesting form which accommodated the living building construction. **CS1-A-1, CS2-D**
        vii. With the next submittal, provide a window/privacy study and sections to clarify the relationship of the proposed building with adjacent buildings (east building adjacency). **CS2-D-5**
        viii. With the next submittal, provide information on how the east blank walls will be treated and further detail of the north wall at the alley. **DC2-B-2**

2. **Pedestrian/Public Realm.** The Board discussed the proposed improvements to the ROW and widened sidewalk with unanimous support for the innovative and thoughtful design providing the following feedback:
    a. Supported the integration of the right-of-way improvements (landscaping, seating, textured pavement) and widened sidewalk into the overall project concept and design. **CS1-D, PL1-A, PL1-B, DC3-A**
    b. Encouraged the applicant to continue the thoughtful design of this space as the project evolved and with the next submittal provide:
        i. Detailed information on how the storytelling of the Stormwater treatment would be further integrated as an educational element through designed signage. **PL2-D, DC4-B**
        ii. At the next meeting, provide information regarding site lighting design**. DC4-C**
        iii. At the next meeting, provide detail on landscaping and hardscaping materials. **DC4-D**
        iv. The next submittal should include perspectives from the pedestrian viewpoint to provide a clear picture of the experience of the pedestrian as they move up/down along both Troll Ave. and N. 34th street. **PL1-A, PL1-B**
    c. The Board supported the innovative strategies of incorporating Stormwater treatment into the site design, however, echoed the public's concerns related to the viability and functionality of the proposed Stormwater design and landscaping. **CS1-E, DC4-D-3**

3. **Entry**
    a. The Board supported the overall concept of the entry and asked to see further detail on how this space would be activated and draw people to this space. **PL2-D**
    b. The Board commented that the gate should be thoughtfully designed and remain open during business hours. **CS2-B-2, DC4-A-1**
    c. The Board encouraged the applicant to explore how materials and design details could create further connection to Fremont's unique neighborhood character. **CS3-B, DC4-A**

RECOMMENDATION February 27, 2017

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported developer's initiative to pursue the Living Building Pilot program, supported design, development of the street improvements and public realm.
- Expressed appreciation for the development team initiative to reach out to the community.
- Requested clarification on any street improvements along Troll Avenue.
- Requested clarification on the distance from the proposed building to the north adjacent neighbor.
- Expressed support for the subtle integration of Fremont character into the project.

- Supported the loading berth departure.

SDCI staff also summarized design related comments received in writing prior to the meeting:

- Supported the developer's initiative to pursue the Living Building Pilot program, supported the design, development of the street improvements and public realm. Expressed appreciation for the development team initiative to reach out to the community.
- Concerned with parking and traffic impacts.
- Concerned with impacts during construction including noise and traffic.
- Concerned with the number of employees in the new building and how that will impact electricity, water, waste volumes, and whether the living building objectives would still be meet.
- Concerned with the height of the proposed structure and request the departure be denied.

Concerns with off-street parking and traffic impacts and construction activity are addressed under SDCI environmental (SEPA) review are not part of the Design Review's Board purview.

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

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. **Massing/Design Concept:**
    a. The Board commended the design team for thoughtful development of the project since EDG, noting the successful articulation of each façade and the overall cohesive design composition. **(CS2-D Height, Bulk, and Scale, DC2-B-1 Façade Composition)**
    b. The Board remained supportive of the proposed additional height which was being requested as part of the Living Building Pilot program. The Board discussed the height and commented that the height was appropriate as it would not add an additional story over what would be allowed by the zoning code. The Board noted the additional height was being used to accommodate higher floor-to-floor height which will increase the daylighting opportunities and decrease energy needs. Furthermore, the Board commented that the additional height was well integrated into the overall building design and composition, and supported the setting back of the top floor to reduce the perceived height and bulk of the building. **(CS1-A Energy choices, CS1-B Sunlight and Natural Ventilation, CS2-DHeight, Bulk, and Scale)**
    c. The Board supported pulling the building back along the northwest corner. Eroding the building at this corner resulted in a more interesting street edge condition, as well as, provided relief for the building to the north and offered more opportunities for visual connections down to the water for the northern neighbor. **(CS2-D Height, Bulk, and Scale, DC2-A-1 Site Characteristics and Uses)**

d. The Board was supportive of the overall proportions, massing, and detailing of the facades. However, the Board discussed the space between the window head of the commercial ground-floor-massing and the glass volume commenting that the thinness of the spacing created a pinched appearance. The Board was concerned that the pinched area would be further exaggerated when the glass box was opaque. The Board offered the following guidance as potential design explorations **(DC2-B-1. Façade Composition)**:
    i. Create a thinner beam expression to allow more space between the window header and glass box.
    ii. Explore using a darker material where the black beam then disappears.
    iii. Bringing the glass up to the beam.

    Overall, the Board was highly supportive of the ground floor condition and improvements to the public realm, as well as, the overall composition. The Board encouraged exploration of further resolving the pinched detail, but did not recommend a condition for this change. **(DC2-B-1. Façade Composition)**

2. Pedestrian/Public Realm:

a. The Board unanimously expressed enthusiasm and support for the thoughtful architectural detailing along Troll Ave. The Board commended the design team for integrating the storytelling and educational element of the stormwater treatment into the landscaping and street improvements. **(DC3-B-3 Connections to Other Open Space, DC4-D Trees, Landscape, and Hardscape Materials, DC3-C-2. Amenities/Features, DC4-B Signage)**
b. The Board expressed some concern for the long-term appearance of the landscape basin which would be treating large volumes of water. However, the Board felt the benefits of the stormwater treatment and educational storytelling component would still create an appropriate and honest expression of the functionality of the water treatment increasing awareness for the functionality of the stormwater treatment. **(DC4-D Trees, Landscape, and Hardscape Materials, CS1-E Water)**
c. The Board was highly supportive of the weathered steel blade signs and textural relief "rubbings" which added an element of discovery and tied to the playfulness of the Fremont character. **(DC4-B Signage)**

3. Materials

a. The Board commended the design team for the selection of high quality durable materials including cement panels of varying sizes and textures; wood/metal cladding; concrete board form; weathered steel; steel painted black; concrete masonry (natural color with varied texture). Curtain wall glazing- electrochromatic glass, charcoal spandrel glass, and solarban 60 glass as indicated in the Recommendation packet pages 25- 30. **(DC2-B Architectural and Facade Composition, DC2-D Scale and Texture, DC4-A Exterior Elements and Finishes)**
b. The Board discussed the treatment of the blank wall condition along the east property line. The Board was supportive of the patterned concrete, however they expressed some concern with the contrast of the light cement panel material on the south facing façade with the dark concrete and how the materials would meet. The

Board encouraged exploration a lighter concrete color if available. **(DC2-B-2 Blank Walls)**

4. Entry

a. The Board was supportive of the artistic steel gate concept at the courtyard entry which tied back to the Fremont character. The Board commented that the board form concrete, quote, and weathered steel gate were an appropriate pairing and detailing for the entry space. **(PL3-A Entries)**
b. The Board recommended a condition that the gate must be open during business hours to support an activated ground floor and pedestrian realm. **(DC1-A Arrangement of Interior Uses)**

DEVELOPMENT STANDARD DEPARTURES

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

At the time of the Recommendation the following departures were requested:

1. **Floor Area Ratio (SMC 23.47A013.B):** The Code allows for a 15% increase to the allowable floor area ratio (FAR) for participation in the Living Building Challenge Pilot Program per 23.40.060. The Code allows a maximum FAR of 4.25 and the applicant proposes an FAR of 4.89 (an increase of 15%).

   The Board voted unanimously in favor of the requested departure. The Board supported the requested departure as the additional floor area accommodates the enhanced mechanical system needed for the Living Building Pilot Program. In addition, the additional floor area has been thoughtfully integrated into a cohesive design concept which responds to the surrounding context appropriately. **(CS1-A Energy Use, CS1-B Sunlight and Natural Ventilation, CS1-E Water CS2-B-1, CS2-D)**

2. **Structure Height (SMC 23.47A.012):** The Code allows projects participating in the Living Building Challenge Pilot Program to seek a departure for an additional 20' of height per 23.40.060. The Code allows 65' and the applicant proposes 76'.

   The Board voted unanimously in favor of the requested departure. The Board supported the additional height for floor-to-floor heights which will increase the daylighting opportunities and decrease energy needs. In addition, the Board commented on the successful integration of the additional height and supported the setting of the top floor to reduce the perceived height, bulk, and scale. **(CS1-A Energy Use, CS1-B Sunlight and Natural Ventilation, CS2-D Height, Bulk, and Scale)**

3. **Loading Berth (SMC 23.54.035.A):** The Code allows projects participating in the Living Building Challenge Pilot program to seek a departure from parking requirements under 23.42.012.D.2(f). The Code requires 1 loading berth for buildings with 40,000 to 60,000 gross floor area. The applicant is proposing to eliminate the loading berth.

   The Board voted unanimously in favor of the requested departure. The Board supported this departure as the proposed rear setback provides a more beneficial transition to the adjacent less intensive LR3 zone to the north and would reduce conflicts between vehicles and non-motorists. **(DC1-B Vehicular Access and Circulation, CS2-D-5 Respect for Adjacent Sites)**

4. **Street-Level Transparency (SMC 23.47A.008.B.2):** The Code requires 60% of the street-facing façade between 2' and 8' above the sidewalk to be transparent. The applicant is proposing 39.1% transparency along Troll Ave.

   The Board voted unanimously in favor of the requested departure. The Board acknowledged the topography of the site created challenging conditions related to meeting the transparency requirement. The Board was supportive of the departure commenting on the thoughtful development of the public realm with landscaping and storytelling of the stormwater created a compelling pedestrian experience and activation along this street frontage. (**CS2-BAdjacent Sites, Streets, and Open Spaces, PL1-A Network of Open Spaces, PL2-B-3. Street-Level Transparency)**

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-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-B Safety and Security

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.

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-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-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.

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-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.

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-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-C Design

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

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-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

BOARD DIRECTION

At the conclusion of the RECOMMENDATION meeting, the Board recommended moving forward to MUP application.

The recommendation summarized above was based on the design review packet dated Monday, February 27, 2017, and the materials shown and verbally described by the applicant at the Monday, February 27, 2017 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended unanimous APPROVAL of the subject design and departures with the following condition:

1. The gate must be open during business hours to support an activated ground floor and pedestrian realm. **(DC1-A Arrangement of Interior Uses)**