



**REVISED RECOMMENDATION OF THE
NORTHEAST DESIGN REVIEW BOARD**

Project Number: 3027063-LU
Address: 4715 25th Avenue NE
Applicant: Austin B, Weber Thompson
Date of Meeting: Monday, January 28, 2019
Board Members Present: James Marria, Chair
Katy Haima
Anita Jeerage
Dan Rusler
Board Members Absent: Brian Bishop
SDCI Staff Present: Crystal Torres, Land Use Planner

SITE & VICINITY

Current Site Zone: C1-40
Rezone application: NC2-75

Nearby Zones: (North) NC2-40
(South) MIO-50-C1-40
(East) C1-65
(West) NC2-85 (rezone proposed)
LR3 (existing)

Lot Area: 59,974 SF



Current Development:

There is currently a Key Bank, Travelodge, and associated parking located on the project site.

Surrounding Development and Neighborhood Character:

The project site is a full block bound by NE 47th Street, NE 49th Street, 24th Avenue NE, and 25th Avenue NE. The site is located with the Ravenna Urban Center Village. It is directly adjacent to the University Village shopping center and one block east of the Burke Gilman Trail, and just north of the University of Washington.

The project includes a contract rezone proposal from C1-40 to NC2-75. The City has published an EIS to upzone areas of the City to provide additional housing. No specific legislation has been proposed for this site. As such, the current proposal includes a contract rezone from Commercial-1 with a 40-foot height limit to Neighborhood Commercial 2 with a 75-foot height limit.

One Exceptional tree has been identified on site.

Access:

Vehicular access to the site is proposed from NE 49th Street and 24th Avenue NE. Pedestrian access is provided on all street frontages.

Environmentally Critical Areas:

The site includes Liquefaction and Peat Settlement Prone Environmentally Critical Areas.

PROJECT DESCRIPTION

Council Land Use Action to rezone a 56,974 sq. ft. of land from C1-40' (Commercial 1-40') to NC2-75' (M1). (Neighborhood Commercial 2-75' (M1). Project includes a 7-story, 235-unit apartment building with 9,525 sq. ft. of retail. Parking for 240 vehicles proposed. Existing building 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 SDCl:

Mailing Public Resource Center

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

Email: PRC@seattle.gov

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Ravenna community group. Thanked applicant for outreach efforts and taking comments into consideration. Expressed concerns about street level/pedestrian experience. Concerned with an over reliance on Burke Gilman to get pedestrians to Light Rail Station and Husky Stadium. Concerned with safety and pedestrian experience after retail hours. Would like to see the design address safety concerns with lighting and avoiding hidden corners. Suggesting more balconies along 25th Ave NE could add more eyes on the street, but they understood the site context. Lastly, noted traffic is getting worse, as such, it will be even more important to promote pedestrian safety.
- Additional Ravenna community group member. Appreciated applicant outreach. Very supportive of connection the Burke Gilman with University Village and Neighborhood. Less concerned about 24th Avenue NE and noted emphasis on 25th Avenue NE was key to enhancing pedestrian character and promoting pedestrians.
- Expressed concerns with nearby intersection of NE 49th Street/25th Avenue NE and was concerned with the multiple curb cuts intersecting and offset curb cut condition. Concerned with related cut-through traffic. Generally concerned with this intersection and promoted collaboration with adjacent projects and SDOT.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCl and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the 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. Early Design Concept/Massing Options:** The Board discussed the 3 massing options. The Board noted there were qualities of each that were successful, but overall Option 3 was the most successful massing option in response to the site’s context. The Board made the following observations as they discussed the presented alternatives:
 - a. Option 1. Included preserving the exceptional tree and provided a breakdown of the large full block development by separating the massing into two buildings and providing a mid-block courtyard. Though the Board acknowledged this broke down the scale of the block development, the location of the open space and breakdown of

the building seemed contradictory to the site's context. The Board supported removal of the exceptional tree as a mid-block open space did not provide the best response to nearby context. (CS2-B-1. Site Characteristics)

- b. Option 2. The Board was intrigued by the small courtyard spaces at ground level along 24th Avenue and noted the massing for the overall block was successful and supported a stronger connection to the scale of development in the surrounding area, compared with Option 1. (CS2-A Location in the City and Neighborhood)
- c. Option 3. The Board unanimously agreed Option 3 was the best response to nearby context, with the potential to create a strong pedestrian experience and connection to the Burke Gilman trail. The Board supported the residential uses at ground level with entries from the street, the SE retail corner, double height retail, and hanging garden concept. (CS2-A Location in the City and Neighborhood)

2. Street-level Experience and Edges: The Board discussed the edge conditions of the project and provided the following guidance.

- a. The Board supported the residential entries along the street-level at NE 47th Street and 24th Avenue NE. However, the Board directed the design team to further refine the transition from the public realm to the private units. The Board supported the design direction indicated at EDG, noting the layered landscape and 10' setback which were beginning to breakdown this transition with the patios serving as semi-public buffer zones. The Board directed the design team to study raising the floor plate of the residential units as a means to further buffering and enhancing the transition zone. The Board acknowledged the public's concern for improving safety and noted the importance of promoting "eyes-on-the-street." (CS2-B-2. Connection to the Street, PL1-A Network of Open Spaces, PL1-B Walkways and Connections, PL2-B Safety and Security, PL3-B Residential Edges)
- b. Related to the residential units, the Board cautioned against hyper-privatizing these patios and deterred the use of privacy screens between units. (PL3-B Residential Edges)
- c. The Board was unanimously in support of the direction of the SE retail corner which presented opportunity for an active retail corner with spill out potential. The Board further discussed this corner, noting the apparent opportunity to create a strong project identity. The Board suggested further refining the relationship of the widened sidewalk and potential colonnade moment at the corner as a means to creating a strong project identity. (CS3-I-ii. Ravenna Urban Village, PL1-A Network of Open Spaces, PL1-B Walkways and Connections, PL1-C-1. Selecting Activity, PL3-C Retail Edges, C3-B Open Space Uses and Activities)
- d. The Board further supported the potential of the SE corner to be expressed as an exposed structural element which could inform the rhythm of the overall project. (DC2 Architectural Concept)

3. Façade Composition and Materials

- a. Overall the Board was supportive of the proposed conceptual design direction which reinforced the presented concept of "quiet refinement." (DC2 Architectural Concept)
- b. The Board discussed the importance of maintaining a simple architectural massing composition and articulating this massing expression as indicated by the presented precedent images with bold framing and punched windows. The Board directed the design team to be mindful of over-modulating the building. Instead the Board gave

guidance to use high quality materials, such as brick, as a way to provide texture. The Board cautioned against using large panels as this would emphasize the height, bulk, and scale of the preferred option. (DC2 Architectural Concept, DC4-A Exterior Elements and Finishes)

- c. The Board discussed the presented character sketch, expressing support of the indicated porous and highly transparent retail condition. The Board directed the applicant to refine this concept with some differentiation between retail bays to further enhance visual interest and the pedestrian experience. (CS3-I-ii. Ravenna Urban Village, DC2 Architectural Concept)
- d. The Board agreed the refined design should reflect simplicity, high quality materials, depth, identity, and a high level of care aimed at improving the pedestrian realm. (CS3-I-ii. Ravenna Urban Village, DC2 Architectural Concept, DC4-A Exterior Elements and Finishes)

4. Parking Access

- a. The Board discussed the proposed access points and circulation, unanimously agreeing that as presented, the access points and treatment of the SW access point were concerning. The Board directed the design team to provide studies of an alternative with reduced access points. Though the Board acknowledged the large site, location of the project adjacent to University Village, and the need to make maneuvering in/out of the garage easy, they did not yet have adequate information to support the proposed access and circulation. The Board listed their primary concerns (DC1-B Vehicular Access and Circulation):
 - i. Number of access points being detrimental to the pedestrian realm;
 - ii. Location and number of access points are contradictory to the breezeway concept (connecting 25th and 24th Avenue); and
 - iii. Additional access (SW) point is not treated as an elevated entry, and currently reads as another curb cut.

5. Additional items to provide at Recommendation phase:

- a. Safety and security plan, clarifying location of major access point and how the design address this with lighting and signage. (PL2-B Safety and Security, PL2-D Wayfinding)
- b. Trash/recycling plan and clarification on staging etc. (DC1-C-4. Service Uses)

RECOMMENDATION January 28, 2019

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported the style and approach to the design, upper level setback.
- Not supportive of the lack of color in the material application, would like to warmer colored brick/or other materials
- Supported the landscape design and incorporating of native species
- Suggested Pacific dogwoods trees along 25th Avenue.
- Supported the proposed green roof.
- Suggested more bike parking.

- Concerned there was too much parking proposed which was unnecessary at this location.

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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-LU: <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 EDG:

- a. Overall the Board was very pleased with the progress in design since EDG. They commented on the success of the 25th Avenue NE elevation, including the retail expression, southeast corner articulation, and streetscape plan. (CS3-I-ii. Ravenna Urban Village, PL1-A Network of Open Spaces, PL1-B Walkways and Connections, PL1-C-1. Selecting Activity, PL3-C Retail Edges, C3-B Open Space Uses and Activities)
- b. However, the Board noted the 24th Avenue NE façade development was less successful in continuing the architectural expression and mitigating the height, bulk, and scale of the long façade, and as such, provided further discussion and direction below. (DC2 Architectural Concept, CS2-D Height, Bulk, and Scale)

2. Façade Development and Material Application: In general, the Board was supportive of the proposed materials as shown within the recommendation packet.

- a. 25th Avenue NE.
 - a. The Board further discussed the success of the 25th Avenue NE elevation, noting the recessed retail, rhythm, overall pedestrian experience, and articulation of the upper stories. (CS3-I-ii. Ravenna Urban Village, DC2 Architectural Concept)
 - b. The Board discussed the residential entry along 25th Avenue NE. Though there was some interest in strengthening the entry to have greater street presence, after discussion the Board was comfortable with the projecting white canopy to signal the residential entry/breezeway. (CS3-I-ii. Ravenna Urban Village, DC2 Architectural Concept, PL3-A Entries)
- b. 24th Avenue NE.
 - a. The Board was supportive of the overall residential expression at the street-level, which created a subtle rhythm with the individual unit entries. The

Board commented the units were designed well in response to the guidance provided at EDG, regarding striking a balance between buffering the units from the sidewalk while not over privatizing the street-level unit entries. Though there was some discussion that the units could have been more urban with the integration of stoops, the Board acknowledged the accessibility challenges and recommended the design as presented at the Recommendation meeting. (CS2-B-2. Connection to the Street, PL1-A Network of Open Spaces, PL1-B Walkways and Connections, PL2-B Safety and Security, PL3-B Residential Edges)

- b. The Board further discussed unit entries at street-level, recommending the following conditions (PL3-B Residential Edges):
 - 1. In order to create a stronger sense of entry for the street level units, the Board recommended a condition to extend the canopy over the door.
 - 2. To resolve the privacy and security implications of a glass door for the street-level units, revise the door material from glass to an opaque material.
- c. The Board discussed the location of the street-level unit entries, commenting that placing the entries at the recessed portion of the facade would have been stronger and allowed for a smoother transition from sidewalk to entry rather than right into the projecting bay. However, the Board acknowledged changing the location would likely lead to chopping up the interior spaces in a less successful manner. As such no conditions related to entry location were recommended. (PL3-B Residential Edges)
- d. The Board
- e. The Board continued their discussion of 24th Avenue NE focusing on the development of the upper stories. The Board commented development of the two center massing volumes which utilized a highly contrasting white vertical element to bisect the dark grey volumes was much less successful than articulation of the upper stories along 25th Avenue NE. The Board noted noting the minimal change in depth (12 inches) between the white material and dark grey was not enough to warrant such a contrast in material and did little to mitigate height, bulk, and scale impacts of this long façade and commented that the entire facade would be strengthened by additional depth.
 - 1. In order to further mitigate the height bulk and scale of the long façade and create further architectural consistency, specifically at the upper stories, the Board recommended a condition to change the white panel siding to a lighter grey material consistent with the attic (top floor board and batten page 31 of the REC packet and increase the depth in plane change from 12 inches to 18-24 inches (minimum of 18 inches) for the two center volumes along 24th Avenue NE. (DC2-B Architectural and Facade Composition)

3. Vehicular Access and Street Presence.

- a. The Board discussed the proposed garage access points, 2 on 24th Avenue NE and 1 located on NE 49th Street, which would require a departure to allow curb cuts on two streets. Though the Board supported a departure to allow 1 curb cut on 24th and 1 curb cut on NE 49th Street they were not supportive of two entries along 24th Avenue NE. The Board was not supportive of the garage entry location at the corner of 24th Avenue NE and NE 47th Street as this conflicted with the improved pedestrian experience the project was trying to achieve, as well as the proximity to the Burke Gilman. The Board recommended a condition to remove this garage entry and to revise the pedestrian entry to focus on an improved the pedestrian experience, entry sequence, and outdoor space which supported the residential character of the street. (DC1-B Vehicular Access and Circulation)
- b. The Board further discussed the potential for a drop-off/pick-up area in lieu of garage access and recommended a condition to work with the planner to resolve the final location and design of the drop-off/pick-up area. (DC1-B Vehicular Access and Circulation)
 *Note- Staff further clarified with the Board members, the drop-off/pick-up should not be on-site. The goal is to reduce and eliminate possible pedestrian and vehicular conflicts.

4. Additional items Discussed:

- a. The Board was supportive of the lighting and signage images presented in the recommendation packet. (PL2-B Safety and Security, PL2-D Wayfinding)
- b. The Board was supportive of trash/recycling plan and locations. (DC1-C-4. Service Uses)

DEVELOPMENT STANDARD DEPARTURES

The Board’s recommendation on the requested departure(s) were based on the departure’s potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s).

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

- 1. Surface Parking (SMC 23.47A.032.A.I.C):** The Code states access is permitted across only one of the side street lot lines pursuant to 23.47A.032.C. and curb cuts are permitted pursuant to subsection 23.54.030.F.a. I. The applicant proposes 2 curb cuts on 24th Avenue NE and 1 curb cut on NE 49th street.

The Board was not supportive of 2 curb cuts on 24th Avenue NE, however, were comfortable recommended approving the one curb cut on each street, conditioned on the removal of the southwest vehicular entry at the corner of 24th Avenue NE and 47th Street NE. (DC1-B Vehicular Access and Circulation)

- 2. Sight Triangle (SMC 23.54.030.G.2):** The Code requires that a two-way driveway provide a sight triangle on the side of the driveway used as an exit and that the triangle shall be clear of any obstruction for distance of 10 feet from the intersection of the driveway with

the sidewalk. The applicant proposes to provide mirrors and textured pavement at the 49th street garage entry/ exit to mitigate the minimal intrusion into the sight triangle as shown on page 67 of the REC packet.

The Board recommended approval of this departure, as the requested departure minimized the impacts of the garage entry on the pedestrian realm and was successfully integrated into the façade composition. (DC2-B Architectural and Facade Composition)

- 3. Retail floor-to-floor height (SMC 23.47A.008.B.4):** The Code requires non-residential uses at the street to have a floor-to-floor height of at least 13 feet. The applicant proposes to provide 12-foot floor-to-floor height for the northern most retail space along 25th Avenue NE due to grade changes.

The Board recommended approval of this departure request as the departure allowed a consistent architectural expression along the entire street frontage. (DC2-B Architectural and Facade Composition)

- 4. Blank Facade (SMC 23.47A.008.A):** The Code states blank segments of the street-facing façade between 2' and 8' above the sidewalk may not exceed 20' in width AND the total blank façade segments may not exceed 40% of the width of the façade of the structure along the street. The applicant proposes a 33' blank wall segment (48% width of the façade).

The Board recommended approval of this departure request as the departure allowed a consistent architectural expression along the entire street frontage and was treated in high-quality material, brick. (DC2-B Architectural and Facade Composition)

- 5. Upper-level setbacks (SMC 23.014.C):** The Code states portions of structures above 65' must be setback from the front lot line by an average depth of 8'. The applicant proposes a 3'-2" average setback for 70% of the façade above 65' as shown in the Recommendation packet.

The Board recommended approval of this departure request as the departure supports a consistent and logical continuation of the massing composition. Furthermore, the Board supported the articulation of the façade with the materials presented in the Recommendation packet. (DC2-B Architectural and Facade Composition, DC4-A Exterior Elements and Finishes)

DESIGN REVIEW GUIDELINES

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

CONTEXT & SITE

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

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

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.

University Supplemental Guidance:

CS1-I Streetscape Compatibility

CS1-I-i. Solar Exposure: Minimizing shadow impacts is important in the University neighborhood. The design of a structure and its massing on the site can enhance solar exposure for the project and minimize shadow impacts onto adjacent public areas between March 21st and September 21st. This is especially important on blocks with

narrow rights-of-way relative to other neighborhood streets, including University Way, south of NE 50th Street.

CS1-II Landscape Design to Address Special Site Conditions

CS1-II-i. Existing Trees: Retain existing large trees wherever possible. This is especially important on the wooded slopes in the Ravenna Urban Village. The Board is encouraged to consider design departures that allow retention of significant trees. Where a tree is unavoidably removed, it should be replaced with another tree of appropriate species, 2 ½ inch caliper minimum size for deciduous trees, or minimum size of 4' height for evergreen trees.

CS2-II-ii. 17th Ave NE Boulevard Character: The 17th Avenue NE (boulevard) character, with landscaped front yards and uniform street trees, is an important neighborhood feature to be maintained.

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.

University Supplemental Guidance:

CS2-I Responding to Site Characteristics

CS2-I-i. Views Along Burke Gilman Trail: For properties facing the Burke Gilman Trail, new buildings should be located to minimize impacts to views of Mount Rainier, Cascade Mountains and Lake Washington, and allow for sunlight along the trail and increase safety and access.

CS2-II Respect for Adjacent Sites

CS2-II-i. Zone Edge Areas: Special attention should be paid to projects in the zone edge areas as depicted in Map 2 of the full Guidelines to ensure impacts to Lowrise zones are minimized.

CS2-III Corner Lots

CS2-III-i. Special Site Features: For new buildings located on a corner, including, but not limited to the corner locations identified in Map 3 of the full Guidelines, consider providing special building elements distinguishable from the rest of the building such as a tower, corner articulation or bay windows. Consider a special site feature such as diagonal orientation and entry, a sculpture, a courtyard, or other device. Corner entries should be set back to allow pedestrian flow and good visibility at the intersection.

CS2-IV Height, Bulk, and Scale

CS2-IV-i. Reduce Visual Bulk: Special attention should be paid to projects in Map 4 of the full Guidelines to minimize impacts of increased height, bulk and scale as stated in the Seattle Design Guideline. In order to reduce the impacts of apparent building height and bulk at specified zone edges listed above, the following alternatives should be considered:

1. Along zone edges and specified streets, step back upper floors above 40', or modify the roofline to reduce the negative effects of the allowable height limit.
2. Along specified corridors, a gradual setback of the building's facade above 40' in height from the street, alley or property line may be considered.
3. In exchange for setting back the building facade, the Board may allow a reduction in the open space requirement.
4. Access to commercial parking on corner lots should be sited and designed in a manner that minimizes impact on adjacent residential uses.

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.

University Supplemental Guidance:

CS3-I Architectural Elements and Materials

CS3-I-i. Incorporate Local Architectural Character: Although no single architectural style or character emerges as a dominant direction for new construction in the University Community, project applicants should show how the proposed design incorporates elements of the local architectural character especially when there are buildings of local historical significance or landmark status in the vicinity.

CS3-I-ii. Ravenna Urban Village: Within the Ravenna Urban Village, particularly along 25th Ave NE, the style of architecture is not as important so long as it emphasizes pedestrian orientation and avoids large-scale, standardized and auto-oriented characteristics.

CS3-I-iii. Historical Character: When the defined character of a block, including adjacent or facing blocks, is comprised of historic buildings, or groups of buildings of local historic importance and character, as well as street trees or other significant vegetation (as identified in the 1975 Inventory and subsequent updating), the architectural treatment of new development should respond to this local historical character. New buildings should feature a combination of traditional and contemporary materials employed in a manner that reflects the character of historic buildings in the vicinity.

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.

University Supplemental Guidance:

PL1-I Residential Open Space

PL1-I-i. Active, Ground-Level Open Space: The ground-level open space should be designed as a plaza, courtyard, play area, mini-park, pedestrian open space, garden, or similar occupiable site feature. The quantity of open space is less important than the provision of functional and visual ground-level open space. Successfully designed ground level open space should meet these objectives:

- a. Reinforces positive streetscape qualities by providing a landscaped front yard, adhering to common setback dimensions of neighboring properties, and providing a transition between public and private realms.
- b. Provides for the comfort, health, and recreation of residents.
- c. Increases privacy and reduce visual impacts to all neighboring properties.

PL1-I-ii. Central Courtyards: A central courtyard in cottage or townhouse developments may provide better open space than space for each unit. In these cases, yard setbacks may be reduced if a sensitive transition to neighbors is maintained.

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.

University Supplemental Guidance:

PL2-I Pedestrian Open Spaces and Entrances

PL2-I-i. Residential Entries: On Mixed Use Corridors, entries to upper floor residential uses should be accessed from, but not dominate, the street frontage. On corner locations, the main residential entry should be on the side street with a small courtyard that provides a transition between the entry and the street.

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.

University Supplemental Guidance:

PL3-I Entrances Visible from the Street

PL3-I-i. Entrance Orientation: On Mixed Use Corridors, primary business and residential entrances should be oriented to the commercial street. Secondary and service entries should be located off the alley, side street or parking lots.

PL3-I-ii. Walkways Serving Entrances: In residential projects, except townhouses, it is generally preferable to have one walkway from the street that can serve several building entrances. At least one building entrance, preferably the main one, should be prominently visible from the street. To increase security, it is desirable that other entries also be visible from the street; however, the configuration of existing buildings may preclude this.

PL3-I-iii. Courtyard Entries: When a courtyard is proposed for a residential project, the courtyard should have at least one entry from the street. Units facing the courtyard should have a porch, stoop, deck or seating area associated with the dwelling unit.

PL3-I-iv. Fences: In residential projects, front yard fences over 4 feet in height that reduce visual access and security should be avoided.

PL3-II Human Activity

PL3-II-i. Recessed Entries: On Mixed Use Corridors, where narrow sidewalks exist (less than 15' wide), consider recessing entries to provide small open spaces for sitting, street musicians, bus waiting, or other pedestrian activities. Recessed entries should promote pedestrian movement and avoid blind corners.

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.

University Supplemental Guidance:

DC1-I Parking and Vehicle Access

DC1-I-i. Driveway Width: In Lowrise residential developments, single-lane driveways (approximately 12 feet in width) are preferred over wide or multiple driveways where feasible.

DC1-II Design of Parking Lots Near Sidewalks

DC1-II-i. Views to Businesses: Screening of surface parking lots should allow views of businesses.

DC1-II-ii. Screen Type: On Mixed Use Corridors, walls rather than shrub screens are generally preferred because walls require less space and landscaping can be difficult to maintain in congested areas. If walls are provided, they must be made of “permanent” materials such as masonry.

DC2-II-iii. Surface Lots: When adjacent to residential zones, surface parking lots adjacent to sidewalks should be screened with shrubs and double rows of street trees for a more sheltered, residential feel.

DC2-III Visual Impacts of Parking Structures

DC2-III-i. Ground-Level Commercial Use: The preferred solution for parking structures is to incorporate commercial uses at the ground level. Below-grade parking is the next best solution.

DC2-III-ii. Access to Street Network: There should be careful consideration of the surrounding street system when locating auto access. When the choice is between an arterial and a lower volume, residential street, access should be placed on the arterial.

DC2-III-iii. Residential Area Consideration: Structured parking façades facing the street and residential areas should be designed and treated to minimize impacts, including sound transmission from inside the parking structure.

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 façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades are attractive and well-proportioned.

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

DC2-C Secondary Architectural Features

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

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

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

DC2-D Scale and Texture

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

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

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the

same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

University Supplemental Guidance:

DC2-I Architectural Elements and Materials

DC2-I-i. Modulate Facade Widths: On Mixed Use Corridors, consider breaking up the façade into modules of not more than 50 feet (measured horizontally parallel to the street) on University Way and 100 feet on other corridors, corresponding to traditional platting and building construction. (Note: This should not be interpreted as a prescriptive requirement. Larger parcels may characterize some areas of the University Community, such as lower Roosevelt.)

DC2-I-ii. Fine-Grained Architectural Character: Buildings in Lowrise zones should provide a “fine-grained” architectural character. The fine grain may be established by using building modulation, articulation and/or details which may refer to the modulation, articulation and/or details of adjacent buildings. To better relate to any established architectural character encountered within the community, consider the following building features:

- a. Pitched roof;
- b. Covered front porch;
- c. Vertically proportioned windows;
- d. Window trim and eave boards;
- e. Elements typical of common house forms.

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.

University Supplemental Guidance:

DC3-I Pedestrian Open Spaces and Entrances

DC3-I-i. Plaza Location: Plazas should be centrally located, on major avenues, close to bus stops, or where there are strong pedestrian flows on neighboring sidewalks.

DC3-I-ii. Plaza Proportioning: Plazas should be sensitively proportioned and designed. For example: not more than 60 feet across and no more than 3 feet above or below the sidewalk.

DC3-I-iii. Seating: Plazas should have plenty of benches, steps, and ledges for seating. For example: at least one linear foot of seating per 30 square feet of plaza area should be provided; seating should have a minimum depth of 16 inches.

DC3-I-iv. Plaza Frontage: Locate the plaza in a sunny spot and encourage public art and other amenities. For example: at least 50% of the total frontage of building walls facing a plaza should be occupied by retail uses, street vendors, building entrances, or other pedestrian-oriented uses.

DC3-I-v. Planting Beds: Provide plenty of planting beds for ground cover or shrubs. For example: one tree should be provided for every 200 square feet and at a maximum spacing of 25 feet apart. Special precaution must be taken to prevent trees from blocking the sun.

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.

University Supplemental Guidance:

DC4-I Exterior Finish Materials

DC4-I-i. Desired Materials: See full Guidelines for list of desired materials.

DC4-I-ii. Relate to Campus/Art Deco Architecture: Sculptural cast stone and decorative tile are particularly appropriate because they relate to campus architecture and Art Deco buildings. Wood and cast stone are appropriate for moldings and trim.

DC4-I-iii. Discouraged Materials: See full Guidelines for list of discouraged materials.

DC4-I-iv. Anodized Metal: Where anodized metal is used for window and door trim, then care should be given to the proportion and breakup of glazing to reinforce the building concept and proportions.

DC4-I-v. Fencing: Fencing adjacent to the sidewalk should be sited and designed in an attractive and pedestrian oriented manner.

DC4-I-vi. Awnings: Awnings made of translucent material may be backlit, but should not overpower neighboring light schemes. Lights, which direct light downward, mounted from the awning frame are acceptable. Lights that shine from the exterior down on the awning are acceptable.

DC4-I-vii. Light Standards: Light standards should be compatible with other site design and building elements.

DC4-II Exterior Signs

DC4-II-i. Encouraged Sign Types: The following sign types are encouraged, particularly along Mixed Use Corridors:

- a. Pedestrian-oriented shingle or blade signs extending from the building front just above pedestrians.
- b. Marquee signs and signs on pedestrian canopies.
- c. Neon signs.
- d. Carefully executed window signs, such as etched glass or hand painted signs.
- e. Small signs on awnings or canopies.

DC4-II-ii. Discouraged Sign Types: Post mounted signs are discouraged.

DC4-II-iii. Sign Location: The location and installation of signage should be integrated with the building's architecture.

DC4-II-iv. Monument Signs: Monument signs should be integrated into the development, such as on a screen wall.

RECOMMENDATIONS

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

The recommendation summarized above was based on the design review packet dated Monday, January 28, 2019, and the materials shown and verbally described by the applicant at the Monday, January 28, 2019 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

2. Extend the canopy over the street-level residential entries, using the same materiality as the retail along 25th Avenue NE. (PL3-B Residential Edges)
3. Revise the street-level residential door material from glass to an opaque material. (PL3-B Residential Edges)
4. Change the white panel siding to a lighter grey material consistent with the attic (top floor board and batten page 31 of the REC packet) and increase the depth in plane change from 12 inches to 18-24 inches (minimum of 18 inches) for the two center volumes along 24th Avenue NE. (DC2-B Architectural and Facade Composition)
5. Remove the garage entry at southeast corner and to revise the entry focusing on an improved the pedestrian experience and outdoor space. (CS2-B-2. Connection to the Street, PL1-A Network of Open Spaces, PL1-B Walkways and Connections)
6. Work with the planner to resolve the final location and design of the drop-off/pick-up area. (DC1-B Vehicular Access and Circulation)