



RECOMMENDATION OF THE NORTHWEST DESIGN REVIEW BOARD

Record Number: 3025210-LU

Address: 106 N 36th Street

Applicant: Jonathan Lemons, Lemons Architecture

Date of Meeting: Monday, November 05, 2018

Board Members Present: Andy Campbell, Chair
John Morefield
Keith Walzak

Board Members Absent: Chris Bell
Emily McNichols
Lauren Rock

SDCI Staff Present: Crystal Torres

SITE & VICINITY

Site Zone: C1-40 Commercial 1-40

Nearby Zones: (North) LR2
(South) IBU/45
(East) C1-40
(West) C1-40

Lot Area: 8,167 sq. ft.



Current Development:

The site is currently occupied by a single-story masonry building serving as a restaurant and associated parking lot.

Surrounding Development and Neighborhood Character:

The project site is located on the northeast corner of NW 36th street and 1st Ave NW within the Fremont Hub Urban Village. Zoning along NW 36th Street is Commercial with Lowrise-2 residential zoning to the north. Residential building typologies consists of 1-2 story single family homes, 3-4 story multifamily apartment buildings, and recent development of 3-story townhomes. Commercial development along NW 36th Street includes a mix of single story smaller commercial uses including barbershops, restaurants, breweries, and retail stores; two story industrial and mixed-use buildings; and gas station. The neighborhood has several well-known landmarks including the Fremont Troll, Aurora Bridge, Statue of Lenin, the Fremont Rocket, Seattle Public Library, and the Fremont Abbey Arts Center.

Access:

Existing access to the site is provided along NW 36th Street. Proposed vehicular access is along 1st Ave NW.

Environmentally Critical Areas:

No ECAs are mapped on site.

PROJECT DESCRIPTION

The proposal is for 4-story mixed-use building containing 39 residential units, and 2,192 sq. ft. of commercial space. Parking to be provided for 8 vehicles 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 **Public Resource Center**

Address: 700 Fifth Ave., Suite 2000

P.O. Box 34019

Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned with the close proximity of the proposed building to the adjacent building on the north lot.
- Concerned that the presented graphics did not accurately depict impacts on adjacent neighbors regarding reduction in sunlight access and privacy.
- Concerned with impacts to traffic along 1st Ave.
- Requested clarification on proposed height.
- Questioned if there would be any crosswalk improvements.
- Expressed preference to locate vehicular access along 1st Ave and commented access along 36th Street would negatively impact the pedestrian realm.
- Questioned if parking would accommodate building residents or commercial visitors
- Concerned with parking impacts of commercial use.
- Supported the proposed design and impressed with the preferred Scheme C.
- Supported the design and expressed concern for maintaining building modulation as the project moves forward.
- Commented that art work and Fremont character are important to neighborhood. Suggested further exploring way to integrate into the streetscape and public realm.

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

- Suggested doubling the amount of provided parking.
- Suggested painting a crosswalk across 36th Street.
- Concerned with loss of day light due to the proposed height and proximity of the proposed building to the north neighbor.
- Concerned with stormwater runoff and drainage.
- Concerned that the project would not meet required Green Factor/landscaping requirements.
- Expressed concern for the proposed departure and was not supportive of the reduced rear setback as this would create loss of daylight access.
- Concerned with the proposed commercial use along the north property in Scheme 1. Concerns included noise and privacy impacts.
- Concerned with the proposed density.

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 and Design Concept:** The Board discussed massing options, stating Options 2 and 3 had interesting massing moves. After discussion, the Board was inclined to support Scheme 3, however the following elements should be further refined 1) address adjacency impacts to residential neighbors 2) resolve massing to create a cohesive design 3) create a stronger tie to the larger Fremont context. The Board provided the following guidance related to these topics:
 - a. Respect for Adjacent Site
 - i. The Board echoed the public’s concerns regarding the relationship of the preferred massing (Scheme C) to the existing residential neighbors along the north property line; especially at the northeast corner where the adjacent building is closest to the property line. The Board requested additional graphics and study of this adjacency relationship in order to better understand shading and privacy impacts. **(CS1-B-2 Daylight and Shading; CS2-D-4. Massing Choices; CS2-D-5 Respect for Adjacent Sites)**
 - ii. Related to the adjacency relationship to the north, the Board was not inclined to support the requested departure for a reduced rear setback at the time of EDG. However, the Board would be open to the departure if the design team demonstrated how the departure created a better design response and mitigated impacts to the neighbor. **(CS2-D-4 Massing Choices; CS2-D-5 Respect for Adjacent Sites)**
 - iii. At the Recommendation phase, provide images better illustrating the east façade condition. This wall should be thoughtfully designed and more than a blank wall. Demonstrate what portions will be viewed and from where. **(DC2-B-2 Blank Walls)**
 - iv. The Board discussed the need to thoughtfully site roof activities in a mindful manner, which would minimize impacts (shading, privacy, and noise) to the northern neighbor. The Board encouraged the design team to continue to refine the roof top design to respond to adjacency conditions. **(CS1-B-2 Daylight and Shading; CS2-D-5 Respect for Adjacent Sites)**
 - v. The Board reaffirmed their support for eroding the massing along 36th Street, which should be maintained as the design is further refined to address adjacency conditions. **(CS2-D-1 Existing Development and Zoning)**
 - b. Cohesive Design.
 - i. The Board supported the concept of a 2-story, highly transparent retail base, as indicated in the packet. However, they discussed the need to resolve the relationship of the base and upper stories, commenting that there appears to be two very different architectural languages and that the design needs to reconcile the base and upper stories. **(DC2-B-1 Façade Composition)**
 - ii. The Board discussed the way the design wrapped the corner and transitioned up 1st Ave into the residential neighborhood. The Board acknowledged that the character of the building could change as it moves north to the residential neighborhood, however the façade composition should reflect a cohesive design and smoother transition from the commercial/retail character along 36th street to the residential nature moving north along 1st Ave. **(DC2-B-1 Façade Composition)**

- iii. The Board suggested resolving the relationship of the base and upper stories relationship could also reconcile the wrapping of the design at the corner and transition up 1st Ave. The Board encouraged thoughtful detailing of the 2-story retail base as the design evolves as this could create opportunity to further tie the base and upper stories into a more cohesive design. **(DC2-B-1 Façade Composition)**
 - iv. The Board requested clarification of overhead weather protection at the next meeting, which should be integrated into the overall façade composition and support pedestrian activity. **(PL2-C Weather Protection)**
 - c. Integrate into Neighborhood Context
 - i. The Board expressed concern regarding the long street façade and horizontal language which further emphasized the width of the massing, which deviated from the slimmer vertical rhythm present along the commercial corridor. **(CS3-A-1. Fitting Old and New Together)**
 - ii. The Board was concerned that the design, as proposed, lacked integration of contextual cues from the area. As the design evolves, attention to detailing of the retail bays will be important to breaking-up the long street façade, creating visual interest, and a strong street presence. The Board agreed with public comment and encouraged integrating art, secondary architectural elements, etc. which would reflect the “Funky Fremont” character and create a stronger tie to the neighborhood context. **(CS3-A-1 Fitting Old and New Together; DC2-C-3 Fit With Neighboring Buildings)**
 - iii. The Board supported the overall design concept for a sleek contemporary design. However, the Board discussed the need to further demonstrate the relationship of the contrasting architectural style to its context. **(CS3-A-1 Fitting Old and New Together)**

2. Public Realm:

- a. The Board supported the overall concept of the proposed two-story retail base along NW 36th street. However, the Board expressed concerns related to the challenges of creating successful two-story retail. The Board was concerned with drawing people into the tall narrow retail space and avoiding monotony. In addition, the Board discussed the need to thoughtfully detail the retail space to create visual interest and variety which would support an active pedestrian atmosphere. **(PL3-A Entries)**

3. Bicycles

- a. The Board discussed the location of the bike storage located on the roof and encouraged further exploration of locating the bike storage in the parking garage where it could be easily accessed from the street. **(PL4-B-2 Bike Facilities)**

4. Garage Access:

- a. The Board agreed with public comment and supported vehicular access off 1st Ave as this minimized disruption to the pedestrian realm along 36th street, however, they noted concerns with visibility and encouraged confirmation that the proposed access provides clear sight lines and meets the required sight triangle. **(DC1-B-1 Access Location and Design)**

5. Service Uses:

- a. The Board directed the design team to further resolve the location and access to trash and recycling. At the Recommendation phase demonstrate exploration of alternative circulation pathways, perhaps exploring an interior corridor or other means of avoiding carrying all the retail trashing across the 36th street commercial frontage. **(DC1-C-4 Service Uses)**

6. Materials:

- a. The Board supported the indicated transparency for the 2-story retail along the base and encouraged maintaining this as the design evolves. **(PL3-C-1 Porous Edge)**
- b. The Board was supportive of the contemporary design indicated by the graphics within the EDG packet. However, the Board stressed the need to select materials that would support the aesthetic of a sleek design and strongly encouraged the use of high quality durable materials and utilizing materials other than hardie board panels. **(DC4-A-1 Exterior Finish Materials)**
- c. The Board supported the concept of a green screen at the east entry, however they were concerned with the viability of the landscaping. At the Recommendation phase, provide more information related to the proposed green screen landscaping, as well as, clarifying the appearance of the screen without the landscaping. **(DC4-D-3 Long Range Planning)**

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 Early Design Guidance the following departures were requested:

1. **Rear Setback (SMC 23.47A.014.B.3.a):** The Code requires a 15 foot setback for portions of structures above 13 feet in height to a maximum of 40 feet. The applicant proposes a 5-foot setback for levels 2-4, and a 10-foot setback for level 5.

The Board was not inclined to supported the requested departure at time of EDG as the massing as presented had not yet resolved impacts related to privacy and shading on the northern neighbor. However, the Board stated they would be open to granting a rear departure if the impacts to shading and privacy were minimized, and resulted in a more cohesive design. (CS1-B-2 Daylight and Shading; CS2-D-5. Respect for Adjacent Sites; DC2-B Architectural and Facade Composition)

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Questioned whether the canopies could be connected and extended further over the sidewalk to provide greater weather and sun protection.
- Concerned about commercial parking impacts since parking is only for residents.
- Noted the design is beautiful and supported the development of the project since EDG. Appreciated that earlier public comments were responded to and addressed in the design.
- Indicated an openness to working with the applicant to remove the fence along the north property line.

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

- Several comments concerned the need to improve pedestrian safety, visibility, and crossing on 1st Ave NW and N 36th St.
- Noted that the proposal lacks the shadow study and window overlay analysis requested by the Board at EDG.
- Suggested rearranging the MEP/storage room so that it aligns to the south of the stairway and minimizes shade to the north.
- Suggested relocating the PV area to a location that is farther away from the residence area.
- Stated that the proposed development will fully obstruct southern views from all housing units in the properties to the north of it.
- Concerned about light impacts to neighboring residences.
- Stated that the applicant failed to address several of the Board's concerns summarized in the EDG report regarding the massing and design concept and respect for the adjacent site. (CS1-B-2, CS2-D-1, CS2-D-4, CS2-D-5, DC2-B-2)

SDCI also received non-design related comments concerning environmental health risks and parking.

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. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with building height calculations and bicycle storage standards are addressed under the City's zoning code and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record 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 Responses:

- a. The Board commended the applicant for providing a well-developed packet. In agreement with public comment, the Board noted the design was attractive and responded well to EDG. The Board expressed support for the changes made in response to guidance including:
 - i. Increasing the upper level setbacks along the north property line. (CS1-B-2 Daylight and Shading; CS2-D-4. Massing Choices; CS2-D-5 Respect for Adjacent Sites)
 - ii. Refinement of the massing composition wrapping from N. 36th Street to 1st Avenue NW to create a cohesive expression and supporting the transition from commercial to residential. (DC2-B-1 Façade Composition)
 - iii. Refinement of the commercial expression along N. 36th Street, including the highly transparent street-level. (PL3-C-1 Porous Edge)

2. Design Development. The Board further discussed the refinements made along each edge.

- a. North Edge. The Board noted that the north façade was well resolved and, in response to public comment, recommended a condition that the applicant work with the adjacent property owner to the north to resolve the concrete wall, landscape buffer and conflicting fence condition. (CS2-D-5 Respect for Adjacent Sites)
- b. East Edge. The Board specifically supported the composition and materiality of the east façade including wrapping the lower materials to the east façade, and the simple high-quality materiality (AEP span) of the upper stories. (DC2-B-2 Blank Walls)
- c. West Edge. The Board discussed the blank wall (concrete retaining wall) along 1st Ave NW, commenting the landscaping proposed along this edge served as adequate screening. The Board further discussed this wall condition and recommended a condition to create porosity and material compatibility should a guard rail be required atop the concrete wall. (DC2-B-1 Façade Composition)
- d. South Edge.
 - i. The Board supported design development of the commercial expression along N. 36th St and appreciated refinements made to minimize and mitigate below grade commercial use. Specifically, the Board supported raising the floor slab to create an at grade condition at the SW corner and reducing the sunken condition at the SE corner, though raising the floor slab resulted in a departure request from the required floor-to-floor height. Related to maximizing the perception of the floor-to-floor height the Board had the following conditions (PL3-C-1 Porous Edge, DC4-A-1 Exterior Finish Materials, DC2-B-1 Façade Composition):
 1. Maintain transparency and operable storefronts as shown in the recommendation packet.

2. If venting/louvers are incorporated, it should be the minimum necessary and located away from the southwest corner as much as possible.
 3. Maintain perception of the interior floor-to-floor height as shown in the packet, without dropped ceilings, as much as possible.
- ii. The Board acknowledged public comment regarding the discontinuous overhead weather protection, but ultimately supported the design of the canopies as proposed as it adds visual interest and related to the façade composition. The Board further noted there was sufficient weather protection at the primary entrances. (PL2-C Weather Protection)

3. Materials.

- a. The Board was highly supportive of the proposed high-quality materials including AEP span, dark bronze aluminum storefront and windows, cedar soffit, cast-in-place concrete, steel canopies, Cor-Ten steel planters, custom fabricated Cor-Ten steel ornamental gates, and siding as shown within the recommendation packet page 43. As such, the Board recommended a condition to maintain materials as shown and described in the Recommendation packet. (DC4-A-1 Exterior Finish Materials)
- b. In addition, the Board discussed proposed venting, commenting that venting was not shown within the submitted Recommendation packets. The Board recommended a condition to incorporate venting into the façade composition specifically ensuring compatibility with joint lines, pattern, size, and materiality. (DC4-A-1 Exterior Finish Materials, DC2-B-1 Façade Composition)

4. **Landscaping.** The Board was supportive of the overall landscape plan, however, questioned the size of the proposed tree planters on the roof. As such, the Board recommended a condition to work with the project landscape architect/arborist to ensure planter boxes are sized to accommodate the proposed trees at maturity. (DC4-D-3 Long Range Planning)

DEVELOPMENT STANDARD DEPARTURES

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

1. **Setback Requirements – Rear setback (SMC 23.47A.014.B.3):** The Code requires a 15' setback above 13' along any rear lot line that abuts a lot in a residential zone for structures containing a residential use. The applicant proposes a reduced setback of 13'-6" at the northwest corner.

The Board unanimously recommended approval of the requested departure as the reduced setback and modulation resulted in a more cohesive façade composition and logical

breakdown of the bulk and scale along the northern façade. (DC2-B-1 Façade Composition, CS2-D-4. Massing Choices, CS2-D-5. Respect for Adjacent Sites)

2. **Floor-to-Floor height (SMC 23.47A.008.B.4):** The Code requires non-residential uses to have a floor-to-floor height of 13'. The applicant proposes a height of 11'-6" along the western portion of the proposed retail.

The Board unanimously recommended approval of the departure request from floor-to-floor height as it creates an at grade entry at the SW commercial corner and helps minimize the sunken commercial condition along remainder of the N. 36th Street frontage. Related to the departure, the Board recommended several conditions including maintaining transparency and operable windows, as well as, maintaining interior ceiling heights as shown without dropped ceilings as feasible. (see full conditions at end of this report)

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

The recommendation summarized above was based on the design review packet dated Monday, November 05, 2018, and the materials shown and verbally described by the applicant at the Monday, November 05, 2018 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 conditions:

1. Work with the adjacent property owner to the north to resolve the concrete wall, landscape buffer and conflicting fence condition as feasible. (CS2-D-5 Respect for Adjacent Sites)
2. Design any required guard rails for porosity and material compatibility, should a guard rail be required atop the concrete wall. (DC2-B-1 Façade Composition)
3. Maintain transparency and operable storefronts as shown in the recommendation packet. (PL3-C-1 Porous Edge, DC4-A-1 Exterior Finish Materials)
4. If venting/louvers are incorporated, it should be the minimum necessary and located away from the southwest corner as much as possible. (PL3-C-1 Porous Edge, DC4-A-1 Exterior Finish Materials).
5. Maintain perception of the interior floor-to-floor height as shown in the packet, without dropped ceilings, as much as possible. (PL3-C-1 Porous Edge, DC4-A-1 Exterior Finish Materials)
6. Maintain materials as shown and described in the Recommendation packet. (DC4-A-1 Exterior Finish Materials, DC2-B-1 Façade Composition)
7. Incorporate any venting into the façade composition, specifically ensuring compatibility with joint lines, pattern, size, and materiality. (DC4-A-1 Exterior Finish Materials, DC2-B-1 Façade Composition)
8. Work with the project landscape architect/arborist to ensure planter boxes are sized to accommodate the proposed trees at maturity. (DC4-D-3 Long Range Planning)