



City of Seattle

Department of Construction and Inspections

Nathan Torgelson, Director

DESIGN
REVIEW

RECOMMENDATION OF THE SOUTHEAST DESIGN REVIEW BOARD

Project Number: 3026292

Address: 1405 S Bayview St.

Applicant: Weinstein A+U

Date of Meeting: Tuesday, October 24, 2017

Board Members Present: Julian Weber (Chair)
Carey Dagliano-Holmes
Sharon Khosla
Charles Romero

Board Members Absent: David Sauvion

SDCI Staff Present: David L. Landry, AICP, Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 2 [NC2-65 (4.0)]

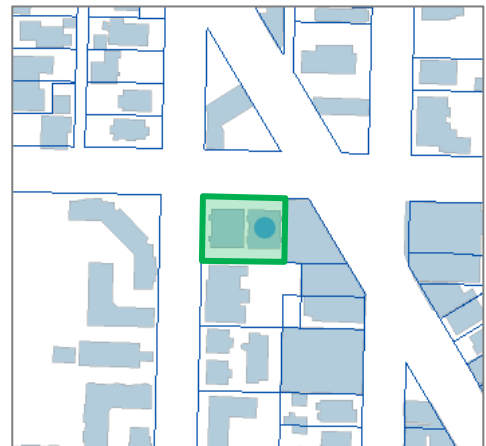
Nearby Zones:	North	NC2 P-40
	South	LR-3
	East	NC2 P-65 (4.0)
	West	LR-3

Project Area: 41,986 square feet (sq. ft.)

Overlay Districts: Beacon Hill Urban Village,
Beacon Hill Station Overlay

Frequent Transit Corridor
(No minimum parking requirement for non-institutional uses)

Environmentally Critical Areas: None



Current Development:

The proposal site is located on the southeast corner of 14th Ave. S. and S. Bayview St., just west of Beacon Avenue So. At the time of EDG, it was reported that the proposal was currently occupied by two fourplex residential structures built in 1926 reportedly by Fred Anhalt, a noted builder and contractor who constructed many 'distinguished' rental apartment buildings in Seattle in the 1920s and early 1930s. Through further analysis provided in the revised SEPA Appendix A for the continued SEPA review and Recommendation phases of the project, it was determined that a Victor Sandberg was the actual builder, a contractor/builder with a number of developments throughout the City of Seattle and who had some involvement on the Hardcastle and Anhalt projects.

Surrounding Development and Neighborhood Character:

The proposal site is located within the North Beacon Hill neighborhood district just east of Interstate I-5. The proposal site is located in a neighborhood area with mixture of commercial and multi-family residential structures. Located on the block to the west of the site is the Westview apartment complex which consists of six multi-story apartment buildings. Located immediately to the south of the site is a series of three multi-story apartment complexes. Located to the east of the proposed project is a commercial site that fronts Beacon Ave. S., currently under development review to allow a 7-story, 100-unit apartment building with retail located at grade, project number #3024602.

Access:

Access to the site is currently south off of Beacon Ave onto 14th Ave S. and then east off of 14th Ave. or west off Beacon Ave S onto Bayview S. and then south off of Bayview.

PROJECT DESCRIPTION

The proposals is for the construction of a seven-story, mixed-use apartment building, containing 67 residential apartment units, resident lobby and amenity spaces, an outdoor landscaped terrace and roof deck, on-site leasing office, street level commercial space, residential parking for 21 vehicles, and a below-grade level for building services and storage.

EARLY DESIGN GUIDANCE March 14, 2017

The packet includes materials presented at the meeting, and is available online by entering the project number (3026292) at the following website:

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

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

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

Email: PRC@seattle.gov

PUBLIC COMMENT

There were several public comments at the EDG public meeting and two written letters were received with the following comments:

- Asked how the exterior architecture is relevant to Beacon Hill.
- Wanted to know how height of the six foot deep overhang.
- Wanted to know if there will be fencing around the project area once it is completed and how it relates to open space, kid area and security.
- Suggested applicant should use specific design elements that would help celebrate the corner.
- Would like to see more detail as to how the proposal relates to better to the human scale.
- Would like to see the use of brick as an exterior finish material with the possibility of using some of the same brick from the structures that are targeted for removal.
- Concerned that project doesn't look like a Beacon Hill project but rather something that would be seen in Capitol Hill or Ballard.
- Concerned that the project appears to be designed to maximize space with only a few 2 bedroom units which is not oriented toward families.
- Concerned project will appear cheaply built in relationship to family oriented Beacon Hill with small shops which helps to maintain the vibrancy of the neighborhood.
- Project should look to the neighborhood for design inspiration, such as the library.
- Suggested applicant should take into account the location of the project site as a gateway into Beacon Hill and one of the first buildings that you see.
- Worried amount the density of the project and the number of parking spaces or lack thereof.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify issues 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 are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Density is allowed outright by the Land Use Code and is not part of this review.

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:** The Board was generally supportive of the preferred option (Option 3) as they felt that it did a better job breaking up the building into large distinctive masses on a very steep building site. The Board did have concerns about the perceived scale of the proposal and lack of connection to the neighborhood. CS2-A, CS2-III-i., **CS2-III-ii.**
 - a. Board members asked if the applicant team had reviewed the neighboring property currently being considered for development and whether their analysis or development of the three massing options had been influenced by the adjacent proposal of if there were any significant takeaways or factors that may have contributed to the development of the three massing schemes. The applicant stated that they were interested in providing a building that is clean and simple urban fabric building that provides a good backdrop to the neighborhood. **CS2-A, CS3-A-1**
 - b. Some Board members were concerned that there might not be enough of a transition to the adjacent LR-3 zone to the east and south of the proposal site. Members felt that the options presented in the packet were massive and un-broken and not enough to a human scale and urged the applicant to take the scale of the buildings to the south and across street into consideration. **CS2-A, CS2-III-vi, CS2-III-vii, DC2-D-1**
 - c. Board members felt that while the preferred option showed two distinct masses, the preferred option lacked articulation, making it overly severe and austere which is not supported by the design guidelines. **(CS2-III-vi, CS2-III-vii)**
 - d. Echoing public comment, Board members felt that the proposal does not have enough of a design connection to Beacon Hill and the massing needed to be brought down to more of a human scale the scale of the building. The scale at present lacks compatibility with the Beacon Hill character which is at a more human scale. **(CS2-A, CS2-III-vi, CS3-A-3, CS3-B, DC2-D-1)**
 - e. Agreeing with public comment, Board members noted that the project area is a corner site resembling a stand-alone visual gateway, while acting as a balancing element or 'end cap' to the structures on the opposing corners. Board members felt that the corner should be better emphasized while using better ground level treatments per the North Beacon Hill Guidelines. **(CS3-A-1, PL3-A-1)**
 - f. The Board asked the applicant to use more articulation, secondary architectural elements that better respond to the North Beacon Hill guidelines in order to break down the perception of mass of the building so the overall design relates better to the scale of the existing neighborhood context. **(CS2-A, CS2-III-vi, CS3-B, PL3-A-1, DC2-D-1)**
2. **Architectural Character:**
 - a. The Board asked how this proposal is unique to Beacon Hill and would like to see a design that employs materials, secondary features or other features that express how this development is suited specifically to Beacon Hill and not another location. **(CS2-A, CS3-A-3, CS3-B, DC4)**
 - b. The Board felt that the design does not pay attention to what makes a neighborhood unique culturally or architecturally and felt that the design isn't authentic to North Beacon Hill. Board members continued with assessment that the current early concept lacks consideration for the cultural heritage, community diversity, sense of place, or identity of the neighborhood. **(CS2-A CS3-B, PL3-A-1.d., DC2-D-1)**

- c. The Board requested that the applicant create more architectural character that is specific to Beacon Hill; whether it is in reference to the community that is there now, the history of the existing buildings on site, with finish materials that are on a human scale or other elements like lamp posts, signage or other elements. **(CS2-A, CS3-A, CS3-B, DC4, DC4-I-i)**

3. Commercial Zone:

- a. The Board suggested that of the three options, the option that features the six foot deep courtyard should be maximized to benefit both the residents and general public. **(PL3-A, PL3-A-2, PL3-I, PL3-II)**
- b. The Board noted that while the area could accommodate the placement of tables and chairs, the area needs to be deeper than six feet as the current dimension creates a long and dark space. **(PL3-A-2, PL3-I, PL3-II)**
- c. The Board also expressed some discomfort with the pedestrian experience along Bayview and into the commercial space which they felt needed still more of a human scale. **(PL3-I, PL3-II, DC2-D-1)**
- d. The Board wanted the applicant to explore different ways of creating more of a human scale transition at the ground level for the commercial retail and residential lobby facades. Members suggested that this could include varying façade details, or creating differences in depth or setback. **(PL3-II, DC2-D-1)**

- 4. Site Layout:** Board members had questions about the landscape zone located on the second level and felt that the area could be geared more toward being a community amenity, to be shared by residents and wanted to know how the programming worked. During discussions, members requested further explanation as to how the children’s play area interacts with the private amenity zone. **(DC2-D, DC4-A)**

RECOMMENDATION October 24, 2017

The packet includes materials presented at the meeting, and is available online by entering the project number (3026292) at this website:

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

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

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Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
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PUBLIC COMMENT

The following comments were offered at the Recommendation meeting:

- Expressed support of the open retail plaza on the Bayview side and thought it is worthy of the requested departure as it provides additional space for the commercial retail area.
- Appreciated the landscaping along the block and the way it is conceived.
- Concerned that Beacon Hill has a large number of families with kids with active streets and suggested the applicant look at the generous project frontages as a way to further engage with that kind of experience possibly introducing little free libraries, fitness stations or Japanese Maples - something that isn't just rocks.
- Would like to see the use of exterior materials that better match with the neighborhood such as brick.
- Not confident that the current mix of 2-bedroom units actually depicts the diversity of family sizes in the neighborhood.
- Suggested that the applicant could possibly take advantage of the Multifamily Tax Exemption (MFTE) program and provide more affordable more affordable housing for the area.
- Did not understand why the bike storage area and access had been relocated to a less convenient area and asked if the applicant might reconsider this new placement.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify issues 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 residential unit sizes and affordable housing requirements 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 project number: <http://web6.seattle.gov/dpd/edms/>

RECOMMENDATION MEETING (October 24, 2017)

1. Architectural Character:

- a. The Board observed that while the redesigned building did not look like a traditional Beacon Hill building, they agreed that programmatically the building responded to community design priorities, such as creating a strong landscaping element, and engaging the pedestrian environment with outdoor café seating at the sidewalk. **(CS2-A, CS2-III-vi, CS3-A-3, CS3-B, PL3-C-3, DC2-D-1)**
- b. The Board disagreed with the applicant's position that the building is a background structure which should use subdued colors. The Board noted that because of the site's visual prominence, the building will set a precedent for the neighborhood. The Board encouraged subtle color changes on some exterior elements to help identify entries or establish a hierarchy of wayfinding elements, but declined to recommend a condition for this change. **(PL1-B-3, DC2-D-1, DC4-B-1)**

2. **Material Palette:**
 - a. The Board encouraged the exploration of different material elements that could distinguish this building from other buildings found in Beacon Hill, but declined to recommend a condition for this item. **(CS2-A, CS3-A-3, CS3-B, DC2-D-2, DC4, DC4-I-i.)**
 - b. The Board encouraged the applicant to modify the material palette to create stronger links to the nearby context through the use of materials that are more indicative of Beacon Hill, such as red brick rather than the proposed grey brick. However, the Board declined to recommend a condition for this change. **(PL1-B-3, PL2-C-1, PL2-C-2, PL2-C-3)**

3. **Blank Wall:** The Board strongly preferred the use of an art feature wall in the lobby area as a means of reducing the perception of a blank wall at the ground floor level, in what the Board characterized as a clean gallery-type building. The Board urged the applicant to reach out to local community groups, merchant associations, and artists for ideas to implement a bold art gesture that is culturally tied to the community. The Board declined to recommend a condition for this item. **(CS3-B-1, CS3-B-2, DC2-B-2)**

4. **Secondary Elements:** The Board encouraged additional secondary architectural elements to develop more of street frontage presence, such as overhead weather protection, way finding signage, and other ground level elements. The Board declined to recommend a condition for this item. **(PL2-C-1, PL2-C-3, PL3-A-2.b, PL3-C-3-1, DC2-D-2, DC4-B-1)**

DESIGN REVIEW GUIDELINES

The priority guidelines identified by the Board 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-B SUNLIGHT AND NATURAL VENTILATION

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 the site.

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 NEIGHBORHOOD

CS2-A-1. Sense of Place: Emphasize attributes that give Seattle, the neighborhood, and/or the site its 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. Examples of neighborhood and/or site features that contributed to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural

areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.

CS2-B ADJACENT SITES, STREETS AND OPEN SPACES

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

North Beacon Hill Supplemental Guidance:

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-III. Height, Bulk and Scale Compatibility:

CS2-III-i. Break larger (particularly longer) buildings into separate volumes to maintain a compatible scale with smaller commercial buildings nearby.

CS2-III-ii. Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.

CS2-III-iii. Consider existing views to downtown Seattle, Puget Sound, Mt. Rainier, the Olympics and the Cascade Mountains, and incorporate site and building design features that help to preserve or enhance those views from public rights of way.

CS2-III-iv. Incorporate into the design of new buildings studies that document the shadows cast from proposed structures in order to maximize the amount of sunshine on adjacent sidewalks and residences through-out the year.

CS2-III-v. Step back elevation at upper levels of large-scale development to take advantage of views and increase sunlight at street level.

CS2-III-vi. Articulate the building facades vertically or existing pattern of development in the vicinity.

CS2-III-vii. Employ architectural measures to reduce building scale such as: landscaping, trellises, complementary materials, detailing and accent trim.

CS2-III-viii. Soften commercial facades with dense landscaping, where appropriate.

CS2-III-ix. Repeat domestic architectural elements of surrounding buildings (roof lines, window styles, proportions).

CS2-III-x. Use architectural styles and details (such as roof lines or fenestration), color or materials derived from surrounding, less intensive structures.

CS2-III-xi. Locate features, such as required open space, on the zone edge to create further separation and buffering of lower intensive structures.

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-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-B Walkways and Connections

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

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

PL2-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.

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. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

- a. Office/commercial lobbies should be visually connected to the street through the primary entry and sized to accommodate the range and volume of foot traffic anticipated;
- b. Retail entries should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather.
- c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design

features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

- d. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.

PL3-A-2. Ensemble of Element: 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. Consider a range of elements such as:

- a. overhead shelter: canopies, porches, building extensions;
- b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
- c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.
- d. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.

PL3-C Retail Edges

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.

North Beacon Hill Supplemental Guidance:

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3 I. Human Activity

PL3-I-i. Provide for sidewalk retail opportunities and connections by allowing for the opening of the storefront to the street and the display of goods on the sidewalks.

PL3-I-ii. Provide for outdoor dining opportunities on the sidewalk by allowing for the opening of restaurant or cafe windows to the sidewalk and installing outdoor seating.

PL3-I-iii. Install clear glass windows along the sidewalk to provide visual access into the retail or dining activities that occur inside.

PL3-iv. Do not block views into the interior spaces with the backs of shelving units or posters.

PL3-v. Maximize window widths and heights along sidewalk face of buildings to create an inviting and interactive atmosphere between indoor and outdoor activities.

PL3-II. Streetscape Compatibility

PL3-II-i Provide a shallow setback and a minor grade separation between the first floor and the sidewalk where residential uses occupy the ground floor; this will promote privacy and also accommodate entry porches and stoops.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

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.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-B. ARCHITECTURAL AND FAÇADE COMPOSITION

DC2-B-1. Façade Composition: Design all building 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 through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

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-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. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

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.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

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. Signage should be compatible in character, scale, and locations while still allowing businesses to present a unique identity.

North Beacon Hill Supplemental Guidance:

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4 I. Exterior Finish Materials:

DC4-I-i. Brick and stone are the most common surface treatment in the commercial areas and are strongly encouraged. To the left are some examples of bricks and stone used on Beacon Hill.

DEVELOPMENT STANDARD DEPARTURES

The Board’s recommendation on the requested departure(s) were based on the departures’ potential to help the project **better meet both the City Wide and North Beacon Hill Supplemental 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. Street-Level Development Standards (SMC 23.47A.008.A3)** The Code requires that street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

The applicant requested that the street facing facade be set back from the street lot line where no approved landscaping or open space is provided. The departure enhances the pedestrian environment and residential character along 14th Ave S by maintaining the existing pattern of front yards that are set back between 10 and 15 feet from the street. The setbacks aid in creating a generous "front yard" area similar to other existing buildings along 14th Ave. S. and responds to nearby context. (DC2-B-1 Façade Composition, PL3-C-3 Retail Edges)

The Board voted unanimously in support of the departure.

- 2. Setback Requirements (SMC 23.47A.014.B.1):** The Code requires that a setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The required setback forms a triangular area. Two sides of the triangle extend along the street lot line and side lot line 15-feet from the intersection of the residentially zoned lot's front lot line and the side lot line abutting the residentially zoned lot.

The applicant requested a departure from the 15-foot triangular setback at the street to allow an 18” by 18” portion of the building corner to encroach into the 15-foot triangle area. The departure also relates to the preferred location of the parking entryway. (CS3-A-1. Fitting Old and New Together, DC2-B-1 Façade Composition)

The Board voted unanimously in support of the departure.

3. Rear Setback Requirements (SMC 23.47A.014.B.3): The Code requires that for a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, as follows:

- a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet.
- b. For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet.

The applicant requested a departure from the 15' setback requirement, between 13 feet in height and the top of the structure for approximately 36 feet of the proposed building along the south property line. The purpose of the increased setback is to provide increased light and air, and views for the neighboring properties.

Most of the existing buildings along 14th Ave S are setback between 10-feet to 15-feet from the street lot line which creates a distinct "front yards" urban pattern. The Board agreed that the departure would aid in creating a more uniform residential character and pedestrian experience and along 14th Ave S. (CS1-B-2 Daylight and Shadow, DC2-B-1. Façade Composition)

The Board voted unanimously in support of the departure.

4. Parking Space Standards (SMC 23.54.030.E.1) The Code requires that parking aisles shall be provided according to the requirements of Exhibit C for code section 23.54.030, based on size of parking spaces served by the aisles. Small parking spaces require a minimum aisle width of 20-feet.

The applicant requested that the minimum 20 feet wide parking aisle be reduced to a minimum of 18 feet 5 inches at two locations in the parking garage; at the south drive lane and the east drive lane. The applicant stated that the departure would allow more parking spaces in the proposed development, which would reduce on-street parking impacts. The Board agreed that the proposed departure would maintain the character of the Beacon Hill neighborhood. (CS2-B-2 Connection to the Street, DC1-C-1. Below Grade Parking)

The Board voted unanimously in support of the departure.

5. Non-residential street-level requirements (23.47A.008.B.3) The Code requires that non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.

The applicant requested a departure to allow the retail an average depth of 26' 11". One of the goals of the project proposal is to enhance the pedestrian environment and its relationship to retail along Bayview St. to Beacon Avenue S. The departure allows for an

increased retail plaza that will activate the retail frontage and provide for a more vibrant streetscape. The Board agreed that the increased retail plaza along with the generous amount of landscaping would aid in activating the street. (DC2-B-1 Façade Composition, PL3-C-3 Retail Edges)

The Board voted unanimously in support of the departure.

BOARD RECOMMENDATION

The recommendations summarized below were based on the design review packet dated October 24, 2017 and materials shown and verbally described by the applicant at the October 24, 2017 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departures, with no conditions.