



City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director



RECOMMENDATION OF THE NORTHEAST DESIGN REVIEW BOARD

Record Number: 3027467-LU

Address: 6860 East Green Lake Way N

Applicant: Tim Carter, Cone Architecture

Date of Meeting: Monday, October 01, 2018

Board Members Present: James Marria, Chair
Katy Haima
Dan Rusler

Board Members Absent: Brian Bishop
Anita Jeerage

SDCI Staff Present: Abby Weber

SITE & VICINITY

Site Zone: Neighborhood Commercial 3,
Pedestrian Overlay, 40'
Height Limit (NC3P-40)

Nearby Zones: (North) Single Family 5000
(SF5000)
(South) NC3P-40
(East) NC3P-40
(West) NC3P-40

Lot Area: 9,137 SF



Current Development:

The site is currently developed with a single-story restaurant, Spud's Fish and Chips, and a surface parking lot. The existing structure is characterized by a low butterfly roof with cantilevered awnings, large windows along East Green Lake Way N, and large, interesting signage. The architectural form is considered representative of the Google style of architecture.

The Landmark Preservation Board considered the existing structure for potential historic landmark status; the structure was found to not meet the criteria for designation.

Surrounding Development and Neighborhood Character:

The site is located in the Green Lake Residential Urban Village, across the street and to the south of Green Lake Park. Surrounding commercial development includes a mix of uses, including restaurant, retail, fitness, office, veterinary service, etc. Surrounding residential development is characterized by a mix of scales, including single family residences, low and midrise townhouse and apartment structures, and more recently developed mixed-use structures. The vicinity transitions from higher intensity commercial and mixed-use developments to the northeast of the site to lower intensity residential uses to the south west. Recent mixed-use developments are typically 4-6 story, concrete or wood frame structures that are of a contemporary architectural style.

The site’s proximity to Green Lake Park provides many recreational opportunities. There is an unlit pedestrian crosswalk across East Green Lake Way N at the northeast corner of the site, which provides access to the park. East Green Lake Way N also provides bike lanes. The site is served by public transportation within 1-block, and is located approximately one-half mile from the future Roosevelt Link Light Rail Station.

Access:

The existing structure is located in the northeast corner of the site with vehicular access to the surrounding surface parking lot from East Green Lake Way N, 4th Ave NE, and the alley. The existing restaurant establishment fronts on East Green Lake Way N with primary pedestrian access in the northeast corner.

No vehicular access is proposed. Access to the bike and trash storage room is proposed to occur from the alley. Pedestrian access is proposed to occur from both street frontages. Access to three individual ground-level residential units is proposed to occur from 4th Ave NE.

Environmentally Critical Areas:

There are no known ECAs onsite.

PROJECT DESCRIPTION

Land Use Application to allow a 4-story apartment building containing 50 small efficiency dwelling units, 10 apartments, 1 live-work unit and a restaurant. No parking proposed. Existing structure to be demolished.

The design packet includes information presented at the meeting, and is available online by entering the record number (3027467-LU) at this website:

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

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

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

Email: PRC@seattle.gov

EARLY DESIGN GUIDANCE October 16, 2017

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported Option 3, particularly the proposed corner patio for outdoor seating and the overhanging upper levels that allows for covered pedestrian areas at the ground level, which creates a pleasant outdoor space.
- Concerned about the building be built to the west property line and the treatment of the west façade.
- Encouraged the rooftop to designed so that it is attractive when viewed from taller structures on adjacent sites.

SDOT provided the following comments in advance of this meeting:

- SDOT recommended the project remove the asphalt from the planting strips along E Green Lake Way and 4th Ave NE to create a more welcoming pedestrian environment.
- SDOT recommended a curb bulb into 4th Ave NE and ADA compliant curb ramps to help calm traffic turning from E Green Lake Way to 4th Ave NE and shorten the crossing distance for pedestrians.

No written comments were received prior to this meeting.

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

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

PRIORITIES & BOARD RECOMMENDATIONS

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

1. Massing Options & Façade Composition

- a. The Board unanimously supported massing Option 3, the applicant’s preferred massing option. Particularly, the patio located at the northeast corner as it creates opportunities for public interaction, the internal courtyard as it provides access to natural light, and the stoops on 4th Ave NE as it establishes an appropriate transition from commercial to residential uses along 4th Ave NE. (CS2-B-2, PL1-B, PL3-A-3, DC2-A-1)
- b. The Board heard public comment, and noted that massing Option 3 provided greater modulation of the west façade than the other two massing options. The Board, however, directed further treatment of the blank walls along the west façade in a manner that provides visual interest – especially where highly visible. (DC2-B)
- c. The Board supported the composition of the north façade, particularly the modulated bays and decks, and encouraged further development of the east façade in a manner that is compatible with the north elevation. Suggestions included exploring alternate façade treatments, incorporating modulated bays or decks, and breaking up bulk by incorporating a vertical reveal above the residential entry. (DC2-A, DC2-B-1, DC2-C-1)
- d. In agreement with public comment, the Board supported the overhanging upper levels as it contributes to an appropriately scaled pedestrian realm and provides weather protection. (PL1-B-2, DC2-D-1, DC3-C-2)

2. Architectural Concept

- a. The Board acknowledged that the project was going through a simultaneous landmark designation process with the Landmarks Preservation Board. The Board discussed the unique architectural features and design of the existing structure, which is highly representative of the Googie style of architecture, and encouraged the applicant to incorporate elements of the design into the final proposal. (CS3-B)
- b. If the actual existing architectural features are not maintained or incorporated, then the Board directed the applicant to take broader inspiration from Googie and Mid-Century Modern architectural styles. Particularly, through signage and color schemes with an emphasis on “lightness and fun”. (CS3-B)
- c. The Board would like to see concept studies documenting this exploration of historical architectural styles at the Recommendation phase. (CS3-B)

3. Street-Level Uses

- a. The Board supported the proposed location and depth of the ground level live/work unit as it appeared to be a viable size and depth for a commercial function, and would allow for interior separation of the live and work spaces. The Board appreciated that the live/work use was limited to East Green Lake Way N in massing Option 3, as it is a more active commercial street. (CS1-I-I, DC2-D)
- b. The Board recommended the live/work storefront be designed to be visually distinctive from the larger commercial space. The Board encouraged creating distinction through an architectural gesture, rather than just signage. (CS2-B-2, DC2-D, DC4-II-i)
- c. The Board supported the individual unit entries and stoops along 4th Ave NE as they create an appropriate transition from commercial to residential uses, and contribute

to a human-scaled pedestrian environment. The Board, however, questioned the accessibility of these units and encouraged further consideration of access for people of all abilities. (PL2-A-1, PL3-A-3, DC2-D-1)

4. Open Space & Streetscape Improvements

- a. The Board supported the proposed northeast corner patio, however, the Board was concerned about the relationship between the exterior patio space and adjacent interior residential amenity space. The two spaces should be thoughtfully designed to minimize visibility and relate well to each other. (DC3-A-1, DC3-C-2)
- b. The Board supported the proposed bioretention planter/courtyard as it provides the internal residential units with good access to natural light and visible greenery. The Board would like to see more information on the design of the bioretention planter at the Recommendation phase. (DC2-A-1, DC3-A-1)
- c. In agreement with public comment, the Board encouraged the rooftop to be designed to be attractive when viewed from above. The Board supported the proposed conceptual roof layout, particularly how the perimeter of the rooftop amenity space was setback from the edge of the roof. (DC2-B-1, DC3-C-2)
- d. In agreement with SDOT's comment, the Board encouraged adding a curb bulb into 4th Ave NE at the northeast corner to help calm traffic and shorten the crossing distance to improve the pedestrian experience and safety. (PL1-B)

5. Bike Facilities

- a. The Board questioned the location of access to the bike storage room, which is proposed to be located off the alley, as existing bike paths are located along East Green Lake Way N on the opposite side of the site. The bike storage room should be designed to be convenient and secure with good signage and lighting. (PL4-B, DC4-C)

RECOMMENDATION October 1, 2018

Following the EDG phase, the Landmark Preservation Board reviewed the existing structure for potential historic landmark status. The structure was found to not meet the criteria for designation.

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned with the lack of parking provided onsite, particularly disabled and visitor parking, as it will exacerbate existing problems associated with the demand for on-street parking and traffic.
- Noted the proposed design is beautiful on its own, but concerned that the color is too dark compared to other buildings within the immediate vicinity. The proposed design does not complement or blend with the existing context.

- Concerned about the potential for birds to fly into windows; would like the applicant to pay attention to the window treatment in this regard.
- Would like to see more greenery and trees to fit with Green Lake Park across the street.

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 SDCI 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 record number: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD RECOMMENDATIONS

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

1. Architectural Concept & Façade Composition

- a. The Board generally supported the proposed response to EDG, however, they were concerned with the evolution of the architectural concept. Particularly, the northeast corner where the two massing volumes come together and the plaza design. (DC2)
- b. The Board acknowledged that the façade treatment is elegant and sleek, but failed to see how Googie or Mid-Century Modern architectural styles were expressed in the final design. The Board heard public comment and was concerned that the dark treatment fails to express “lightness and fun” – qualities of the existing structure. The Board recommended that these qualities be incorporated into the design of the corner plaza, as conditioned below. (CS3, CS3-B-1, DC2)
- c. The Board was concerned that the northeast corner, where the two massing volumes come together, is disjointed and unresolved. The Board considered how the two different façade treatments relate to each other and questioned why the architectural language of the north volume – the vertical groupings – continues onto the north façade of the east volume. The Board ultimately recommended a condition to study the relationship between the two volumes at the northeast corner and resolve how the two façades stitch together at the upper-levels and contribute to the perception of an outdoor room at the ground-level. The Board noted the resolution of the corner should ultimately enhance the connection to the park, and suggested this could be achieved by reincorporating balconies. (DC2, DC2-B-1, DC2-C-1, DC3-A-1)

2. Façade Composition & Secondary Features

- a. The Board majority supported the proposed Juliette balconies. One Board member, however, was concerned about the loss of recessed and corner balconies since EDG as the deeper balconies better activated the façade by creating opportunities for

- outdoor life, thereby creating a stronger connection to the park. The Board noted that corner balconies may achieve these qualities, if reincorporated in response to the recommended condition as discussed above. (DC2-B-1, DC2-C-1, DC3-A-1)
- b. The Board supported the systematic approach to façade articulation, particularly the vertical window groupings, and noted the depth of the frames are critical to the design approval and should be maintained. The Board afforded some flexibility in the final façade composition if changes are required to resolve the recommended conditions. (DC2-B-1, DC2-C-1)
 - c. The Board strongly supported the operable windows as they enliven the façade. (DC2-B-1, DC2-D-2)

3. Street-Level Uses

- a. The Board was concerned that the area of the corner plaza had been reduced in size since EDG, questioned how the space will function and interact with the public realm, and did not support the heavy concrete treatment or singular ribbon window adjacent to the plaza. The Board recommended a condition to resolve the design in a manner that creates a consistent base expression, connects to the adjacent commercial space and contributes a welcoming and fun identity. The Board noted that the resolution of the upper-levels should inform the final design of the corner plaza. (DC3-A-1, DC3, DC3-C-2)
- b. The Board suggested incorporating the existing large-scale signage into the south wall of the corner plaza as a means to resolve the above condition. (DC4-II-iii)
- c. The Board supported the high-level of glazing of the commercial space and the canopy design, however, they were concerned that the scale of the commercial entry felt squished relative to the scale of the residential entry. The Board supported the scale of the residential entry as proposed. The Board declined to recommend a condition to resolve this issue. (PL3-A-1, DC2-D-1)
- d. The Board supported the treatment of live-work unit and depth of the adjacent overhead weather protection. (PL2-C, PL3, DC2)
- e. The Board supported the lighting and signage plan as proposed, and noted the plaza should be lit in a manner that is informed by and complements the adjacent uses. (DC3-C-2, DC4-C)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departures was based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departures. At the time of the Recommendation meeting, the following departures were requested:

1. **Residential Uses at Street-Level (SMC 23.47A.005.C.1):** The Code requires that residential uses occupy no more than 20-percent of the street-level street-facing façade. The applicant proposes residential uses along 28-percent of the East Green Lake Way N street-level façade.

The Board recommended approval of the requested departure as the resulting recessed ground-level commercial storefront and overhanging upper-levels contribute to a uniform architectural expression and wider plaza. The resulting design better meets the intent of Design Guidelines DC2, Architectural Concept, and DC3, Open Space Concept.

- 2. Residential Uses at Street-Level – Pedestrian-Designated Zones (SMC 23.47A.005.D.1):** The Code requires a limited selection of non-residential uses along at least 80-percent of the street-level street-facing façade in pedestrian-designated zones, including retail and/or eating/drinking establishments. The applicant proposes non-residential uses along 72-percent of the East Green Lake Way N street-level façade.

The Board recommended approval of the requested departure as the resulting recessed ground-level commercial storefront and overhanging upper-levels contribute to a uniform architectural expression and wider plaza. The resulting design better meets the intent of Design Guidelines DC2, Architectural Concept, and DC3, Open Space Concept.

- 3. Street-Level Development Standards – Blank Facades (SMC 23.47A.008.A.2):** The Code requires blank segments of the street-facing façade between 2-feet and 8-feet above sidewalk grade to not exceed 20-feet in width. The applicant proposes to allow a 22-foot blank segment.

The Board did not recommend approval of the requested departure as blank façade condition adjacent to the corner plaza does not contribute to the perception of a welcoming open space. The Board recommended further development in response to the recommended conditions, particularly Design Guidelines DC3-A-1, Interior/Exterior Fit, and DC3-C-2, Amenities/Features.

- 4. Street-Level Development Standards – Street-Facing Facades (SMC 23.47A.008.A.3):** The Code requires street-level street-facing facades to be located within 10-feet of the street lot line. The applicant proposes to allow a 22-foot segment of the street-level street-facing façade to have an average depth of 15-feet, 10-inches off the street lot line.

The Board recommended approval of the requested departure as the resulting corner plaza activates the streetscape and enhances the connection to the public realm, thereby better meeting the intent of Design Guideline CS2-B-2, Connection to the Street, and DC3, Open Space Concept.

- 5. Street-Level Development Standards – Overhead Weather Protection (SMC 23.47A.008.C.4):** The Code requires continuous overhead weather protection to have a minimum width of 6-feet along at least 60-percent of the street frontage along a principle pedestrian street. The applicant proposes to allow overhead weather protection to have a minimum width of 6-feet for only 57-percent of the street frontage.

The Board did not recommend approval of the requested departure based on the rationale provided. The Board recommended further development of Code-compliant weather protection in a manner that contributes to the resolution of the recommended conditions and better meets Design Guidelines PL2-C, Weather Protection, and DC3, Open Space Concept.

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

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

Greenlake Supplemental Guidance:

CS1-I Responding to Site Characteristics

CS1-I-i. Lakefront Orientation: In areas adjacent to Green Lake Park the building should be sited to acknowledge and orient to the lake and park.

CS1-I-ii. Views of Lake: Numerous streets offer views of, and pedestrian access to, the lake. Consider siting the building to take advantage of these views and to enhance views from the public right-of-way. Methods to accomplish this include setting the building back from lake views, placing landscape elements and street trees to frame views rather than block them, and providing pedestrian spaces with views of the lake.

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-B Adjacent Sites, Streets, and Open Spaces

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

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

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.

Greenlake Supplemental Guidance:

CS3-I Architectural Context

CS3-I-ii. Residential Urban Village: Build on the core’s classical architectural styles (e.g., community center, library, Marshall School, VFW building). Also, many of the existing buildings are simple “boxes,” with human scale details and features (i.e., building at the NE corner of E. Green Lake Dr. and NE 72nd Street). Brick and detailed stucco are appropriate materials.

PUBLIC LIFE

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

PL1-B Walkways and Connections

PL1-B-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.

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

PL2-C Weather Protection

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

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

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

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

PL3-A Entries

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

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.

Greenlake Supplemental Guidance:

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-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.

DESIGN CONCEPT

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-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.

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-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.

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

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.

Greenlake Supplemental Guidance:

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.

BOARD RECOMMENDATION

The recommendation summarized above was based on the design review packet dated Monday, October 01, 2018, and the materials shown and verbally described by the applicant at the Monday, October 01, 2018 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the three Design Review Board members recommended APPROVAL of the subject design and approval of three of the four departures with the following conditions:

1. Study the relationship between the two massing volumes at the northeast corner, and resolve how the two façades stitch together at the upper-levels and contribute to the perception of an outdoor room at the ground-level. The resolution of the corner should ultimately enhance the connection to the park. (DC2, DC2-B-1, DC2-C-1, DC3-A-1)
2. Resolve the design of the corner plaza in a manner that creates a consistent base expression, connects to the adjacent commercial space, and contributes to a welcoming and fun identity. (DC3-A-1, DC3, DC3-C-2)
3. Modify the design to meet the requirements for maximum blank wall areas (SMC 23.47A.008.A.2) and to respond to the recommended conditions, particularly Design Guidelines DC3-A-1, Interior/Exterior Fit, and DC3-C-2, Amenities/Features. The requested departure was not recommended for approval by the Board.

4. Modify the design to meet the requirements for overhead weather protection (SMC 47A.008.C.4) and develop Code-compliant weather protection in a manner that contributes to the resolution of the recommended conditions and better meets Design Guidelines PL2-C, Weather Protection, and DC3, Open Space Concept. The requested departure was not recommended for approval by the Board.