



## RECOMMENDATION MEETING OF THE WEST DESIGN REVIEW BOARD

Project Number: 3024575

Address: 1170 Republican St

Applicant: Kevin Sutton and Peter Sherrill, MZA Architecture

Date of Meeting: Wednesday, March 14, 2018

Board Members Present: Christine Harrington, Chair  
Homero Nishiwaki  
Patreese Martin  
Stephen Porter  
Brian Walters

SDCI Staff Present: Beth Hartwick

### SITE & VICINITY

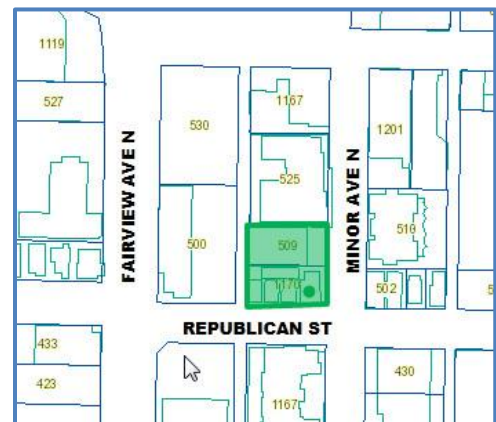
**Site Zone:** Seattle Mixed (SM-SLU/R 55/85)

**Nearby Zones:** (North) SM-SLU/R 55/85  
(South) SM-SLU/R 55/85  
(East) SM-SLU/R 55/85  
(West) SM-SLU 160/85-240

**Lot Area:** 14,250 sf

**Access:**

The subject property currently has vehicular access from Minor Ave N and the alley



**Environmentally Critical Areas:**

There are no Environmentally Critical Areas onsite.

**Current Development:**

The site contains several structures. The south portion of the site includes three connected single-family workers' cottages which were originally constructed in 1911. These cottage structures comprise the Row House Café. At the north section of the site, a one-story masonry warehouse contains a glass studio.

**Surrounding Development and Neighborhood Character:**

The project site is located in the South Lake Union Cascade neighborhood, characterized by the close proximity to Cascade Park, Lake Union and downtown and a mix of residential, office, commercial, and institutional uses.

Nearby development consists of wood frame and reinforced concrete structures containing residential and office uses. Adjacent to the north is the Pete Gross House, a seven-story building containing residential apartments for Fred Hutchinson patients and a K-12 school. To the east, across Minor, is a four-story masonry residential building with ground floor retail. Across Republican to the south, is a six-story residential building. A seven-story building containing office/laboratories uses is located across the alley, to the west.

Cascade Park, one block to the southeast, offers nearby public green space. This park is also identified as a "heart location" in the South Lake Union Design Guidelines.

**PROJECT DESCRIPTION**

The proposal is for a 102,000 sf, 8-story building containing 110 units, 1,200 sq. ft. of retail and parking for 68 vehicles. The existing structures are proposed 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 SDCl:

**Mailing** Public Resource Center

**Address:** 700 Fifth Ave., Suite 2000

P.O. Box 34019

Seattle, WA 98124-4019

**Email:** [PRC@seattle.gov](mailto:PRC@seattle.gov)

**EARLY DESIGN GUIDANCE January 18, 2017****PUBLIC COMMENT**

The following public comments were offered at this meeting:

- Supported the courtyard scheme and the requested departure.
- Stressed the importance of light and air access for the Pete Gross House patients.

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 Options and Relationship to Neighboring Context:** The Board discussed the massing options and unanimously supported the curved corner expression and differentiated base and top composition shown in the massing Option 3A. The Board agreed this exterior form has the best potential create a compelling architectural presence and address the corner. The Board also supported the addition of a courtyard to maximize daylight and ventilation for the adjacent Pete Gross House. The Board directed the applicant to proceed with the preferred option. (CS1-B-2, CS2-C-1, CS2-D-5, DC2)
  - a. The Board acknowledged public comment and supported the general intent to provide daylight access to the adjacent Pete Gross building. The Board encouraged continued collaboration with the neighbor and further exploration to locate setbacks where they have more effect. (CS1-B-2, CS2-D-5)
  - b. Related to the setback locations, the Board was generally supportive of the requested departure to rearrange the massing setbacks at the north property line and the alley. The Board agreed the resulting design has the potential to improve the overall composition as the alley façade, with the bay window projections, has more articulation than a typical alley frontage. When further developing the design, the Board recommended studying the courtyard proportions to be shallower and wider, to create the best opportunity for light and air access. (CS1-B-2, CS2-C-1, CS2-D-5, DC2)
  
- 2. Streetscape; Ground Level Arrangement of Uses and Entries:** The Board was strongly supportive of the voluntary podium setback, recessed main entry and proposed streetscape elements including special paving, curb bulb, green walls and graffiti art to enhance the pedestrian experience. The Board gave guidance for further design development. (PL1, PL2, PL3-A)
  - a. The Board agreed that the arrangement of uses at the ground floor should be reexamined to provide a stronger connection to the public realm. In particular, the Board was concerned with the fitness amenity space at the prominent southwest corner and noted that a different amenity use at this location would be acceptable. (CS2-B-2, PL3, DC1-A)
  - b. For the residential frontage along Minor, the Board recommended a clear expression of residential use to provide a legible transition from public sidewalk to private residence. The majority of the Board indicated preference for individual entries, rather than porches with no access, as these entries can contribute to the sense of the residential identity and provide more opportunity for sidewalk interaction. The Board requested pedestrian perspectives for the next meeting, specifically to clarify the relationship to the adjacent Pete Gross colonnade. (PL1-B, PL3-A, PL3-C, PL3-III-i)

- c. Acknowledging the slight change of grade across the site, the Board agreed below grade entries should be avoided and recommended exploring ways to avoid this condition. The Board also encouraged relocating the main entrance to the corner and noted that this location, at a higher elevation, may address the grade condition for the residential entries. (PL1-B, PL3-A, PL3-B)
- d. The Board approved of the idea to integrate graffiti art into the façade as shown in the precedent images on page 34 of the packet. The Board also expressed interest in incorporating graffiti art into the courtyard to add visual interest. (CS2-D-5, CS3-II-vi, DC2-A-2, DC2-B)

- 3. Architectural Concept and Materiality:** The Board was supportive of an architectural concept that is tied to articulating the 5 over 3 structure and gave the following direction:
- a. The Board strongly supported distinguishing construction types through exterior material selection as indicated in the proposed wood cladding for the upper floors to relate to the wood type of construction and masonry for the lower, concrete construction. (CS2-C-1, DC2-A-2, DC2-B, DC2-C-1)
  - b. The Board approved of the upper massing composition, specifically the upper bay window composition, composed of a hybrid of a triangular and rectangular shape. The Board was concerned with the stark appearance of the podium and agreed the same rigor and richness of detailing should be applied to the podium when further developing the design. (DC2-A-2, DC2-B, DC2-C-1)
  - c. The Board also acknowledged and supported the initial roofscape design. (DC2-I-i)

## RECOMMENDATION March 14, 2018

### PUBLIC COMMENT

No comments were offered at this meeting, and no comments were received in writing prior to the meeting.

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. Massing and Relationship to Neighboring Context:

The Board supported the evolution of the overall massing from EDG, with simplified upper curved massing and the larger courtyard at the 2<sup>nd</sup> story shown at the

Recommendation meeting. The Board agreed that the design of the upper portion was distinct and strong, but the design concept falls apart at the lower levels due to scale and the arrangement of materials. (DC2-B-1)

- a. The Board recommended to move forward with the massing as shown, but recommended changes to the materials and articulation as described below. (DC2-B-1)

2. **Architectural Concept and Materiality at the five Upper Levels:** The Board was pleased with the simplification of the upper story façade from the previous design that included protruding enclosed spaces to a design with a checkerboard of balconies, partially wrapped by a metal frame to provide depth. To provide additional depth the Board recommended a condition that the remaining windows be recessed. The Board had questions about the “wood looking” material, which the design team noted was a fiber cement product called Allura. Their concerns included the ability of the 8’ lap siding to bend, how joints would be detailed, and the warranty of the siding. The Board recommended a condition that the top of the parapet and soffit at the lowest level be designed to appear as one mass. (DC2-B-1, DC2-C-1, DC4-A-1)

- a. The Board stated that the use of stained Allura fiber cement is acceptable but recommended that attention to the detailing is an important aspect of executing the design. (DC4-A-1)
- b. Recess the windows without balconies by 3,” or as much as the exterior wall construction will allow. (DC2-C-2)
- c. Detail the top of the parapet so that it appears seamless with the siding to read as one mass. (DC2-B-1)
- d. Detail the soffit material at the overhang of the upper levels to be the same color as the siding to express the top as one mass. Consider plaster or a thin profile metal as the soffit material. (DC2-B-1, DC4-A-1)

3. **Architectural Concept and Materiality at the three Lower Levels:** The Board expressed that the design of the lower three levels needed clarity and higher quality materials than what had been proposed. They were not supportive of using the Allura siding at the street level or the “gasket” level between the two- story brick expression and the upper massing. The Board appreciated the desire to differentiate the retail space. (DC2-B-1, DC4-A-1)

- a. Use higher quality materials than stained cementitious siding at the lower three levels. (DC4-A-1)
- b. Recess the third story “gasket” level 6 inches from the lowest two levels along Republican St and Minor Ave N, and use brick or another material that is of higher quality than the stained cementitious (Allura) siding. (DC2-D-2, DC4-A-1)
- c. Use a higher quality material at the retail façade than the stained cementitious siding (Allura), to differentiate the space from the remainder of the street facade. (DC2-D-2, DC4-A-1)

- d. Wrap the façade material at the retail space around the corner to the recessed stair exit door in the alley. Add a window along the alley. (PL3-C-2 DC2-D-2, DC2-B-1)
4. **Streetscape Treatment, Ground Level Arrangement of Uses and Entries:** At the EDG meeting the Board expressed a preference for individual entries that were not below the sidewalk grade for the residential units along Minor Ave N. At the Recommendation meeting the Board noted that stoops or stairs to private entries are not likely to be used at this location and will take up space. They were supportive of the street level treatment along Minor Ave N with the proposed railing and landscaping around and between the four private patios. The Board was not supportive of the fireplace at the corner window as it would create a barrier. The Board was not supportive of the art expression as shown in the packet, and recommended changes to strengthen the design. (PL3-B-1, DC3-C-2, DC4-D-1)
- a. Provide the residential patios with landscaping, as shown in the Recommendation packet. (PL3-B-1, DC3-C-2, DC4-D-1)
  - b. Provide painted steel canopies to match material #3, with clear glass as shown in the Recommendation packet. (PL2-C-2, DC4-A-1)
  - c. Provide a design with an active use at the curved corner, not a fireplace which will act as a barrier. (DC1-A-4)
  - d. Supported the lighting and signage as shown. Do not use signage that is taller than 2'. (DC4-B, DC4-C)
  - e. Instead of the art as shown in the Recommendation packet, use more substantial brick columns to provide a stronger vertical expression, or another means of expression that uses the street level material palette. (DC2-D-2)

#### **DEVELOPMENT STANDARD DEPARTURES**

The Board's recommendation on the requested departure(s) were based on the departures' 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 Recommendation meeting the following departures were requested:

1. **Primary Pedestrian Entry (SMC23.48.040.A.1):** The Code states that for Class I and Class 2 pedestrians streets that new structures facing a street are required to provide a primary building entrance for pedestrians from the street or a street-oriented courtyard that is no more than 3 feet above or below the sidewalk grade. The applicant requested that there be no pedestrian entry from Minor Ave N.

This departure provides a design that better meets the intent of the Design Review Guidelines **DC2-D-1. Facade Composition and DC2-D-1. Human Scale**, as the project is providing residential units along the street with private patios that will have landscaping. The landscaping and patios will provide an element of human scale at the street. The proposed floor level along the street

will be below the elevation of the sidewalk, making a pedestrian entry along Minor Ave N that meets the guidelines for an entry “distinctive with clear lines of sight and lobbies visually connected to the street” unfeasible. Having the pedestrian entries along Republican St. will provide a design that better meets the guideline, **PL3-A-1. Entry Design Objectives.**

Three Board members voted to grant this departure and two Board members were opposed.

2. **Upper Level Setback (SMC 23.48.235):** The Code requires a 15’ setback at the alley above the podium. In order to maximize daylight access to the adjacent building to the north, the applicant proposes to rearrange the setbacks at the north property line and alley, and requests an upper setback of 13’ at the alley for the 5 upper levels.

This departure provides a design that better meets the intent of the Design Review Guidelines **CS1-B Sunlight and Natural Ventilation and DC2-B, Architectural and Façade** Composition as the alley façade, with the bay window projections, extends the visual interest of the street facing façade to the alley and shifts the massing away from the existing building to the north to create a coherent form which enhances sunlight access to the adjacent building.

The Board voted unanimously to grant this departure.

#### **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](#).

<b>CONTEXT &amp; SITE</b>
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<b>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.</b>
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<b>CS2-B Adjacent Sites, Streets, and Open Spaces</b>
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<b>CS2-B-2. Connection to the Street:</b> Identify opportunities for the project to make a strong connection to the street and public realm.
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<b>CS2-C Relationship to the Block</b>
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<b>CS2-C-1. Corner Sites:</b> 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.
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<b>CS2-D Height, Bulk, and Scale</b>
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<b>CS2-D-5. Respect for Adjacent Sites:</b> Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.
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<b>CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.</b>
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<b><i>South Lake Union Supplemental Guidance:</i></b>
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<b>CS3-II Architectural Context</b>
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**CS3-II-vi. Cascade Character:** Respond to the unique, grass roots, sustainable character of the Cascade neighborhood. Examples of elements to consider include:

- a. community artwork;
- b. edible gardens;
- c. water filtration systems that serve as pedestrian amenities;
- d. gutters that support greenery.

## PUBLIC LIFE

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

### **PL2-C Weather Protection**

**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.

**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

**PL3-B-4. Interaction:** Provide opportunities for interaction among residents and neighbors.

### ***South Lake Union Supplemental Guidance:***

#### **PL3-III Transition Between Residence and Street**

**PL3-III-i. Residential Entries:** Consider designing the entries of residential buildings to enhance the character of the streetscape through the use of small gardens, stoops and other elements to create a transition between the public and private areas. Consider design options to accommodate various residential uses, i.e., townhouse, live-work, apartment and senior-assisted housing.



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

**PL4-B Planning Ahead for Bicyclists**

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

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

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

**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.

**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-B Architectural and Façade Composition**

**DC2-B-1. Façade Composition:** Design all building façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades 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 façades 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 façades 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-D Scale and Texture**

**DC2-D-1. Human Scale:** Incorporate architectural features, elements, and details that are of human scale into the building façades, 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.

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

**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-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.

**RECOMMENDATIONS**

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

The recommendation summarized above was based on the design review packet dated Wednesday, March 14, 2018, and the materials shown and verbally described by the applicant at the Wednesday, March 14, 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. Demonstrate how the Allura siding will be detailed. (DC4-A-1)
2. Recess the windows without balconies by 3," or as much as the exterior wall construction will allow. (DC2-C-2)
3. Detail the top of the parapet so that it appears seamless with the siding to read as one mass. (DC2-B-1)
4. Detail the soffit material at the overhang of the upper levels to be the same color as the siding to express the top as one mass. Consider plaster or a thin profile metal as the soffit material. (DC2-B-1, DC4-A-1)
5. Use higher quality materials than stained cementitious siding at the lower three levels. (DC4-A-1)
6. Recess the third story "gasket" level 6 inches from the lowest two levels along Republican St and Minor Ave N, and use brick or another material that is of higher quality than the stained cementitious siding (Allura). (DC2-D-2, DC4-A-1)
7. Use a higher quality material at the retail façade than the than stained cementitious siding (Allura) to differentiate the space from the remainder of the street facade. (DC2-D-2, DC4-A-1)
8. Wrap the façade material at the retail space around the corner to the recessed stair exit door in the alley. Add a window along the alley. (PL3-C-2 DC2-D-2, DC2-B-1)
9. Provide the residential patios with landscaping, as shown in the Recommendation packet. (PL3-B-1, DC3-C-2, DC4-D-1)
10. Provide painted steel canopies to match material #3, with clear glass as shown in the Recommendation packet. (PL2-C-2, DC4-A-1)
11. Provide a design with an active use at the curved corner, not a fireplace which will act as a barrier. (DC1-A-4)
12. Provide the lighting and signage as shown. Do not use signage that is taller than 2'. (DC4-B, DC4-C)
13. Instead of the art as shown in the Recommendation packet, use more substantial brick columns to provide a stronger vertical expression, or another means of expression that uses the street level material palette. (DC2-D-2)