Seattle Department of Construction & Inspections

DESIGN REVIEW

RECOMMENDATION OF THE
NORTHWEST DESIGN REVIEW BOARD

Record Number:	3030110-LU
Address:	5409 Leary Avenue NW
Applicant:	Skidmore Janette Architecture
Date of Meeting:	July 29, 2019
Board Members Present:	Emily McNichols (Chair) Keith Walzak Lauren Rock Andy Campbell
Board Members Absent:	Christopher Bell
SDCI Staff Present:	Crystal Torres substituting for Carly Guillory, Senior Land Use Planners

SITE & VICINITY

Site Zone: Neighborhood Commercial 3 – with a 75-foot height limit (NC3-75(M))

Nearby Zones: (North) NC3-75(M)
(South) NC3-75(M)
(East) NC3-75(M)
(West) NC2P-65

Lot Area: 4,311-square feet

Current Development:
The site is currently occupied by a surface asphalt parking lot.

Surrounding Development and Neighborhood Character:
The neighborhood is a mix of neighborhood commercial with mostly mixed-use buildings and the Swedish Medical Center, high density residential and the Ballard Ave Landmarks District. Despite a clear vernacular for the neighborhood, there are a number of nearby examples of historic and modern aesthetic to inform the design.

Access:
Pedestrian access to the site is proposed from Leary Ave NW.

Environmentally Critical Areas:
None.

PROJECT DESCRIPTION

Design Review for a 7-story apartment building with 48 small efficiency dwelling units and general sales and service. No parking proposed.

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.a spx

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

Mailing Address:	**Public Resource Center** 700 Fifth Ave., Suite 2000 P.O. Box 34019 Seattle, WA 98124-4019
Email:	PRC@seattle.gov

EARLY DESIGN GUIDANCE May 14, 2018

PUBLIC COMMENT

The following design related public comments were offered at this meeting:

- Referenced design guideline CS2-B *Adjacent Sites, Streets, and Open Spaces*, and recommended the site include on-site parking.
- Referenced design guideline DC1-C *Parking and Service Uses*, and recommended the site include on-site parking.
- Recommended careful consideration of the departure request for reduction to the required upper level setback.
- Recommended reducing the project by one story to better fit in with existing context.
- Noted that the patio at the adjacent restaurant is a nice space and recommended this project provide the same depth of space to ensure usable area for people.
- Noted that the mechanical equipment on the adjacent landmark building is at the center of the rooftop.
- Recommended against awnings on the roof due to wind conditions.
- Recommended against a party room at the roof to mitigate noise and privacy impacts.
- Noted views to the ship canal.

- Asked if art is required.
- Noted that noise from a roof deck space is a concern.
- Recommended noise from a roof deck be directed to Ballard Avenue.
- Concerned about the height of the proposal.

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 and traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with building height calculations and bicycle storage standards, for example, are addressed under the City's zoning code and are not part of this review.

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

PRIORITIES & BOARD RECOMMENDATIONS

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

1. Height, Bulk, and Scale:

a. The Board reviewed the three options presented and offered the following guidance. Options A and B similarly proposed a two-story ground level expression with simple massing, the difference being Option B included the required upper level setback above 65-feet. Option C introduced a new massing language with ground level courtyard at the street and vertical modulation.

b. The Board agreed that Option C was the least preferred, noting that the massing was an inappropriate response to the existing neighborhood historic context. Despite not supporting this option, the Board appreciated its nod to the detail of the adjacent King's building.

c. The Board supported Options A and B, with simple massing and appropriate response to the existing neighborhood character with two-story ground level expression and response to adjacent datums. The Board appreciated the full context analysis provided in the EDG packet.

d. While supporting Options A and B, the Board acknowledged public comment expressing concern about the proposed height and agreed that additional information was necessary to fully portray the merits of the preferred Option A which required a departure to eliminate the required upper level setback above 65-feet. The Board surmised that there could be an option that merges A and B with a setback parapet or other move to mitigate perceived height. The Board requested that additional evidence be included in the Recommendation packet. Clearly demonstrate how the preferred design better meets the intent of the Design Guidelines and

mitigates impacts of perceived height, bulk, and scale while maintaining a simple massing.

2. **Ground Floor:**
    a. Given the narrow width of the site, 46-feet, the ground floor program was relatively limited and resulted in a number of similarities between Options A and B. For example, both proposed a commercial space at grade, sandwiched between the residential lobby and exit passageway, and a garbage storage room accessed along the south property line. Differences included the location of the residential lobby and the bicycle storage room.
    b. The Board discussed the functionality of the ground floor program and how the floor plan might relate to the adjacent use to the south, Café Fiore. The Café Fiore building is setback approximately 5.5-feet from the share property line and currently provides pedestrian access to the building. Both Options A and B propose utilizing this walkway to provide access to the garbage store room.
    c. While some members of the Board initially supported the residential lobby at the north end of the frontage (as proposed in Option A, page 28 of the EDG packet), others felt a clustering of services (garbage store area and bicycle storage area) was more important (as proposed in Option B, page 32 of the EDG packet). Ultimately, the Board agreed a clustering of services uses was important and could work with the residential lobby at either the north (Option A) or south end (Option B) of the frontage.
    d. A rear patio was proposed in Option A and B, in response to existing adjacent conditions. As shown on pages 18-20, there is an adjacent ground level open space to the west and south of the site. The Board appreciated the ground level study provided in the packet and agreed that setting the building closer to the street to accommodate a ground level open space in this area was an appropriate response to the existing context for a strong street edge and to contribute to the existing network of open spaces.
    e. The Board acknowledged public comment that recommended this space be carefully designed to ensure adequate space for usability, and requested information be presented at the Recommendation meeting describing the space. The Board questioned how the space will be programed and designed. Ultimately, the Board agreed the space could provide a great synergy with the adjacent uses, and provide a delightful response honoring the historic context.
3. **Façade Composition:**
    a. Pages 8-9 of the EDG packet contained a thorough analysis of existing datums, window patterns, and storefront rhythms in the neighborhood. The Board appreciated this analysis, and agreed that the project should respond to the language of datums in the area. To clarify, the Board noted that responding to the adjacent Landmark building to the north was less of a priority than designing a coherent façade from top to bottom. The first three floors should respond to context through material application, massing, and form. Balconies on the street-facing façade were not favored.
    b. As noted above, a 5.5-feet wide pedestrian path was located between the site and the existing Café Fiore building to the south. This pathway informed the Board's guidance related to the treatment of the south elevation. Because this pathway will

increase the visibility of this elevation, both from the street and from users of the pathway, the Board agreed that careful attention to the materiality of this elevation at the ground level is important. Page 21 of the EDG packet contained four south façade studies, each illustrating a brick frame expression with a variety of reveal patterns above. The Board appreciated this analysis and supported the applicant's proposal to provide visual interest to the upper level façade while relating to the architectural expression below and on the street facing façade. The Board suggested wrapping brick from the front façade around to this elevation and carefully considering how the material will wrap again at the rear elevation.

c. The four south façade studies on page 21 each proposed a brick frame with what appeared to be fiber cement infills or voids. The Board agreed these voids should be brick, not fiber cement. All facades should reflect a coherent composition.

RECOMMENDATION July 29, 2019

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned with shadow impacts to the north adjacent building
- Not supportive of departure requests
- Concerned with height, bulk, and scale; and loss of light in residential units to the north
- Concerned with the size of the stair tower and elevator overrun
- Concerned with the blank wall on the north façade
- Concerned with the lack of parking

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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 recommendations.

1. **MASSING:**
    a. Leary
        i. The Board discussed responses to EDG, expressing support for the maintained and enhanced 3 story base expression. (CS2-D Height, Bulk, and Scale; DC4 Exterior Elements and Finishes)
        ii. The Board acknowledged setting back the base (stories 1-3) along the street frontage better responded to the adjacent buildings, including the exposing more of the brick facade running along the south edge. The Board recommended approval of the design with greater visibility/ relief along this edge, giving some room to the Café Fiore building. (DC4 Exterior Elements and Finishes)
        iii. Regarding the upper stories (above level 3) the Board was supportive of the overall building form. However, they struggled to see the benefits of the 1' setback for the top floor along Leary. As such, the Board recommended a condition to create further legibility of this gesture. The Board supported the applicant's suggestion during the meeting, to change the flush windows to legible punched windows for the top floor as a means to creating shadow, greater relief, and greater legibility of the setback gesture. (CS2-D Height, Bulk, and Scale)
    b. Rear
        i. The Board approved of the increased rear setback, stating the increase setback at the rear provided more shadow relief for the residential courtyard to the north than increasing the setbacks along the front façade, as analyzed on sheet 33 (shadow impacts) of the REC packet. (CS2-D Height, Bulk, and Scale; CS1-B Sunlight and Natural Ventilation)
    c. Roof
        i. The Board supported moving the elevator and stair tower further to the south, which lessened shadow impacts on the adjacent north property. (CS2-D Height, Bulk, and Scale)

2. **FAÇADE COMPOSITION AND MATERIALS:**
    a. Overall the Board recommended approval of the material palette and commended the design team for the thoughtful 3 story brick expression and detailing. The Board recommended a condition to maintain the brick expression and detailing as shown in the recommendation packet (including wrapping the expression to the south facade). The Board also recommended approval of the proposed artwork along the south façade, which added visual interest along the Café Fiore pedestrian path. The Board recommended a condition to maintain art at the locations shown on page 17 of the recommendation packet. (DC2-B Architectural and Facade Composition)
    b. However, the Board had several concerns with the upper expression palette, specifically the cool, almost blue color of the lightest proposed grey color. As such the Board recommended a condition to revise the lightest grey color (stonington gray) to a warmer tone, more in line with the rest of the proposed

palette. (DC2-B Architectural and Facade Composition)

c. The Board discussed the upper expression (level 2 and 3) facing the rear. The Board acknowledged the building code requirement for smaller windows at this location (which triggered an adjustment in façade/panel composition), however they were concerned with how the façade was resolved, noting it appeared too busy. As such, the Board recommended a condition to revise levels 2-3 of the west elevation, removing the lightest grey (stonington gray) and replacing it with one of the darker colors already being used at levels 2-3. (DC2-B Architectural and Facade Composition)
d. The Board supported the canopy and pedestrian elements/detailing (including the cedar soffit) along Leary, however, were concerned with how the secondary elements transitions at the north and south of the street fronting façade. Specifically, the Board was concerned the canopy was sticking out passed the building face to the north. As such the Board recommended a condition to revise the canopy to be in line with the adjacent building face, as well as revising the location of the signage shown on page 8-upper left. (DC2-C Secondary Architectural Features)
e. The Board recommended approval of the composition of the upper levels on the north and south façade, which continued the architectural language. (DC2-B Architectural and Facade Composition)

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 the following departures were requested:

1. **Upper Level Setbacks (SMC 23.47A.009.F.4.b.2. 1-2):** The Code requires an upper level setback with an average 1) depth of 10 feet above 45 feet, and 2) an average depth of 15 above 65 feet. The applicant proposes a reduction in the required setback above both 45 feet (proposed average setback depth of 7 feet) and reduced setback above 65 feet (proposed average setback depth of 8 feet).

The Board supported the requested departure as they supported the simple massing form which provided some relief provided along the street frontage. Though the Board was supportive of the overall building form, they struggled to see the benefits of the 1' setback for the top floor along Leary. As such, the Board recommended a condition to create further legibility of this gesture as a means to further justifying the departure request. The Board supported the applicant's suggestion to change the flush windows to legible punched windows for the top floor as a means to creating shadow, greater relief, and greater legibility of the setback gesture. (CS2-D *Height, Bulk, and Scale*, DC2-A *Massing*)

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.

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, July 29, 2019, and the materials shown and verbally described by the applicant at the Monday, July 29, 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. Create further legibility of the design gesture showing a 1' setback at the top floor. The Board supported the applicant's suggestion to change the flush windows to legible punched windows for the top floor as a means to creating shadow, greater relief, and greater legibility of the setback gesture. This condition also relates to the requested departure. (CS2-D Height, Bulk, and Scale)
2. Maintain the brick expression and detailing as shown in the recommendation packet (including wrapping this expression to the south facade). (DC2-B Architectural and Facade Composition)
3. Maintain art at the locations shown on page 17 of the recommendation packet. (DC2-B Architectural and Facade Composition)
4. Revise the lightest grey color (stonington gray) to a warmer tone, more in line with the rest of the proposed palette. (DC2-B Architectural and Facade Composition)
5. Revise levels 2-3 of the west elevation, removing the lightest grey (stonington gray) and

replacing it with one of the darker colors already being used at levels 2-3. (DC2-B Architectural and Facade Composition)

6. Revise the canopy to be in line with the adjacent building face, as well as revising the location of the signage shown on page 8-upper left. (DC2-C Secondary Architectural Features)