



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

Project Number: 3026191-LU

Address: 609 W. Nickerson St.

Applicant: Michele Linden, Atelier Drome

Date of Meeting: Wednesday, May 22, 2019

Board Members Present: Stephen Porter, Chair
John Morefield
Homero Nishiwaki
Patreese Martin
Brian Walters

Board Members Absent: None

SDCI Staff Present: Joseph Hurley, Land Use Planner

SITE & VICINITY

Site Zone: LR3-RC (M)

Nearby Zones: (North) C2-55 (M)
(South) MIO-37-LR2 and LR2(M)
(East) MIO-37-LR3 RC
(West) MIO-37-NC2-40

Lot Area: 17,585 sf

Current Development:

Three single-family structures, in fair condition.

**Surrounding Development and
Neighborhood Character:**

This portion of North Queen Anne is characterized by an eclectic mix of older



wood-frame residential buildings, commercial and light industrial uses, and is bound at the south and west edges by the Seattle Pacific University campus.

Access:

Vehicles currently access the site from the alley.

Environmentally Critical Areas:

Steep Slopes, Potential Slide Areas

PROJECT DESCRIPTION

Design Review proposal for a 3-story apartment building with 70 small efficiency dwelling units. Parking for 17 vehicles proposed. Existing buildings 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>

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

EARLY DESIGN GUIDANCE May 17, 2018

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned about parking

SDCI staff noted that no design related 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 siting and design guidance.

1. Massing/Composition:

- a. The Board recognized positive elements in both schemes 2 and 3 and asked the design team to develop a hybrid combining the more context-sensitive massing ~~and~~ of scheme 2 with the parti and parking solution of scheme 3
- b. The Board questioned the symmetry of the preferred scheme and how it benefitted/affected the design. The Board stated that a convincing design argument would need to be made for the preferred scheme to be an acceptable massing solution.
- c. Modulation is needed on the alley.
- d. Regardless of the solution proposed, the Board would like to see a study of the existing context on Nickerson and an explanation of how the solution proposed by the applicant is responding to that context. (PL3-A, CS2-D, DC1-A)

2. Parking/Access

- a. The Board supported the alley-only parking scheme of scheme 3 and gave guidance that the two spots (and attendant curb cut) on Nickerson be eliminated. (DC1-B.1)

3. Street-level Interaction

- a. The Board supported the recessed Lobby of scheme 2, in particular:
 - i. The better privacy buffer,
 - ii. The creation of defensible space, and
 - iii. The hierarchically larger entry (v. the street-facing units).
- b. If the lobby is recessed, the Board suggested the two units on either side could have their doors open to the recess rather than the street. (PL3-A, PL3-B)

4. Amenity space

- a. The Board asked the design team to combine the two ground-level amenity spaces in to one larger and more usable space (at either the east or west edge of the site).
- b. An asymmetrical composition might be more appropriate to group and maximize the amenity spaces (PL1-C, DC3-A, DC2-B)

5. Materials

- a. The Board agreed that high quality materials will be very important on this project and that the most appropriate context to draw cues from would be the materials on the campus of Seattle Pacific University. (DC4-A)

6. Bicycles

- a. The Board supported the central location of the bicycle entrance and the direct access from the lobby to the bicycle room.
- b. The Board asked for complete details on the connection between the bicycle entrance and the street, and that particular attention be paid to the egress and storage needs of cyclists. (PL4-B, PL4-A)

FIRST RECOMMENDATION February 6, 2019

PUBLIC COMMENT

No public comments were received in writing or offered either prior to or at the meeting.

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PRIORITIES & BOARD RECOMMENDATIONS

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

1. Overall Recommendations

- a. The Board agreed that a significant amount of development has occurred on this project and that the applicant has made good progress in addressing many of the issues that were identified by the Board at the EDG meeting including:
 - the relocation of all parking to the alley,
 - the hybridization of the two schemes,
 - the analytic work connecting the project's massing choices to the existing context, and
 - the relocation of the building footprint to the north that allowed the exterior amenity space to be combined at the south.
- b. The Board had remaining concerns about a number of issues and agreed that the project should return for a second Recommendation Meeting.

2. Massing

- a. The Board agreed that the project's scale and degree of modulation was well suited to the existing context in this Lowrise zone. (CS2-C.2, CS2-D, DC2-A)

3. Architectural Concept

- a. The Board had significant concerns regarding the connection between the complicated massing scheme and choices about materials, colors, fenestration pattern, and detailing. The Board agreed that the multiple massing shifts and changes in siding type and color did not yet exhibit a legible compositional order. (DC2)
- b. The Board asked that the applicant simplify and clarify these choices to create a legible order and hierarchy that supports a clear architectural concept. (DC2-B)
- c. The Board agreed that in this largely symmetrical composition, the deep setback of the white-clad mass in the center of the project works at cross-purposes with the intent to locate the principal entry not at the center but at an outboard edge.
- d. The Board asked the applicant to re-order this compositional logic to support the intended entry location. (PL2-D, PL3-A, DC1, DC2-B)

4. Entry Sequence

- a. The Board expressed appreciation and support for the unique entry sequence; a combination of exterior amenity space, through-connection to alley, amenity tower 'beacon' and principal entry.
- b. The Board agreed that the elements of this composition should be revised and re-ordered to create a strong entry expression and unique identity for this area, one that clearly indicates its location and primacy. (DC2-E, PL3-A)
- c. The Board supported the idea of the entry tower 'beacon' and asked that this gesture be strengthened to read more clearly, and that its form be better integrated with the larger composition. (PL3-A, DC2-B)

5. Fenestration

- a. The Board asked the applicant to develop a simplified and legible language of window sizes, types and uses, and to organize them in a pattern that supports the larger compositional order. (DC2-B, DC2-C)
- b. Where large areas of opaque wall appear on the Nickerson elevation, the Board encouraged the applicant to consider larger windows and/or a reorganization of the elements to create a more harmonious composition. (DC2-B)

6. Materials

- a. The Board asked that careful consideration be given to how the "special" materials (brick and wood cladding) are used to make the most of these higher-quality materials. (DC4, DC2-C, DC2-D)

7. Landscaping:

- a. The Board acknowledged the evolution and development of the landscape design at the eastern portion of the site (where the amenity space and entry are located) and asked that a similar level of attention and development be applied to the rest of the street-facing and street-adjacent areas on Nickerson. (PL3-B, DC4-D)
- b. That development should establish a rhythm and pattern of elements (planting-type areas, leaning or sitting spots, 'eddies' for pedestrians, etc.) with an understandable order in support of the architectural concept. (PL3)

8. Detailing

- a. The Board agreed that the composition and quality of detailing would be a critical element in the success of the project. (DC2-C)
- b. The Board encouraged the applicant to simplify the language and pallet of materials used for secondary architectural features, i.e. metal trim and metal railings could all be black or all galvanized. (DC
- c. For the next meeting, please provide schematic-level (materials, critical dimensions) details for typical elements.
- d. Staff note: complete assembly details will be required for all cement-fiber cladding materials to insure that they will remain flat, plumb, square and true for the reasonable life of the building. (DC4-A-1, DC4-A-2)

9. Departures

- a. The Board expressed openness to the possibility of granting the two departures provided the other issues were resolved.
- b. The Board also asked that the requests have a clear rationale for how they enable the project to better meet the spirit of the Design Review Guidelines than a code-compliant solution.

SECOND RECOMMENDATION May 22, 2019

PUBLIC COMMENT

No public comments were received in writing or offered either prior to or at the meeting.

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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. Response to Guidance

- a. The Board commended the design team for their work on this project and agreed that they had rarely seen a project that responded so directly and successfully to their guidance.
- b. The Board was particularly supportive of the simplification and clarification of the materials palette and architectural composition (DC4, DC2)

2. Massing

- a. The Board supported the project's scale and degree of modulation agreed that it was well suited to the existing context in this Lowrise zone. (CS2-C-2, CS2-D, DC2-A)

3. Architectural Concept

- a. The Board applauded the applicant's resolution of the complicated massing scheme and choices about materials, colors, fenestration pattern, and detailing. The Board agreed that a legible compositional order had been created. (DC2)
- b. The Board supported the re-ordered compositional logic that supported the intended entry location. (PL2-D, PL3-A, DC1, DC2-B)

4. Entry Sequence

- a. The Board approved of the revised and recomposed elements of the entry area and agreed that a strong entry expression and unique identity had been created. (DC2-E, PL3-A)
- b. The Board recommended approval of the strengthened entry tower 'beacon', finding it to read more clearly, and that its form is better integrated with the larger composition. (PL3-A, DC2-B)

5. Fenestration

- a. The Board specifically approved of the simplified and legible language of window sizes, types and uses, and found them to be organized in a pattern that supports the larger compositional order. (DC2-B, DC2-C)

6. Detailing

- a. The Board noted the composition and quality of detailing and the simplified language and palette of materials used for secondary architectural features are critical to the success of the design. (DC2-C, DC4)

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 **FINAL** Recommendation meeting the following departures were requested:

1. **Parking Stall Size (SMC 23.54.030.B.1):** The Code requires that when more than 5 or more parking spaces are provided 60% of the parking spaces shall be striped for medium vehicles. The applicant proposes (16) small parking spaces and (1) ADA van space.

The Board recommended approval of this departure as it allowed for building modulation and more generous planting areas, better meeting the intent of guidelines DC1-C Parking and Service Uses , DC2-B Architectural and Façade Composition, and DC2-D Scale and Texture.

2. **Structure Width (23.45.527.A):** The Code requires structure width in LR zones to not exceed the width indicated in Table A: Required Width for Apartments in LR3 outside of Urban Villages, Urban Centers or Station Area Overlay Districts shall be 120 feet max. The applicant proposes an increase to 135’.

The Board recommended approval of this departure as it is required to include the stair tower. the addition of the stair tower adds legibility to the façade and helps mark the primary entry and better meets the intent of guidelines DC2 Architectural Concept and PL3-A Entries.

3. **Awning Projection (SMC 23.45.518.H.):** The Code requires Cornices, eaves, gutters, roofs, and other forms of weather protection to project into required setbacks and separations a max. of 4ft if they are no closer than 3ft to any lot line. The applicant proposes that the entry canopy extend an additional 2 feet, to within 1 foot of the property line.

The Board supported this departure as it helps the entry to be obvious, identifiable, and distinctive and better meets the intent of guideline PL3-A-1, Entries.

DESIGN REVIEW GUIDELINES

The Citywide and Neighborhood guidelines recognized by the Board as Priority Guidelines are identified above. It is now SDCI practice to include all the guidelines in this report (below), noting that unless clearly irrelevant, 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.

RECOMMENDATIONS

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

The recommendation summarized above was based on the design review packet dated Wednesday, May 22, 2019, and the materials shown and verbally described by the applicant at the Wednesday, May 22, 2019 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 no conditions.