



**FINAL RECOMMENDATION OF THE  
SOUTHEAST DESIGN REVIEW BOARD**

Record Number: 3025996-LU

Address: 7100 Beacon Ave. S.

Applicant: Seth Hale, mas Architecture

Date of Meeting: Tuesday, May 28, 2019

Board Members Present: Chris Colley (chair)  
May So  
Jhomar Small  
Dan Maier

Board Members Absent: David Bader

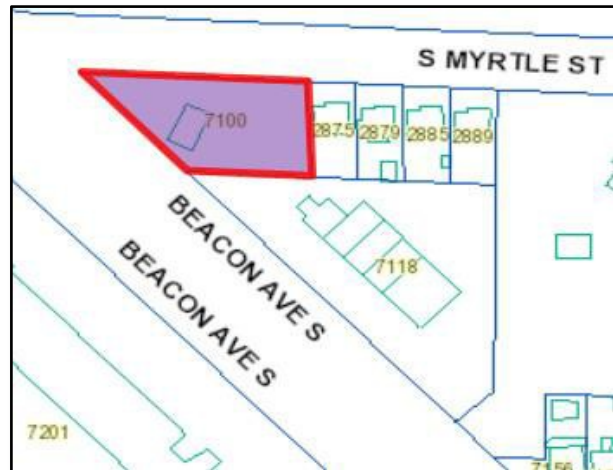
SDCI Staff Present: Sean Conrad

**SITE & VICINITY**

Site Zone: Neighborhood Commercial 1 – 30’  
height limit (NC1 - 30)

Nearby Zones: (North) Single Family Residential  
5,000 square foot lot size (SF  
5000)  
(South) NC1-30  
(East) SF 5000  
(West) Sf 5000

Lot Area: 16,976 square feet



**Current Development:**

The site is located at the intersection of S. Myrtle St. and Beacon Ave. S. The site has a slight slope to the east with an overall elevation change on the property of approximately 10 feet. The site is developed with a car repair shop with pavement covering the remaining area of the lot.

**Surrounding Development and Neighborhood Character:**

The project site is located at the intersection of two relatively busy streets. The immediate neighborhood is developed with a mix uses with a community center and park north of the site. To the west of the site, across Beacon Ave S., is an elementary school. East of the site are single- family residential homes and south of the site is an older strip commercial building with a mix of office and retail uses.

**Access:**

Access to the project site is provided by Beacon Ave. S. on its west side and S. Myrtle St. on its north side.

**Environmentally Critical Areas:**

The project site does not have any identified environmentally critical areas.

**PROJECT DESCRIPTION**

Land Use Application to allow 2, 3-story townhouse structures (10 units total) and a 3-story structure containing 5 live-work units. Parking for 12 vehicles proposed. Existing structure to be demolished.

The design packet includes information presented at the meeting, and is available online by entering the record number at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

Any recording of the Board meeting is available in the project file. This meeting report summarizes the meeting and is not a meeting transcript.

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)

**PUBLIC COMMENT**

No public comments were received at or prior to the Early Design Guidance meeting.

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 siting and design guidance for the applicants:

**1. Massing**

- a. The Board favored proposed massing Option 3, the applicant's preferred option, due to the potential for pedestrian access to and from the site, siting of the three buildings to the adjacent properties, providing parking internally within the project site, commercial response to Beacon Ave. S., and open space locations. (CS2-C)
- b. The Board agreed that the proposed rooftop deck space was appropriate and a nice amenity. The Board appreciated the direct solar access residents gained by having the rooftop decks. (CS1-B)
- c. The Board had concerns with the interaction of the project and the neighboring residential homes to the east. The Board requested an elevation view of the project from the east, providing a visual example of what the neighbor will see once the project is completed. (CS2-A)

**2. Streetscape**

- a. The Board encouraged the applicant to further refine the screening design concept for the trash/recycling location off S. Myrtle St. The Board noted that the proposed location for trash and recycling collection can be seen from S. Myrtle St. and the residential home to the immediate east. (DC1-C)
- b. The Board recommended that the applicant design the open spaces between the buildings for residents and the public. The building mass should welcome the users of the bus stop and within the open space, the Board felt some level of seating opportunities should be provided to allow the residents and public to integrate. (PL1-A, PL1-C, CS2-B, DC2-B)
- c. The Board felt the residential street facing facades along S. Myrtle St. provided a good transition to the residential development to the east. The Board encouraged the applicant to reinforce the residential edge along the street focusing on the residential entries. (PL3-B)

- d. The Board recommended the façade treatments between the two structures at the northwest corner of the project site provide a coordinated façade treatment and positive response to the open space located between the structures. (DC2-B)
- e. The Board requested details on the paving materials to be used and the lighting proposed for the driveway entry at the next meeting. The Board felt that as the entrance into the project site, the driveway and associated trash/recycling storage area should be screened with consideration for both safety and security. The Board stated the driveway entrance should not be left strictly as an asphalt parking lot between the property line and building. (DC1-C)

**4. Blank facade:**

- a. The Board found the potential number of blank façades on the project site problematic. The Board requested the applicant further study how the blank walls facing the open space areas and the access driveway could be addressed. (DC2-B)

**5. Pedestrian mobility:**

- a. The Board recommended the applicant seek ways to integrate walking paths in the open space areas to provide pedestrian connections within the project site and to the adjacent sidewalks. The Board is concerned that the project may turn into a vehicle-oriented development, accommodating cars not pedestrians. (DC4-C, DC3-C)
- b. The Board encouraged the applicant to work with the project team for the proposed development immediately to the south and seek opportunities for shared pedestrian access along the project sites south boundary. The Board indicated an enhanced landscape buffer with a shared pedestrian path between the two projects would be an appropriate direction to move in. The Board felt installing a fence between the two projects would be going in the wrong direction. (PL1-A, PL1-B)

**INITIAL RECOMMENDATION April 9, 2019**

**PUBLIC COMMENT**

The following public comments were offered at this meeting:

- Appreciated the site layout's consideration of the adjacent single-family residences.
- Agreed with the color palette proposed
- Would like to see the concrete walls and planters to have color and/or texture to help break up the concrete gray color.
- Appreciated the rails located along Myrtle Street for landscape walls.
- Concerned with the corner treatment (intersection of S. Beacon and Myrtle) and suggested it needs additional attention due to its prominence at the corner.

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 Seattle Design Guidelines 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 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. Streetscape:**

- a. The Board thought the landscape and street scape treatment proposed along Myrtle was done well and requested the applicant replicate this treatment along the S. Beacon Ave frontage. (PL3-B, DC3-C)
- b. The Board had concerns about the streetscape and entry treatment of the live work units facing S. Beacon Avenue. The Board noted the plan for the streetscape treatment was not pedestrian friendly and recommended that the applicant incorporate more texture and warmer colors to the concrete planters outside the entry of each of the live work units. By replicating the treatment along Myrtle Street and incorporating changes to the planters, the Board felt that it would achieve a successful, pedestrian friendly environment. (PL3-A, DC4-D)
- c. The Board noted the building responded well to the corner condition at S. Beacon Ave. and S. Myrtle St. However, the planter proposed at the corner was not an appropriate response to the very prominent corner. The Board questioned why such a prominent corner would be left rather stark and recommended the applicant explore other treatments that would be more appropriate for such a prominent corner of the site. To that end, the Board recommended the applicant conduct a community outreach effort and based on public comments and provide options for the corner treatment for the Board to consider at a second recommendation meeting. (CS2-C-1)

### **2. Open Spaces:**

- a. While the Board commended the applicant on providing open spaces adjacent to the street, they found the open spaces lacking in amenity treatments to help activate the space. The Board recommended further exploring design options to activate the two open spaces on the site. (PL1-A, DC3-B)
- b. Both open space areas have significant grade changes at their boundary with the drive aisle. The open space adjacent to the bus stop along Myrtle St. has a grade change requiring a concrete wall. The Board had concerns with these abrupt grade changes in a predominately residential environment. The Board recommended the applicant incorporate terracing in these areas to make the grade transition less severe. To assist the Board in their review of the site, the Board requested a site plan with details on grading of the site and how the revised open spaces with terraces will work. (CS1-C, CS2-B)

### 3. Drive Aisles:

- a. The Board had concerns with the gray expanse of hard surface for the drive aisle, noting that it was very industrial looking. The Board recommended the applicant explore ways to create a warmer, softer appearance in the drive aisles. The Board suggested including materials that differ in color and texture to provide adequate wayfinding through the drive aisle for pedestrians. The Board requested these details and a more thorough study of how pedestrians move through the site at the second recommendation meeting. (DC1-C, DC4-D)

## FINAL RECOMMENDATION May 28, 2019

### PUBLIC COMMENT

The following public comments were offered at this meeting:

- Appreciated the updated details along the street, reducing the amount of concrete and introducing more landscaping to integrate the project with the neighboring residential development.
- Suggested wrapping wood siding around the corner on one of the buildings and incorporating red pavers or decking at the corner would help delineate the corner open space with the public sidewalk.
- Suggested using brighter paving materials in the interior auto-court.

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 Seattle Design Guidelines 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 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. Streetscape:

- a. The Board commended the applicant on the updated street level treatment proposed along Beacon Ave. S. The Board thought the revised treatment responds well to the street, provides a friendlier pedestrian environment, and compliments the street level treatment proposed along S. Myrtle St. (PL1-B)
- b. The Board appreciated the applicant's thoughtful redesign of the corner treatment at S. Beacon Ave. and S. Myrtle St., noting that the new design responded well to the

Board's comments at the initial recommendation meeting. The Board found the revised design defines the corner as a separate space as opposed to a walk-through treatment, which had been previously proposed. The Board recommended the following conditions:

- i. Evaluate the location of the rock benches, possibly moving the rock benches closer in and away from the sidewalk, to create a defined space. (DC3-B)
- ii. Consider incorporating a different paving color or ground treatment to differentiate the outdoor space. (DC3-B)

## **2. Drive Aisles:**

- a. The Board appreciated the applicant's further refinement of materials to create a warmer, softer appearance in the drive aisles. The Board recommended a condition to increase the lighting in the auto-court for safety, which will be especially challenging during the winter months. (DC2-D, DC4-C)

## **3. Material Application:**

- a. Based on public comment, the Board recommended a condition to wrap the Nichiha siding around the south side of unit S5 to assist in breaking up the wall. The Board noted this was an appropriate response to the neighboring residential homes. (DC2-B, DC2-C)

## **DEVELOPMENT STANDARD DEPARTURES**

The Board's recommendation on the requested departures 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 departures.

At the time of the **FINAL** Recommendation meeting the following departures were requested:

- 1. Street Level Uses (SMC 23.47A.005):** The Code restricts residential uses to occupy, in the aggregate, no more than 20 percent of the street-level, street-facing facade in the NC1 zone.

The applicant is proposing to increase the percentage of residential uses on the street-level street facing façade on S Myrtle St from the required 20 percent to 72.26 percent. The recommendation packet notes the success of commercial uses is likely limited to the intersection of Beacon Ave and Myrtle St. This rationale is based on the intersection being highly visible to pedestrian and vehicle traffic. By concentrating ground level commercial closer to the intersection, the applicant believes it is more likely to be successful. Proposed residential uses adjacent to Myrtle St. will provide an opportunity for more active facades and connection to the public realm. The application also notes that by focusing the live/work towards the intersection, a more complementary transition is made to the residential development to the east.

The Board supported the requested departure for the residential units facing S. Myrtle

Street on a vote of 3-1. In the Board's discussion, they recommended that the increased residential uses along the street level street façade along S. Myrtle Street offered a better transition to the adjacent residential zoning of SF 5000, which better meets the intent of design guideline CS2-D-3 Zone Transitions and PL3-B Residential Edges.

- 2. Street Level Transparency (SMC 23.47A.008):** The Code requires 60 percent of the street-facing façade between 2 feet and 8 feet above the sidewalk to be transparent.

The applicant is proposing to reduce the required percentage of transparency for live/work unit 1 along S Myrtle St from 60% to 40%. The departure request is based on a desire to minimize glazing on the north and northwest elevations on unit 1. The applicant states that while it is feasible to obtain the 60% transparency by adding an additional 44.56 SF of glazing, the proposed layout of live/ work unit 1 includes a door to the residential stair along the north exterior wall. Providing the additional transparency at the north elevation would place additional glazing adjacent to the door in an open position. The reduction will help maintain the facade rhythm of proposed fenestration patterns as it pertains to the adjacent north building along S Myrtle St.

The Board unanimously supported the requested departure. In the Board's discussion, they noted that it would only affect one unit and was very minor in nature. The Board recommended that it was a good design response based on the massing and architectural composition of the building, which better meets the intent of design guidelines DC2-B Architectural and Façade Composition, DC2-C Secondary Architectural Features, and DC2-D Scale and Texture.

- 3. Street Level Development Commercial Depth (SMC 23.47A.008):** The Code requires non-residential uses (live/work units) to have an interior space which extends an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.

The applicant is proposing to reduce the average depth of the live/work unit proposed at the northwest corner of the property, at the intersection of S. Myrtle St. and Beacon Ave. S. Providing an average depth of 30' for live work units at the northeast and southeast corners of the parcel will create an irregular condition incompatible with scale, massing and proportion to the remainder of the building. By reducing the average depth of the corner live/work unit, the bulk and massing of the structure facing Beacon Ave would be more compatible in scale and massing to the two other structures proposed on the project site.

The Board unanimously recommended approval of the requested departure. In the Board's discussion, they noted the departure request is a design response to the irregular shape of the corner. The Board also found the departure would provide greater consistency regarding the bulk and massing of the three structures proposed on the project site. The Board also noted the outdoor patio space adjacent to the unit is



appropriate and compliments the building design. The design with the departure therefore better meets the intent of Design Guidelines DC2-A Massing and DC4 Trees and Landscape and Hardscape Materials.

## DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design Guidelines recognized by the Board as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the [Design Review website](#).

### CONTEXT & SITE

#### **CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.**

##### **CS1-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.

#### **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 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-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 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.

**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.

**RECOMMENDATION**

The recommendation summarized above was based on the design review packet dated Tuesday, May 28, 2019, and the materials shown and verbally described by the applicant at the Tuesday, May 28, 2019 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 unanimously recommended APPROVAL of the subject design and departures with the following conditions:

1. For the corner element, evaluate moving the rock benches closer in and away from the sidewalk, to create a defined space. (DC3-B)
2. Consider incorporating a different paving color or ground treatment to differentiate the outdoor space near the corner. (DC3-B)
3. Incorporate increased lighting in the auto-court for pedestrian safety. (DC2-D, DC4-C)
4. Wrap the Nichiha siding around the south side of unit S5 to assist in breaking up the wall to respond to the neighboring residential homes. (DC2-B, DC2-C)