



RECOMMENDATION OF THE NORTHWEST DESIGN REVIEW BOARD

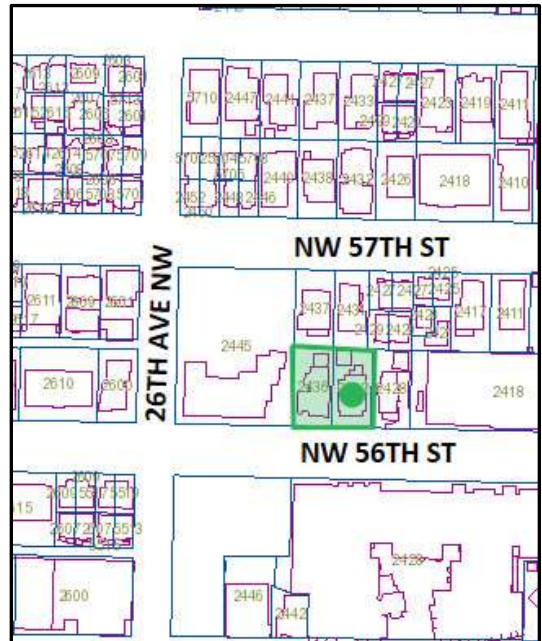
Project Number: 3028825-LU
Address: 2432 NW 56th Street
Applicant: Mike Butrim | David Vandervort Architects
Date of Meeting: Monday, January 14, 2019
Board Members Present: Christopher Bell, Andy Campbell, Emily McNichols, Lauren Rock, Keith Walzak
Board Members Absent: None
SDCI Staff Present: Brandon Cummings, Land Use Planner

SITE & VICINITY

Site Zone: Midrise-RC
Nearby Zones: (North) LR3, (South) NC3-65, (East) MR-RC, (West) MR-RC
Lot Area: 10,000 sq. ft.

Current Development:

The development site is comprised of two parcels, located mid-block on the north side of NW 56th Street. There are currently two residential buildings located on the property which are to be demolished.



Surrounding Development and Neighborhood Character:

The development site is located just north of NW Market Street and west of 24th Avenue Northwest, two commercial corridors in the heart of the Ballard neighborhood. There is a mix of small multifamily developments, senior housing, and a few single-family homes in the immediate vicinity of the development site. In general, the neighborhood consists of a mix of uses with character unique to the Ballard neighborhood.

Access:

The location of the development site makes it easily accessible to vehicles traveling along NW Market Street and 24th Avenue West, main thoroughfares connecting Ballard to Loyal Heights, Phinney Ridge, and Fremont. There is no alley adjacent to this site. Several metro bus stops are located within a ¼ mile of the development site and provide access to many areas of the city including South Lake Union, Downtown, Northgate, and the University District. There is also a strong network of existing sidewalks throughout the neighborhood, connecting the development site to these metro bus stops.

Environmentally Critical Areas:

No Environmentally Critical Areas are present on site.

PROJECT DESCRIPTION

The proposal is for an eight-story apartment building containing 55 units. Parking for 48 vehicles to be provided below grade. Existing structures to be demolished.

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

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

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

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

Email: PRC@seattle.gov

FIRST EARLY DESIGN GUIDANCE December 4, 2017

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned with how an underground stream can affect adjacent properties if handled poorly.

- Concerned with the lack of variety in the massing options and the shading impacts on neighboring properties.
- Suggested narrowing the massing on the front and back of the structure to minimize the perceived massing.
- Concerned with the height when compared to neighboring structures.
- Concerned with the location of the trash and the potential staging location on pickup days.

The following comments from the Seattle Department of Transportation were submitted to SDCI in writing prior to the meeting:

- Street trees are required along the frontage of the site; all street tree removals must be approved by SDOT Urban Forestry. New street trees should be coordinated with nearby development to create a consistent street tree corridor; the project to the east at 5601 24th Ave NW planted *Quercus coccinea* (Scarlet Oak), and the project to the south at 2428 NW Market St planted *Tilia cordata* (De Groot Littleleaf Linden) along NW 56th St. Trees should be planted in a 5' landscape strip adjacent a 6" curb and 6' sidewalk.
- Trash collection will be provided from NW 56th St, but must be stored on-site.
- No future transportation modal plan improvements are currently planned on this segment of NW 56th St.

There were no design related public comments received in writing prior to the meeting.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. 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 siting and design guidance.

- 1. Massing and Façade Composition:** The Board discussed the three massing alternatives, which were similar in form and how the structure was located on the development site, and agreed that no evolution of the massing or three distinct massing options were proposed. The Board also discussed how they don't believe the structure to be out of context with the neighboring structures but stated that not enough context from various points of view were provided. The Board requested this information along with street sections and elevations be provided at the next meeting. **(CS2-D-1. Existing Development and Zoning)**

- a. The Board was concerned with the overall massing of the structure, stating the proposal lacked a gestural quality. The Board was also concerned with the lack of façade articulation on all sides and recommended integrating these elements in the development of distinct massing alternatives for the next meeting. **(CS2-C-2. Mid-Block Sites, DC2-B-1. Façade Composition)**
 - b. The preferred massing option is characterized by recessing the massing at the upper levels. The Board suggested wrapping the extruded massing around to the south façade to provide some more variation and break down the perceived height of the structure. **(DC2-A-2. Reducing Perceived Mass, DC2-C-1. Visual Depth and Interest)**
 - c. The development site is located adjacent to a Lowrise 3 zone. The Board recommended exploring how the massing alternatives relate to the surrounding neighborhood context and develop a design that alleviates potential impacts on adjacent properties. The Board suggested the activity on the roof is pulled back from the edges of the structure. **(CS2-D-3. Zone Transitions, CS2-D-5. Respect for Adjacent Sites, CS1-B-2. Daylight and Shading)**
 - d. The Board was concerned with the fins along the roof line and discussed how they emphasize the height of the structure. The Board recommended incorporating these fins into the overall design of the structure or removing them completely. **(DC2-D-1. Human Scale)**
- 2. Primary Entry:** The Board was concerned with the design of the primary entry on the preferred option, highlighting its lack of visibility on the street-facing façade. The Board recommended redesigning the main entry to bring more prominence and use it as a design element to break down the massing a provide a more appropriate scale along NW 56th Street. **(CS2-B-2. Connection to the Street, PL3-A. Entries)**
- 3. Landscaping:**
- a. The Board was concerned with the design of the landscaping as shown and the potential impact of existing vegetation on the site to the west. The Board requested more information on how the vegetation on the adjacent properties could (if applicable) influence/impact the overall design. **(CS2-D-2. Existing Site Features)**
 - b. The Board recommended revisiting the design of the landscaping and suggested using it to act as a buffer between the adjacent properties and to define open space throughout the development site. **(CS2-A-1. Sense of Place, CS2-B-3. Character of Open Space, PL1-A-1. Enhancing Open Space)**
- 4. Recycling and Waste Location:** Echoing public comment, The Board was concerned with the proposed design and location of the recycling and waste enclosures. The Board directed the applicant to develop a design where the waste is contained and staged on site. The Board

also directed the applicant to incorporate screening elements to screen and buffer the enclosures from the adjacent properties. **(DC1-C-4. Service Uses)**

DEVELOPMENT STANDARD DEPARTURES

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

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

- 1. Structure Depth (SMC 23.45.528.B.1):** The Code requires the depth of principal structures shall not exceed 75 percent of the depth of the lot, except as provided in subsection 23.45.528.B.2. The applicant proposes to increase the depth of the structure by 1' (76 percent of the depth of the lot).

The Board was concerned with this departure and agreed that the request does not improve the overall design and adds bulk to the overall massing of the proposal. The Board recommended moving forward in the design of massing alternatives without the need for this departure. **(DC2-A-2. Reducing Perceived Mass)**

- 2. Front Setback (SMC 23.45.518.I):** The Code allows unenclosed decks and balconies to project a maximum of 4 feet into required setbacks if each one is no closer than 5 feet to any lot line, no more than 20 feet wide, and separated from other decks and balconies on the same facade of the structure by a distance equal to at least ½ the width of the projection. The applicant proposes balconies that project up to a point 3 feet from the property line.

The Board was concerned with this departure and argues that the extruded balconies are out of character with the neighboring context and extremely close to the sidewalk. The Board recommended moving forward in the design of massing alternatives without the need for this departure. **(CS2-D-1. Existing Development and Zoning, PL3-B-1. Security and Privacy)**

SECOND EARLY DESIGN GUIDANCE February 26, 2018

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported the streetscape condition as shown in Option 2. Concerned with the façade composition of Option 3.
- Concerned with the proposed balconies overlooking neighboring properties and maintaining a level of privacy.

- Suggested the provisions for trash (staging and collection) is precise to avoid exacerbating current conditions.
- Concerned with dealing with the underground stream and potential impacts on adjacent properties.

The following comments were submitted to SDCI in writing prior to the meeting:

- Concerned with the lack of variety in the massing options and the shading impacts on neighboring properties.
- Concerned with the monotonous, grid-like design of the balconies on the street facing façade as shown in Option 3. Suggests using variety to break up the façade.
- Concerned with potential blank wall conditions on the east and west façades.
- Suggests integrating the balconies into the design of the façades.
- Suggests incorporating an aesthetic that matches the neighboring context.

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.

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PRIORITIES & BOARD RECOMMENDATIONS

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

- 1. Massing Response to EDG 1:** The Board supported the design evolution of the three massing alternatives, which vary in their approach to the design of the street facing façade. Concerns about the vertical expressions shown in Option 2 and the blank wall conditions on the east and west façades of Option 1 prompted the Board to focus their discussions on Option 3 (preferred massing alternative). The Board did support the proposed ground level setback and modulation on the east and west façades but concerns remained on the scale of the massing as seen from NW 56th Street, shading on adjacent properties, and privacy impacts. The Board recommended the applicant move forward in the development of Option 3 in response to the guidance provided. **(CS2-D-1. Existing Development and Zoning, DC2-B-2. Blank Walls)**
 - a. The Board was concerned with the overall scale of the massing as seen from NW 56th Street. The Board recommended setting back the second floor to create a strong two-story base for the structure and establish an order to the massing that can be reinforced through façade articulation introduction of secondary architectural

elements. **(DC2-A-2. Reducing Perceived Mass, DC2-B-1. Façade Composition, DC2-C. Secondary Architectural Features)**

- b. The development site is located adjacent to a Lowrise 3 zone. Echoing public comment, the Board was concerned with the height, bulk, and scale of the proposal and directed the applicant to set back the upper level on the north façade to alleviate potential impacts on adjacent properties. The Board also recommended that all activity on the roof along the zone transition is pulled back from the edge by extending the planter to restrict access. **(CS2-D-3. Zone Transitions, CS2-D-5. Respect for Adjacent Sites, CS1-B-2. Daylight and Shading)**

2. Façade Composition:

- a. Echoing public comment, the board was concerned with the proposed façade composition as shown for Option 3 and recommended the applicant pull from the neighboring context in the development of all façades and selection of materials. **(CS2-A-2. Architectural Presence, CS3-A. Emphasizing Positive Neighborhood Attributes, DC2-B-1. Façade Composition)**
- b. The Board recommended the application of materials along the base of the structure wrap around to the east and west façades to further strengthen the massing modulation. **(DC4-A-1. Exterior Finish Materials)**
- c. Balconies.
 - i. The Board was concerned with the balconies as proposed, especially on the north and south façades. Arguing that the balconies on the street-facing façade contribute to composition issues, the Board recommended the applicant explore ways that the balconies can be clustered and integrated into the design of the façade to reinforce the massing modulation and avoid looking tacked on. **(DC2-A-2. Reducing Perceived Mass, DC2-B-1. Façade Composition, DC2-C-1. Visual Depth and Interest)**
 - ii. The Board supported the design of the balconies on the east and west façades but directed the applicant to provide a window study analysis with the adjacent properties and minimize impacts where necessary. The Board also suggested the applicant explore eliminating balconies where there are more than one attached to a residential unit. **(CS2-D-5. Respect for Adjacent Sites)**
 - iii. The Board suggested the applicant explore utilizing Juliette or shallow balconies on the north façade to increase access to light and air to the units below. **(CS1-B-2. Daylight and Shading)**

- 3. Primary Entry:** The Board was concerned with the design of the primary entry and recommended developing a design that is integrated into the new two-story base and reads as a primary entry from the public right of way. The Board suggested this entry can be used

as a design element to break down the massing and provide a more appropriate scale along NW 56th Street. **(PL3-A. Entries, DC2-D-1. Human Scale)**

- 4. Driveway Configuration and Vehicular Access:** The Board was concerned with sight lines and pedestrian safety along NW 56th Street due to the current configuration of the driveway as shown. The Board recommended incorporating design elements that promote pedestrian safety (differentiation of the paving, mirrors, etc.) and requested additional details and perspectives be provided at the next meeting. **(DC1-B-1. Access Location and Design, DC1-C-2. Visual Impacts)**

DEVELOPMENT STANDARD DEPARTURES

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

At the time of the **SECOND** Early Design Guidance, no departures were requested.

RECOMMENDATION January 14, 2019

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported the design of the primary entry, including the large entry and smaller canopy.
- Concerned about potential impacts due to trash staging on the street.
- Not concerned with window placement on the east façade and doesn't anticipate any privacy issues with the neighboring property.
- Supported the material pattern and composition of the south façade and suggested the same design language is used on the north.
- Supported the use of opaque glass on the balconies.
- Supported the retention of the older vegetation located off-site but adjacent to the subject property.

There were no design related comments submitted to SDCI in writing prior to the meeting.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. 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.

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PRELIMINARY RECOMMENDATIONS & CONDITIONS

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 Response to EDG: The Board supported the project response to the guidance provided at the Early Design Guidance (EDG) phase concerning the massing and development of the building façades. As detailed below, the Board recommended approval of the application of the material palette, the proposed ground level setback along NW 56th Street and upper level setback along the zone transition, and the use of pattern and material application to create façades with a clear design intent and composition that breaks down the scale of the massing. **(CS2-D-1. Existing Development and Zoning, DC2-A-2. Reducing Perceived Mass)**

- a. The Board recommended approval of the recessed two-story base of the structure, which established an order to the massing that is reinforced by the application of the vertical wood textured composite resin panel and horizontal banding on the street facing (south) façade. The Board recommended a condition to extend this design language to the north façade to further reduce the perceived massing along the zone transition. **(DC2-A-2. Reducing Perceived Mass, DC2-B-1. Façade Composition)**
- b. The development site is located adjacent to a Lowrise 3 zone. The Board was concerned with the roof design and visibility of the roof elements along this zone transition. The Board recommended a condition to pull back the fenced dog run from the roof edge by extending the planter to restrict access and help alleviate any potential privacy concerns. The Board also supported removal of the flag poles located on the roof but did not believe a condition was warranted. **(CS2-D-3. Zone Transitions, CS2-D-5. Respect for Adjacent Sites)**

2. Façade Composition and Material Application:

- a. The Board was concerned with the proposed composition of the north façade, arguing it lacked the rhythm and order established by the material application on the south façade. The Board supported the recessed upper levels having a distinct character and recommended a condition to incorporate the vertical wood textured composite resin panel in the design of this portion of the facade. **(CS2-A-2. Architectural Presence, DC2-B-1. Façade Composition)**
- b. The Board did not support the use of the rib metal material on the bottom of the north façade and recommended a condition to replace this material with the darker fiber cement panel to establish a more cohesive design. The Board also

recommended a condition that the dark fiber cement is painted to be an exact match to the ACM metal panel and that the lighter fiber cement panel is closer to the hue of the vertical metal panel to provide more contrast against the darker materials. **(DC4-A-1. Exterior Finish Materials)**

c. Balconies

i. The Board was concerned with the design of the lower level balconies as proposed, which differ in composition when compared to the balconies found on the other façades. The Board supported uniformity with other key design elements and recommended a condition to incorporate transparent balconies on the second floor and a decorative screening on all three ground level patios. **(DC2-B-1. Façade Composition, DC2-C-1. Visual Depth and Interest)**

ii. The Board recommended approval of the design and proposed locations of the balconies on the east and west façades to minimize potential privacy issues with adjacent properties. **(CS2-D-5. Respect for Adjacent Sites)**

d. The Board recommended a condition to extend the upper level canopy on the north façade to continue around to the east and west façades to be consistent with the canopy design on the street-facing façade. **(DC2-C. Secondary Architectural Features)**

3. Primary Entry:

a. The Board supported the concept of the entry portal but was concerned with the heaviness of the design and recommended a condition to raise the canopy to match the horizontal mullion of the adjacent windows and maintain the decorative gate. **(PL3-A. Entries, DC2-D-1. Human Scale)**

b. Building Signage. The Board was concerned with the proposed address signage at the entry portal which includes tall numbering in three locations. The Board recommended a condition for the applicant to explore other designs that reduce the amount of signage but remain effective in helping mark the entry. **(DC4-B. Signage)**

4. Lighting Plan: The Board recommended approval of the location of the lights in the proposed lighting plan which includes recessed can lights and exterior sconces. The Board recommended a condition that all lighting be oriented to shine away from neighboring properties and that no up-lighting be used on the roof top. **(DC4-C-2. Avoiding Glare)**

DEVELOPMENT STANDARD DEPARTURES

At the time of the Recommendation, no departures were requested.

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.

CS1-A Energy Use

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

CS1-B Sunlight and Natural Ventilation

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

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

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

CS1-C Topography

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

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

CS1-D Plants and Habitat

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

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

CS1-E Water

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

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

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

CS2-A Location in the City and Neighborhood

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

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

CS2-B Adjacent Sites, Streets, and Open Spaces

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

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

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

CS2-C Relationship to the Block

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

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

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

CS2-D Height, Bulk, and Scale

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

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

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

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

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

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

CS3-A Emphasizing Positive Neighborhood Attributes

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

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

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

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

CS3-B Local History and Culture

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

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

PUBLIC LIFE

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

PL1-A Network of Open Spaces

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

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

PL1-B Walkways and Connections

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

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

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

PL1-C Outdoor Uses and Activities

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

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

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

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

PL2-A Accessibility

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

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

PL2-B Safety and Security

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

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

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

PL2-C Weather Protection

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

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

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

PL2-D Wayfinding

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

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

PL3-A Entries

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

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

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

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

PL3-B Residential Edges

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

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

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

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

PL3-C Retail Edges

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

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

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

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

PL4-A Entry Locations and Relationships

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

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

PL4-B Planning Ahead for Bicyclists

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

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

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

PL4-C Planning Ahead For Transit

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

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

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

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

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

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

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

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

DC1-B Vehicular Access and Circulation

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

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

DC1-C Parking and Service Uses

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

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

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

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

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

DC2-A Massing

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

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

DC2-B Architectural and Facade Composition

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

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

DC2-C Secondary Architectural Features

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

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

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

DC2-D Scale and Texture

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

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

DC2-E Form and Function

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

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

DC3-A Building-Open Space Relationship

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

DC3-B Open Space Uses and Activities

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

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

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

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

DC3-C Design

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

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

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

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

DC4-A Exterior Elements and Finishes

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

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

DC4-B Signage

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

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

DC4-C Lighting

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

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

DC4-D Trees, Landscape, and Hardscape Materials

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

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

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

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

DC4-E Project Assembly and Lifespan

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

RECOMMENDATIONS

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

The recommendation summarized above was based on the design review packet dated Monday, January 14, 2019, and the materials shown and verbally described by the applicant at the Monday, January 14, 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:

1. Extend the design language established by the application of the vertical wood textured composite resin panel and horizontal banding on the street facing (south) façade to the north façade to further reduce the perceived massing along the zone transition. **(DC2-A-2. Reducing Perceived Mass, DC2-B-1. Façade Composition)**
2. Pull back the fenced dog run from the roof edge by extending the planter to restrict access and reduce visibility of the roof elements. **(CS2-D-3. Zone Transitions, CS2-D-5. Respect for Adjacent Sites)**

3. Incorporate the vertical wood textured composite resin panel in the design of the recessed upper levels to provide a distinct character for this portion of the north façade. **(CS2-A-2. Architectural Presence, DC2-B-1. Façade Composition)**
4. Replace the rib metal material on the bottom of the north façade with the darker fiber cement panel to establish a more cohesive design. **(DC4-A-1. Exterior Finish Materials)**
5. Paint the dark fiber cement to be an exact match to the ACM metal panel and utilize a lighter fiber cement panel that is closer to the hue of the vertical metal panel to provide more contrast against the darker materials. **(DC4-A-1. Exterior Finish Materials)**
6. Incorporate transparent balconies on the second floor and a decorative screening on all three ground level patios support uniformity with other key design elements found throughout the structure. **(DC2-B-1. Façade Composition, DC2-C-1. Visual Depth and Interest)**
7. Extend the upper level canopy on the north façade to continue around to the east and west façades to be consistent with the canopy design on the street-facing façade. **(DC2-C. Secondary Architectural Features)**
8. Raise the canopy of the entry portal to match the horizontal mullion of the adjacent windows and maintain the decorative gate to create a more welcoming design for the primary entry. **(PL3-A. Entries, DC2-D-1. Human Scale)**
9. Explore other designs that reduce the amount of signage at the entry portal but remain effective in helping mark the entry. **(DC4-B. Signage)**
10. All lighting shall be oriented to shine away from neighboring properties and no up-lighting shall be used on the roof top, to minimize glare impacts to the neighboring properties. **(DC4-C-2. Avoiding Glare)**