



RECOMMENDATION OF THE EAST DESIGN REVIEW BOARD

Project Number: 3029632-LU/3029633-LU
Address: 1711/1715 20th Avenue
Applicant: Bradley Khouri, B9 Architects
Date of Meeting: Wednesday, February 13, 2019
Board Members Present: Andrew Haas (Chair), Alastair Townsend, Betsy Anderson, Carson Hartmann
Board Members Absent: Melissa Alexander, AJ Taaca
SDCI Staff Present: Joe Hurley, Senior Land Use Planner

SITE & VICINITY

Site Zone: NC2-40; Neighborhood Commercial Two, 40' Height Limit

Nearby Zones: (North) LR3; Low Rise 3
(South) LR3
(East) LR3
(West) LR3

Lot Area: 6,678 sf/6400 sf

Current Development:

Two existing single-family structures / One existing single-family structure

Surrounding Development and Neighborhood Character:



The existing site is located mid-block on 20th Avenue in the Capitol Hill neighborhood, between E Denny Street to the north and E Madison Street to the south. The site's topography descends from east to west with an approximate twelve-foot change in elevation. An existing alley with access from E Denny Street abuts the adjacent site to the north, 1715 20th Avenue, which is under common ownership and is to be developed concurrently under project #3029633 and 6624397. A shared 10 foot driveway access easement, with adjacent sites 1726-1730 19th Avenue to the west and the adjacent site 1715 20th Avenue to the north, is provided to allow parking for all sites to be accessed from the alley per SMC 23.54.030.D.1.a. A two story single family structure currently exists on the site with parking accessed by existing curb cut along 20th Avenue.

Access:

From 20th Avenue and from Alley/easement at west

Environmentally Critical Areas:

None

PROJECT DESCRIPTION

3029632-LU: Land Use Application to allow 2, 4-story townhouse buildings (8 units total). Parking for 13 vehicles proposed. Existing building to be demolished.

3029633-LU: Land Use Application to allow 2, 4-story townhouse buildings, 3-unit and 5-unit (8 units total). Parking for 2 vehicles proposed. Existing building to be demolished.

The design packet includes information presented at the meeting, and is available online by entering the record numbers 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

FIRST EARLY DESIGN GUIDANCE April 11, 2018

PUBLIC COMMENT

The following public comments were offered at this meeting:

- No comments

SDCI staff also summarized design related comments received in writing prior to the meeting:

- Encouraged applicant to support and strengthen existing pedestrian friendliness of alley
- Concern regarding solid waste storage and collection

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.

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.

The Board had a wide ranging and productive discussion regarding the following issues: preferred options, departures, Height bulk and scale, façade composition, exterior materials, streetscape, proposed courtyard, landscaping (at R.O.W. and courtyard), and garage access.

1. **Preferred option.** The Board agreed that Option 3 had the most potential to meet the criteria of the Design Review Guidelines but had significant reservations, some of which they saw better resolved in option 1 (detailed in the following).
 - a. The Board directed the applicant to proceed with development of Option 3 in conjunction with their guidance in the following areas.
2. **Massing/Height Bulk and Scale:** The Board agreed that the overall scale of the project was in an appropriate range for this zone and neighborhood but were concerned by the height and monolithicity of the continuous four-story expression at the street.
 - a. The Board directed the applicant to modulate the street-edge to achieve a more residential scale and to consider stepping back the top story. (DC2-A, CS2-D-1, CS2-A-1, CS3-A-1, CS2-A)
3. **Façade Composition and Streetscape.** The Board was concerned with the continuous 4-story façade at the street, the narrowness of the central stair and it's unrelieved single-run to courtyard elevation. The Board agreed that the current design read more as an apartment block, and that the irregular fenestration weakened the project's ability to connect to rowhouse typology. The Board appreciated the precedents included in the packet, particularly the rowhouses featuring stoops and the materiality and composition of the Mercer Street project.

- a. The Board recommended developing a better articulated street-edge, akin to those with stoops in the precedents. The particular qualities they noted were;
 - i. Their potential as scale-mitigating elements,
 - ii. the creation of usable space at the street front,
 - iii. the potential to add ‘eyes on the street’, and
 - iv. the welcoming quality they impart. (PL3-A, PL1-B-3, PL2-B-1,)
 - b. The Board strongly recommended the development of a holistic solution around the central stair, one that broke up the single-run and used the recommended modulation to open the courtyard to the street and highlight this as the threshold and portal to the interior units.
 - i. The Board agreed that a solution like this could justify potential departures. (DC2-B-1, DC2-A-2, CS2-A-2, DC1-A)
 - c. The Board stressed the importance of the other project elevations and asked to have the same level of rigor brought to their composition. (DC2-B)
- 4. **Courtyard:** The Board agreed that while the courtyard precedents on pages 28-29 were successful, they all had two and three-story ‘edges’, and that the four-story scale in this project would require mitigation to make the courtyard function in the manner intended.
 - a. The Board asked the applicant to modulate the uniform height and expression of the courtyard to create a space with more human scale elements, as in the precedents. (CS2-B-3, PL1-A-1, DC3-A, DC3-C, DC3-B, CS1-B)
 - b. For the next meeting, The Board asked to see detailed drawings of the space (plan, section, elevation, perspective) with enough information to understand the quality and character of the space.
- 5. **Landscaping:** The Board was disappointed not to see a conceptual landscape plan, as two critical elements (the courtyard and the front-yard departure) were predicated on it.
 - a. The Board encouraged the applicant to include a complete landscape plan in the next packet. (PL3, DC3-B-4, DC4-D)
- 6. **Departures:** The Board agreed that at present there was not a compelling argument for the proposed front-yard departure but remained open to the possibility if one were presented.
- 7. **Exterior Materials:** The Board appreciated the high-quality materials evident in the 20th Avenue character sketch and encouraged the applicant to retain this approach (DC4-A)
- 8. **Garage access:** The Board was dismayed to see how much of the west edge was devoted to the two drive aisles, but after questioning the applicant became resigned to it.
 - a. The Board encouraged the applicant to ask for any mitigating departures, as they would likely look favorably on them. (DC1-B)
- 9. **Roof top amenity space:** The Board asked the applicant to locate these areas to minimize noise and privacy issues for neighboring residential uses. (CS2-D-5)

10. **Bicycles:** The Board would like to see how bikes come to the site and are stored and how the design of that sequence supports their use. (PL4-B)

RECOMMENDATION February 13, 2019

PUBLIC COMMENT

SDCI received the following public comments:

- A suggestion that a pedestrian access point and path to the courtyard be developed at the alley, which is an established neighborhood pedestrian route;
- Concerned about trash management; and
- Concerned that two curb cuts were too many.

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines 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. Massing/Height Bulk and Scale:

- a. The Board supported the development of entry stoops, cladding material changes and the stepping of the project with topography as effective mitigation of the four-story expression. (CS3A-1, CS2-D)
- b. The Board agreed that with those changes the overall scale of the project was in an appropriate range for this zone and neighborhood. (CS2-D)

2. Public Edge / Streetscape

- a. The Board found the relationship between the central site stair and the unit stairs to the north to be unclear and without legible hierarchy and recommended a condition to revise the unit stairs and site stairs at the street edge to create legible hierarchy, clearly distinguishing the shared-use stair from the just-adjacent unit stair. (PL2-D, PL3)
- b. The Board supported the applicant's intent to create a vibrant and engaging landscape on 20th Avenue but found the planting plan to be generic, particularly with regard to the complexity found in east Capitol Hill gardens. The Board

recommended a condition to revise the plan to include more native plants (including pollinators) with texture and fragrance. (DC4-D, CS3-A)

- c. The Board noted that vents were not shown in the elevations and recommended a condition that all exterior vents be flush with cladding and aesthetically compatible with the larger composition and materials (DC4, DC2-B)
- d. The Board agreed that the cementitious-board cladding at the street-facing entry areas was disconnected with the larger composition and recommended the material be changed to one of the wood siding products used in the courtyard. (DC2-B, DC4-A)
- e. The Board found the proposed approach to managing solid waste to be inadequate, noting that using an outside contractor would almost certainly mean waste containers at the street for extended periods of time.
 - i. The Board recommended that the applicant follow the lead of similar projects in this neighborhood and locate the solid waste collection area close enough to the street that they can be moved by municipal collectors. (PL3, CS2-B-2)

3. Access

- a. The Board was concerned that no accessible route was provided into the project and recommended that one be developed from the alley along the west property line to the courtyard. This route would not need to meet ADA accessibility standards but should be without stairs and easily navigable by pedestrians, including dismounted cyclists (PL4-B, PL1-B)
- b. This route would also encourage residents to use the existing alley, which, echoing public comment, the Board recognized as an established neighborhood pedestrian route. (PL4-A-1, PL1-A, PL1-B)

4. Hardscape

- a. The Board supported the palette of high-quality materials chosen for hardscape elements and recommended that the risers on the central stair be board-formed concrete, as identified by the applicant, rather than the scored or tiled material shown in some of the renderings.
- b. The Board noted that the central stair is a very important feature, where residents and guests will be up close and personal with the materials and finishes, and asked that a high degree of care be taken in its composition and detailing to ensure it has the elegant expression found elsewhere in the project. The Board advised the applicant to consider this change but declined to recommend it as a condition of approval (PL1-B, DC4)

5. Blank walls

- a. The Board expressed concern regarding the blank wall at the south, noting that its location and the current development of the adjacent site will make it highly visible for the foreseeable future. The Board identified two potential solutions that they would support and recommended that one of them be put in place:

- i. The specification of a high-quality green-screen system with an irrigated planting area meeting best-practices standards for the survival and prosperity of the vines chosen for this location, or
- ii. Change the metal panel siding shown in the packet to brick matching that on the street-facing elevation. (DC2-B-2)

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. **Street Level Development Standards (SMC 23.47A.008.D.2)** The code requires the floor of a dwelling unit located along the street-level street-facing facade to be at least 4 feet above or 4 feet below sidewalk grade or set back at least 10 feet from the side sidewalk. The applicant proposes street-level street-facing façade setbacks of 5’-3” minimum.

The Board recommended approval of this departure, recognizing the stepping of the units with grade, the addition of porches, and cladding material changes as elements that help the project better meet design guidelines priorities and achieve a better overall project design than could be achieved without the departure (PL3-A-1, DC2-B-1, DC3-A-1).

2. **Sight triangle (SMC 23.54.030.G.1)** The code requires a 10’-0” sight triangle on both sides of a two-way driveway. The applicant proposes the sight triangle to the north be 5’-6”.

The Board recommended approval of this departure, given the difficult site condition created by an existing utility pole and recognized the importance of the high-quality materials, proportions and unity of expression for this rowhouse typology. The Board conditioned approval of this departure on the provision of pedestrian safety measures in addition to the pavement changes shown in the drawings (recommended condition #7). (DC2-B-1, DC4-A-1, DC1-C)

3. **Ratio of parking stall sizes (SMC 23.54.030.B.1.b)** The code requires a minimum of 60% of the parking spaces to be striped for medium vehicles. The applicant proposes all parking provided to be striped as small stalls.

The Board recommended approval of this departure as the flexibility it provides will enable the solid waste collection area to be located within 50 feet of the property line and managed by municipal solid waste collectors. (PL3, CS2-B-2)

4. **Bicycle Parking Performance Standards (SMC 23.54.015.K.2.h)**. The code requires full weather protection for all required long-term bicycle parking. The applicant proposes no weather protection for the required long-term bicycle parking on the north site.

The Board recommended approval of this departure seeing value in the increased usability of the shared use courtyard and recognizing the additional options available to townhouse owners versus those in other multifamily housing types. (DC3-A-1, PL1-C-2, PL4-B-3)

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.

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 & BOARD DIRECTION

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

The recommendation summarized above was based on the design review packet dated Wednesday, February 13, 2019, and the materials shown and verbally described by the applicant at the Wednesday, February 13th, 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. **Access:** Develop an access path from the alley along the west property line to the courtyard. This route would not need to meet ADA accessibility standards but should be without stairs and easily navigable by pedestrians, including dismounted cyclists (PL4-B, PL1-B)

2. **Solid Waste:** Locate solid waste storage area to allow for collection by municipal collection service. (PL3, CS2-B-2)
3. **Materials:** Change the cladding material at street-facing entry areas from concrete board to one of the wood siding types used in the courtyard. (DC2-B, DC4-A)
4. **Street-facing stairs:** Revise the unit stairs and site stairs at the street edge to create legible hierarchy, clearly distinguishing the shared-use stair from the just-adjacent unit stair. (PL2-D, PL3)
5. **Blank Walls:** Revise the blank wall condition at the southeast corner with one of two supported solutions; (DC2-B-2)
 - a. Either: Specify a high-quality green-screen system with irrigated planting areas meeting best-practices standards for the survival and prosperity of the planting material specified for this location.
 - b. Or: Change the metal panel siding shown in the packet to brick matching that on the street-facing elevation.
6. **Required Venting:** All exterior vents to be flush with cladding and aesthetically compatible with the larger composition and materials. (DC4-A-1, DC2-B)
7. **Pedestrian Safety:** Provide pedestrian safety measure in addition to the pavement changes shown in the drawings. (DC1-C)
8. **Landscape:** Revise the planting plan to include more native plants (including pollinators) and those with texture and fragrance. (DC4-D, CS3-A)
9. **Central stair:** the risers on the central stair are to be board-formed concrete, as identified by the applicant, rather than the scored or tiled material shown in some of the renderings. (PL1-B, DC4)