



ADMINISTRATIVE RECOMMENDATION
NORTHWEST

Record Number: 3026926-LU

Address: 1501 NW 59th Street

Applicant: David Neiman, Neiman Taber

Date of Report: Tuesday, September 04, 2018

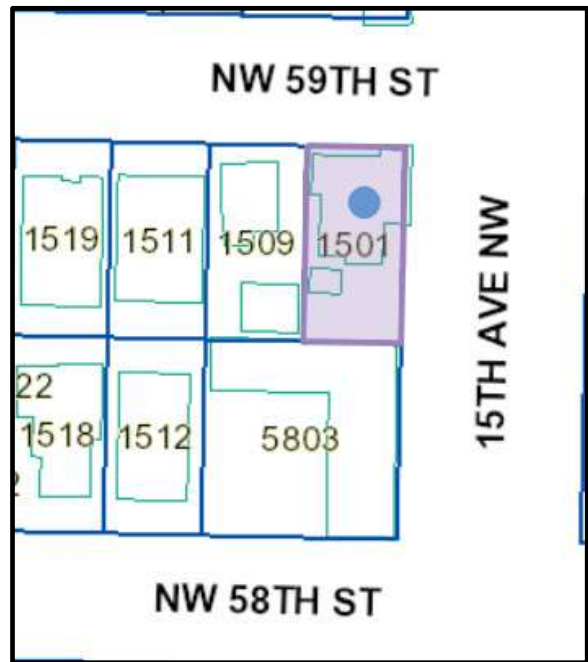
SDCI Staff: Brandon Cummings, Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 3- 40'

Nearby Zones: (North) NC3-40
(South) NC3-40
(East) NC3-40
(West) LR1

Lot Area: 5,000 sq. ft.



Current Development:

The development site is comprised of one parcel, at the southwest corner of NW 59th Street and 15th Avenue Southwest. An existing commercial structure is currently on site and will be demolished as part of this proposal.

Surrounding Development and Neighborhood Character:

The development site is located in the Ballard neighborhood, characterized by a mix of commercial, institutional, small multifamily developments, and single-family homes in the immediate vicinity. Commercial activity in this area is located primarily along 15th Avenue Northwest.

Access:

The Ballard location of the development site makes it easily accessible to vehicles traveling along 15th Avenue Northwest, a main thoroughfare connecting the neighborhood to Interbay and Crown Hill. There is no alley adjacent to this site. Several metro bus stops primarily located on 15th Avenue Northwest and NW 65th Street are located within a ¼ mile of the development site and provide access to many areas of the city including Downtown and Greenwood. There is also a strong network of existing sidewalks throughout the neighborhood, connecting the development site to the numerous metro bus stops.

Environmentally Critical Areas:

No Environmentally Critical Areas are present on site.

PROJECT DESCRIPTION

The proposal is to allow a 4-story congregate residence containing 53 sleeping rooms and street level retail. Existing structures to be demolished. No parking proposed.

The design packet includes information about the proposal 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 SDCl:

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

Email: PRC@seattle.gov

ADMINISTRATIVE EARLY DESIGN GUIDANCE

PUBLIC COMMENT

The following public comments were received:

- Concerned with the added density to the neighborhood and potential impacts to the quality of life for the residents.
- Concerned with the safety of the neighborhood due to the increased density and lack of off street parking provided.
- Supported the project as currently proposed.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number-LU: <http://web6.seattle.gov/dpd/edms/>

The purpose of the administrative design review process is for SDCI to receive comments from the public, identify concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design and siting alternatives. Concerns with off-street parking and bicycle storage are addressed under the City's zoning code and are not part of this review.

PRIORITIES & SDCI STAFF RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Planner provided the following siting and design guidance. The Planner identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

- 1. Massing and Façade Composition:** Staff reviewed the three massing alternatives, which are similar in how the structure is located on the development site, creating a strong street edge along 15th Avenue Northwest. Review was primarily focused on Scheme B and Scheme C and how both alternatives begin to minimize the structure's impact on the adjacent residential zone. The main differences between the two alternatives are the proposed locations of the entry and common amenity, and the inclusion of a micro retail space (Scheme C). Staff recommended the applicant move forward in the development of the preferred Scheme C which has the higher first floor, creating a more prominent base along 15th Avenue Northwest. **(CS2-C-1. Corner Sites, CS2-D-1. Existing Development and Zoning)**
 - a. Staff supports the use of secondary architectural elements and proposed material changes to provide depth and visual interest to the building façades, especially the east and west façades which are very prominent. The proposed fenestration pattern also works well in creating well-proportioned façades with a clear composition. Staff recommends having the windows wrap the corners of the structure to improve on the composition. **(DC2-B-1. Façade Composition, DC2-C. Secondary Architectural Features, DC2-C-1. Visual Depth and Interest)**
 - b. Explore opportunities for modulation and/or a vertical expression relating to the circulation elements on the east and west façades to help break up the massing and bulk of the structure. **(DC2-A-2. Reducing Perceived Mass)**
 - c. Staff supports utilizing a material palette consisting of high quality materials that fit in with the character of the neighborhood. This is extremely important as the success of the proposed massing and fenestration pattern is contingent on the use of high quality materials to complement the simplistic form. Refer to the precedent images in the EDG packet demonstrating how high-quality materials can be used to create a contemporary design that fits into the neighboring context. **(CS3-A-1. Fitting Old and New Together, DC4-A-1. Exterior Finish Materials)**
 - d. Staff supports stepping back the upper floor, minimizing the perceived height and bulk of the structure. Continue to explore how the massing of the current configuration impacts the neighboring structures and minimize these impacts where

possible. **(CS2-D-3. Zone Transitions, CS2-D-4. Massing Choices, CS2-D-5. Respect for Adjacent Sites)**

- 2. Primary Residential Entry and Lobby:** Staff discussed the visibility of the primary residential entry and agreed that its design is critical to highlighting this entrance located off NW 59th Street. Develop a design that incorporates overhead weather protection, lighting, and signage that clearly distinguishes this residential entrance from the commercial entrance, making it easily identifiable. Staff also recommends rearranging the common space on the ground floor to work in conjunction with the residential entry. **(PL3-A-1. Design Objectives, PL3-A-4. Ensemble of Elements, DC1-A-1. Visibility)**
- 3. Recycling/Waste Room Location:** Staff is concerned with the proposed location for the recycling and waste room which is prominently located along NW 59th Street. Staff supports locating this room south of the adjacent stair tower and rearranging the common space to front NW 59th Street near the primary residential entrance. **(DC1-C-4. Service Uses)**
- 4. Ground Level Uses:**
 - a. Staff is concerned with the functionality of the small size of the micro retail space on the ground floor as proposed. Provide a floor plan showing a potential layout of the commercial space to demonstrate how it can accommodate a retail use. **(DC1-A. Arrangement of Interior Uses)**
 - b. Staff is concerned with the fenestration pattern as shown for the commercial space and ground floor commons that front 15th Avenue Northwest. Develop a design that reinforces the prominent base concept while providing a high level of transparency and the opportunity for street level interaction and engagement. **(CS2-B-2. Connection to the Street, PL3-B-4. Interaction, PL3-C-2. Visibility, DC1-A-4. Views and Connections)**
- 5. Common Amenity Area:** Staff is concerned with potential design and layout of the common amenity area located east of the structure adjacent to the residential zone. Develop a design that will contribute to the overall usability of this area and include vegetation that is vertical in nature to help buffer the structure from the adjacent properties. Hardscape materials can also be used to add color and texture to the open area and delineate a pedestrian pathway. **(DC3-B-1. Meeting User Needs, DC4-D-1. Choice of Plant Materials, DC4-D-2. Hardscape Materials)**

DEVELOPMENT STANDARD DEPARTURES

SDCI staff recommendation on any requested departures will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departures. Staff recommendation will be reserved until the final recommendation review.

At the time of the Early Design Guidance, the following departures were requested:

1. **Setback Requirements (SMC 23.47A.014.B.3):** The Code requires a 15' setback for portions of structures above 13 feet in height to a maximum of 40 feet, and an 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 proposes a uniform 12' setback along the west property line.

Staff indicated preliminary support for this departure as the setback on the ground floor provides opportunity to buffer the structure from the adjacent properties, meeting the intent of the setback requirement. Staff recommends including vegetation that is vertical in nature in the design of the common amenity area to strengthen that buffer and help minimize any privacy issues. **(PL3-B-1. Security and Privacy, DC4-D-1. Choice of Plant Materials)**

2. **Setback Requirements (SMC 23.47A.014.B.1):** The Code requires a 15' triangular setback where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The applicant proposes a 2' 10" x 3' 0" encroachment into this setback.

Staff indicated concern with this departure as proposed and believes rearranging the ground level uses and primary residential entry as a response to the design guidance provided will eliminate the need for this departure and maintain the zone transition intended by this setback standard. **(DC1-A. Arrangement of Interior Uses)**

3. **Non-residential Depth (SMC 23.47A.008.B.3):** The Code requires non-residential uses to extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing façade. The applicant proposes a commercial space with an average and minimum depth of 15 feet to allow for a micro-retail tenant.

Staff indicated preliminary support for this departure contingent upon additional information showing a potential layout of the commercial space to demonstrate how it can successfully accommodate a usable retail use. **(DC1-A. Arrangement of Interior Uses)**

4. **Street Level residential Requirements (SMC 23.47A.008.D.2):** The Code requires the floor of a dwelling unit located along the street-level street-facing facade be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk. The applicant proposes one street-level street-facing residential unit at 2' 4" above sidewalk grade.

Staff indicated concern with the rationale behind requesting this departure as the design benefit is not clearly identified. Additional information on how having the one residential unit located at 2' 4" above sidewalk grade results in a better design and further meets the intent of the Design Guidelines will be needed for staff to reconsider this request. **(PL3-B-2. Ground-level Residential)**

PUBLIC COMMENT

There was no public comments received prior to Staff recommendation.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number-LU: <http://web6.seattle.gov/dpd/edms/>

The purpose of the administrative design review process is for SDCI to receive comments from the public, identify concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design and siting alternatives. Concerns with items such as off-street parking and bicycle storage are addressed under the City's zoning code and are not part of this review.

SDCI PRELIMINARY RECOMMENDATIONS & CONDITIONS

SDCI visited the site, considered the analysis of the site and context by the proponents, and considered public comment. SDCI design recommendations are summarized below.

1. **Massing and Façade Composition:** Staff recommends approval of the project response to the guidance provided at the Early Design Guidance (EDG) phase concerning the massing and development of the building façades. Staff was very receptive to the application of the material palette and use of secondary architectural elements to create façades with a clear design intent and composition. **(CS2-C-1. Corner Sites, DC2-B-1. Façade Composition)**
 - a. Staff recommends approval of the use of balconies that vary in size and the proposed variation in the material application to provide depth and visual interest to the prominent 15th Avenue Northwest façade. Staff also recommends approval of wrapping the windows at the northeast and northwest corners of the structure to improve on the overall composition. **(DC2-B-1. Façade Composition, DC2-C. Secondary Architectural Features, DC2-C-1. Visual Depth and Interest)**
 - b. Staff recommends approval of the proposed modulation on the north façade to provide a vertical expression that helps identify the primary residential entry. **(DC1-A-1. Visibility)**
 - c. Materials
 - i. Staff recommends approval of the contrast proposed in the material palette which primarily consists of light grey (Argos) and dark grey (Iron Ore) cementitious panel. Staff also recommends approval of the use of Black and Adobe vinyl windows and metal canopy painted a yellow hue to complement

the grey panels and provide color to demarcate the primary residential entry and commercial area. **(DC4-A-1. Exterior Finish Materials)**

- ii. Staff is concerned with the amount of exposed concrete foundation that will be visible towards the southern end of the site and recommends a preliminary condition that the concrete has a design/texture that fits in visually with the proposed materials and overall design. **(DC2-B-1. Façade Composition, DC4-A-1. Exterior Finish Materials)**

2. Primary Residential Entry and Lobby: Staff recommends approval of locating the primary residential entry in a recessed area along NW 59th Street to provide additional separation from the commercial entry and allow for the incorporation of overhead weather protection, lighting, and signage. **(PL3-A-4. Ensemble of Elements, DC1-A-1. Visibility)**

3. Ground Level Uses:

- a. Staff recommends approval of the proposed rearrangement of ground level uses resulting in a larger retail space to occupy the corner of NW 59th Street and 15th Avenue Northwest. Staff also recommends approval of the reconfiguration of the Commons space and waste room to allow for the active uses to have prominence along the street level frontages. **(DC1-A. Arrangement of Interior Uses, DC1-C-4. Service Uses)**
- b. Staff recommends approval of the high level of transparency and opportunity for street level interaction and engagement proposed along 15th Avenue Northwest. **(CS2-B-2. Connection to the Street, PL3-B-4. Interaction, PL3-C-2. Visibility, DC1-A-4. Views and Connections)**

4. Common Amenity Area: Staff is concerned with potential impacts of the common amenity area on neighboring properties. Staff supports the use of vegetation to help buffer the structure from the adjacent properties and recommends a condition that all wall-mounted lighting in the amenity area be oriented to shine down, away from neighboring properties. **(DC4-D-1. Choice of Plant Materials, DC4-C-2. Avoiding Glare)**

DEVELOPMENT STANDARD DEPARTURES

SDCI Staff's preliminary recommendation on the requested departures are based on the departures' potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departures.

At the time of the Recommendation review, the following departures were requested:

1. **Setback Requirements (SMC 23.47A.014.B.3):** The Code requires a 15' setback for portions of structures above 13 feet in height to a maximum of 40 feet, and an 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 proposes a uniform 12' setback along the west property line.

Staff recommends approval of this departure as the setback on the ground floor provides an opportunity to buffer the structure from the adjacent properties, meeting the intent of the setback requirement. Staff recommends a condition to include vegetation that is vertical in nature along the west property line to strengthen that buffer and help minimize any privacy issues. **(PL3-B-1. Security and Privacy, DC4-D-1. Choice of Plant Materials)**

2. **Setback Requirements (SMC 23.47A.014.B.1):** The Code requires a 15' triangular setback where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The applicant proposes a 2' 10" x 3' 0" encroachment into this setback.

Staff recommends approval of this departure based on the reconfiguration of the ground level uses, placing a more active use along NW 59th Street and including windows that wrap the northwest corner to allow for a visual connection into the building and amenity area. Staff recommends a condition that the fencing used along the north property line have a high level of porosity to not restrict views at this corner. **(CS2-B-2. Connection to the Street, PL3-B-4. Interaction)**

3. **Non-residential Depth (SMC 23.47A.008.B.3):** The Code requires non-residential uses to extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing façade. The applicant proposes a commercial space with an average and minimum depth of 15 feet to allow for a micro-retail tenant.

Staff recommends approval of this departure based on the additional information provided showing the potential layout for a retail use that could potentially accommodate the space. Staff also acknowledges how the departure allows for a greater residential presence along NW 59th Street which is a more appropriate design response to the transition into the neighborhood. **(CS2-B-2. Connection to the Street, DC1-A-1. Visibility)**

DESIGN REVIEW GUIDELINES

The Citywide and Neighborhood guidelines recognized by Staff 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.

CS1-E Water

CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

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

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer’s markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

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

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

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

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

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

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

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

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

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

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

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

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

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

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

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

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

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

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas

through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DC4-E Project Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

RECOMMENDATIONS

At the conclusion of the Recommendation phase, SDCI staff recommends approval of the project with conditions.

The analysis summarized above was based on the design review packet dated Friday, July 13, 2018. After considering the site and context, considering public comment, reconsidering the previously identified design priorities and reviewing the materials, the Recommendation phase of the subject design and departures are APPROVED with the following preliminary conditions:

1. Utilize a design/texture for the exposed concrete foundation along 15th Avenue Northwest to ensure this portion of the structure fits in visually with the proposed materials and overall design. **(DC2-B-1. Façade Composition, DC4-A-1. Exterior Finish Materials)**
2. Any wall-mounted lighting in the amenity area shall be oriented to shine down, minimizing potential glare impacts on adjacent properties. **(DC4-C-2. Avoiding Glare)**
3. Include vegetation that is vertical in nature along the west property line to strengthen the buffer between the neighboring property and help minimize any privacy issues. **(PL3-B-1. Security and Privacy, DC4-D-1. Choice of Plant Materials)**
4. Any fencing used along the north property line shall have a high level of porosity to not restrict views at this corner. **(CS2-B-2. Connection to the Street, PL3-B-4. Interaction)**