



**ADMINISTRATIVE* RECOMMENDATION
WEST**

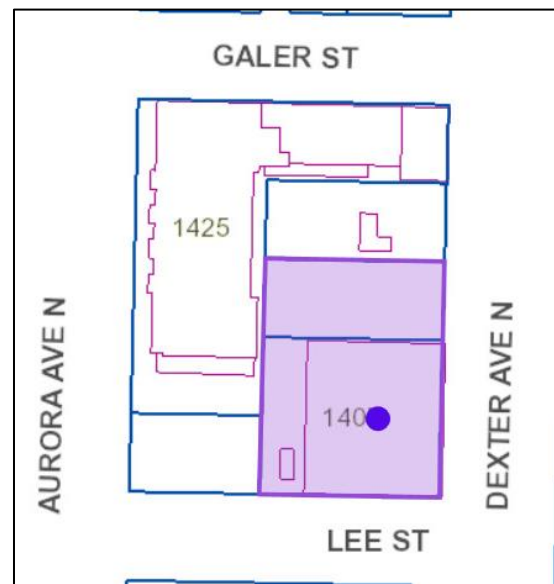
Record Number: 3030165-LU
Address: 1405 Dexter Ave N
Applicant: Jon O'Hare
Report Date: Wednesday, July 29, 2020
SDCI Staff: Allison Whitworth

SITE & VICINITY

Site Zone: Seattle Mixed – South Lake Union
100/95 (SM-SLU 100/95)

Nearby Zones: (North) SM-SLU 100/95
(South) SM-SLU 100/95
(East) SM-SLU 100/65-145
(West) SM-SLU 100/95

Lot Area: 19,286 SF



*On April 27, 2020, the Seattle City Council passed emergency legislation Council Bill 119769 which allows projects subject to full design review to opt into Administrative Design Review temporarily. As one of the projects impacted by Design Review Board meeting cancellations, this project has elected to make this change.

Current Development:

The development site consists of two existing tax parcels. The southern parcel is currently developed with a single story commercial structure; the northern parcel currently contains a surface parking lot. The western portion of the development site contains a heavily vegetated steep slope.

Surrounding Development and Neighborhood Character:

The site is located within the South Lake Union Urban Center at the toe of the east slope of Queen Anne hill. The site is approximately 2-blocks west of Lake Union, and 1.25-miles south of the Fremont neighborhood.

The site is located at the northwestern corner of the intersection of Dexter Ave N and Lee St. The site is one-half-block east of Aurora Ave N, also known as State Route 99. Due to site topography, Lee St does not intersect Aurora Ave N. Aurora Ave N experiences heavy traffic, and provides no at-grade pedestrian crossings in the vicinity. There is a pedestrian bridge located one block north of the site with a transit stop on either side of Aurora Ave N; the bridge provides pedestrian access to the Queen Anne neighborhood.

Surrounding development is largely midrise residential or mixed-use structures, with several office structures in the vicinity. The Dexter Ave N corridor is experiencing rapid redevelopment, and the evolving architectural character is of a contemporary style.

Access:

Existing vehicular access occurs from Dexter Ave N and Lee St; there is no alley adjacent to the site. Proposed vehicular access is from Lee St. Proposed pedestrian access is from Lee St.

Environmentally Critical Areas:

The site contains Steep Slope Areas, Potential Slide Areas, and Known Slide Areas. The site has previously qualified for Relief from Prohibition on Steep Slope Development (SDCI project #6506689).

PROJECT DESCRIPTION

Design Review for an 8-story, 155-unit apartment building with 5 live-work units. Parking for 62 vehicles proposed. Existing buildings to be demolished.

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

EARLY DESIGN GUIDANCE April 4, 2018

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported the L-shaped massing option as it responds well to adjacent sites.
- Concerned about impacts to the privacy of residents of the existing Nautica condominium building on the adjacent site to the northwest.
- Concerned about impacts to the existing views resulting from increased building height.
- Noted that the adjacent King County waste water treatment site to the north has some nice trees, and encouraged preservation of the existing trees in the northeast corner of the site.

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 building height calculations 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 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

- a. In agreement with public comment, the Board unanimously supported massing Option 3 – the applicant's preferred massing option – as the proposed mass responds well to adjacent sites and the corner location. (CS2-C-1, CS2-D-1, CS2-D-5)
- b. The Board supported the massing concept as illustrated in the diagrams on page 32 of the EDG packet, and encouraged further development of the three distinctive massing components and evolution of the design in this direction. (CS2-B-1, CS2-C-1, CS3-A-4, DC2-A-1)

- c. The Board supported the articulated corner expression, particularly the eroded upper-level courtyard and vertical breaks on either side. The Board noted that the eroded corner begins to respond to existing topography. (CS1-C, CS2-C-1)
- d. The Board noted that the proposed development to the west (MUP #3025059) intends to develop to the shared lot line with zero setback, while the preferred massing option proposes a 2-4-foot setback adjacent to this portion of the site. The Board was concerned about this gap and indicated support for common wall development in this location. If common wall development is not pursued, then a strong design-based rationale for the setback should be provided. (CS2-D-1)
- e. The Board was concerned about security and maintenance of the massing gap along the north property line. (PL2-B)

2. Architectural Concept & Façade Composition

- a. The Board directed further development of a clear and well-articulated architectural concept that is consistent with the inspirational imagery provided on page 20 of the EDG Packet. The Board supported the clear hierarchy and façade rhythm, depth of punched openings, and the simple, high-quality materials (masonry, metal panel, wood, etc.) depicted in these images. (CS3-I-I, DC2, DC2-B-1, DC2-C-1, DC2-D-2, DC4-A)
- b. The Board acknowledged the high visibility of the north façade, which will likely remain unobstructed for an extended period of time due to the adjacent underdeveloped King County pump station. The Board requested a detailed study of blank façade treatments that are consistent with the overall architectural expression and positively contribute to the neighborhood. (CS3-A-4, DC2-B, DC4-A)
- c. The Board was concerned about the proposed use of bolt-on balconies, and specifically prioritized Design Guideline DC2-C-2, Dual Purpose Elements. (DC2-C-2)

3. Street-Level Uses

- a. The Board supported the corner location of the primary residential entry, however, encouraged further development of an identifiable and distinctive entry and lobby that are visually connected to the street. (CS2-B-2, PL3-A-1)
- b. The Board acknowledged the challenge of topography on either street frontage, but directed further exploration of how the street-level façades respond to grade while maintaining a strong connection to the street. The Board appreciated that the non-residential slab was designed to step with grade and requested detailed graphics of this feature at the Recommendation phase. (CS1-C, CS2-B-2)
- c. The Board encouraged further consideration of a two-story, highly transparent base as it would establish a strong commercial expression and connection to the street. (CS2-B-2, PL3-B-3, PL3-C-2)
- d. The Board supported the depth of the live-work units as proposed, and encouraged further consideration of a two-story space as it could maximize commercial flexibility. The Board requested more information on how these live-work spaces will be designed to be successful commercial spaces and activate the street frontage. (PL3-B-3, DC1-A-3)
- e. The Board considered the diminishing height of the ground-level from the southeast corner to the northeast corner due to the overhanging upper-level and topographic

change. The Board, however, ultimately supported the 13-foot height of ground-level facade at the northeast corner as it establishes an appropriate human scale. This height should not be diminished. (DC2-A-1, DC2-D-1)

- f. The Board specifically prioritized Design Guidelines PL2-A, Accessibility, and PL2-B, Safety and Security, particularly as it relates to Lee St and the proximity to the bus stop. The Board requested enlarged elevations and eye-level perspectives depicting the street-level façades and pedestrian experience. (PL2-A, PL2-I, DC2-D-1)

4. Transportation & Access

- a. The Board was not inclined to support the departure for two curb cuts as proposed, as a strong design-based rationale was not provided and sufficient alternatives were not considered. The Board requested studies that explore various Code-compliant alternatives, and a detailed explanation should be presented as to why these options are less desirable – if they are not incorporated in the design. If the curb cut departure request is maintained, the justification should be rooted in the Design Guidelines – particularly those pertaining to pedestrian experience and safety. (DC1-B-1, DC1-C-2, DC1-C-4)
- b. The Board was concerned that the eastern curb-cut disrupts the strength of the articulated corner massing and compromises the interior arrangement of the lobby. The Board stated that if the departure request is maintained, the additional curb cut should not impede the corner expression or lobby. (DC1-B-1, DC1-C-2, DC1-C-4)
- c. The Board encouraged further consideration of how the existing transit stop adjacent to the northeast corner could influence the project design. (PL4-C-1)
- d. The Board acknowledged Dexter Ave N is an important and heavily trafficked bicycle corridor, and specifically prioritized Design Guideline PL4-B, Planning Ahead for Bicyclists. (PL4-B)

5. Landscaping

- a. The Board noted the landscape plan is developing in the right direction, and specifically supported the proposed use of native plantings. (DC3-I-ii, DC4-D)
- b. The Board specifically prioritized Design Guideline DC2-I-i, Roofscape Design. The rooftop should be attractively designed as it will be visible from above. (DC2-I-i)
- c. The Board requested more information on the proposed lighting and signage, including specific light fixture designs. (DC4-B, DC4-C)

RECOMMENDATION July 29, 2020

PUBLIC COMMENT

SDCI staff received the following design related comments:

- Recommended consideration of providing on-site space for move-in/move-out loading so safety vehicles can access Lee Street.

SDCI received non-design related comments concerning parking.

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/>

SDCI PRELIMINARY RECOMMENDATIONS & CONDITIONS

SDCI visited the site, considered the analysis of the site and context by the proponents, and considered public comment. SDCI design recommendations are summarized below.

1. Massing

- a. Staff appreciates the applicant's response to the Board's guidance at EDG and the further development of the massing concept and finds that it responds to well to the site topography, adjacent sites and the corner location. (CS2-C-1, CS2-D-1, CS2-D-5)
- b. At EDG the Board recommended study of a two-story base to establish a strong commercial expression and connection to the street. The proposed massing provides a two-story base at the live/work units along Dexter Ave N and a one-story recessed base expression at the corner tower. Staff appreciates the applicant's study of continuing a two-story base at the corner, but recommends approval of the massing as proposed, as it creates a strong 3-part massing form, establishes a commercial expression and connection to the street as directed by the Board, and creates a clearly identifiable residential entry at the corner. (CS2-B-2, PL3-B-3, PL3-C-2)
- c. The legibility of the gasket as a separate massing element could be strengthened by increasing the offset between the height of the gasket and the parapet of the upper massing volume, but this is not recommended as a condition of approval. (CS2-B-1, CS2-C-1, CS3-A-4, DC2-A-1)

2. Architectural Concept & Materials:

- a. The proposed material palette includes brick, 22 gauge metal panel and Swiss Pearl cladding. Staff specifically recommends approval of these high quality, textured materials and a condition that these materials be maintained. (DC2-B-1, DC2-C-1, DC2-D-2, DC4-A)
- b. The proposed façade composition creates a clear hierarchy and ordered rhythm with depth provided by recessed windows. Staff recommends a condition of approval that the 6" recessed windows within the metal clad volumes on the east and south facades be maintained and that a minimum 3" recess be provided for windows within the brick-clad corner tower. (CS3-I-I, DC2, DC2-B-1, DC2-C-1, DC2-D-2, DC4-A)
- c. The visibility of the north façade was identified as a priority at EDG. A mural is proposed on the north façade, with Swiss Pearl and metal panel cladding wrapping the corner onto the north elevation. Staff recommends approval of the proposed

treatment of the north façade and a condition of approval that a mural be provided as proposed. (CS3-A-4, DC2-B, DC4-A)

3. Ground Level

- a. The elimination of the second curb cut on Lee Street proposed at EDG has strengthened the articulation of the corner massing and lobby expression. Staff recommends approval of one curb cut as proposed and the associated departure request for reduction of the required site triangle. (DC1-B-1, DC1-C-2, DC1-C-4)
- b. The lobby and residential entry are successfully defined by a highly transparent recessed entry with articulated framing, landscaping, and special right-of-way paving with integrated lighting. This treatment is in line with EDG guidance to create a distinctive entry connected to the street and staff recommends approval as proposed. (CS2-B-2, PL3-A-1)
- c. The depth of the live/work units has been maintained as proposed at EDG with a stepped slab responding to the changing grade along Dexter Ave N. To further support active commercial spaces, staff recommends incorporating a loft level where the height allows. (PL3-B-3, DC1-A-3, DC2-D-1)
- d. Trash staging is proposed in a recessed alcove north of the driveway entrance. Staff recommends a condition to provide screening and secure the staging area in a way which creates a safe and pleasant pedestrian environment and is consistent with the overall architectural expression. (PL2-A, PL2-I, DC2-D-1)
- e. Staff acknowledges public comment regarding providing on-site loading space for moving vehicles and encourages the applicant to plan for safe loading areas for residents. (DC1-B-1)

4. Landscaping

- a. Staff supports the proposed landscaping but is concerned about the viability of the trees proposed underneath the canopy at the live/work units. Staff recommends a condition to demonstrate how these trees will be sustainable in this location. (DC3-I-ii, DC4-D)

5. Signage

- a. Staff is concerned that the conceptual signage proposed detracts from the architectural concept, such as the placement of a blade-sign within the recessed gasket, and is generally over-scaled. Staff recommends a condition to develop a signage plan focused on pedestrian-scaled elements that support the massing parti and complement the details of the façade. (DC4-B, DC2-B-1)

DEVELOPMENT STANDARD DEPARTURES

SDCI Staff's preliminary recommendation on the requested departure(s) are based on the departures' 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 review, the following departure was requested:

1. **Sight Triangle (SMC 23.54.030.G.1):** The Code requires a sight triangle on both sides of a two-way driveway less than 22' in width that must be kept clear of any obstruction for 10' from the intersection of the driveway with a driveway, easement, sidewalk or curb intersection. The applicant proposes a 4.5' intrusion into the required sight triangle with mirrors, paving pattern and texture, and auditory alert.

Staff recommends conditional approval of the departure, with a recommended condition to avoid any auditory alert which would create noise impacts for the existing and proposed residents in the area. Staff acknowledges that recessing the garage door to meet the sight triangle requirements would negatively impact the façade composition. The resulting design with the recommended condition better meets Design Guideline DC2-B-1.

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.

South Lake Union Supplemental Guidance:

CS1-I Responding To Site Characteristics

CS1-I-i. Sustainable Design: New development is encouraged to take advantage of site configuration to accomplish sustainability goals. The Board is generally willing to recommend departures from development standards if they are needed to achieve sustainable design. Refer to the Leadership in Energy and Environmental Design* (LEED) manual which provides additional information

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.

South Lake Union Supplemental Guidance:

CS2-I Responding to Site Characteristics

CS2-I-i. Views: Encourage provision of “outlooks and overlooks” for the public to view the lake and cityscapes. Examples include provision of public plazas and/or other public open spaces and changing the form or facade setbacks of the building to enhance opportunities for views.

CS2-I-ii. Shadows: Minimize shadow impacts to Cascade Park.

CS2-I-iii. Gateways: Reinforce community gateways through the use of architectural elements, streetscape features, landscaping and/or signage. Gateways can be defined through landscaping, artwork, and references to the history of the location that create a sense of place. Gateways are transition locations, places that mark entry or departure points to a neighborhood for automobiles and pedestrians. They are sites that create opportunities for identification, a physical marker for the community to notice they are entering a special place. Methods to establish gateways should consider the site’s characteristics such as topography, views or surrounding building patterns. Elements could include building out to meet the corner where appropriate, or tools such as:

- a. setbacks to allow for pedestrian friendly spaces;
- b. signage;
- c. landscaping;
- d. artwork;
- e. facade treatments.

CS2-I-iv. Heart Locations: Several areas have been identified as “heart locations.” Heart locations serve as the perceived center of commercial and social activity within the

neighborhood. These locations provide anchors for the community as they have identity and give form to the neighborhood. Development at heart locations should enhance their central character through appropriate site planning and architecture. These sites have a high priority for improvements to the public realm. A new building's primary entry and facade should respond to the heart location. Special street treatments are likely to occur and buildings will need to respond to these centers of commercial and social activity. Amenities to consider are: pedestrian lighting, public art, special paving, landscaping, additional public open space provided by curb bulbs and entry plazas. See full guidelines for Heart Locations

CS2-II Height, Bulk, and Scale Compatibility

CS2-II-i. Corridor Experience: Address both the pedestrian and auto experience through building placement, scale and details with specific attention to regional transportation corridors such as Mercer, Aurora, Fairview and Westlake. These locations, pending changes in traffic patterns, may evolve with transportation improvements.

CS2-II-ii. Upper-level Setbacks: Encourage stepping back an elevation at upper levels for development taller than 55 feet to take advantage of views and increase sunlight at street level. Where stepping back upper floors is not practical or appropriate other design considerations may be considered, such as modulations or separations between structures.

CS2-II-iii. Width Ratios: Relate proportions of buildings to the width and scale of the street.

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.

South Lake Union Supplemental Guidance:

CS3-I Height, Bulk, and Scale Compatibility

CS3-I-i. Facade Articulation: Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.

CS3-I-ii. Reduce Visual Bulk: Consider using architectural features to reduce building scale such as:

- a. landscaping;
- b. trellis;
- c. complementary materials;
- d. detailing;
- e. accent trim.

CS3-II Architectural Context

CS3-II-i. Mix of Building Style: Support the existing fine-grained character of the neighborhood with a mix of building styles.

CS3-II-ii. Preservation: Re-use and preserve important buildings and landmarks when possible.

CS3-II-iii. Historic Signage: Expose historic signs and vintage advertising on buildings where possible.

CS3-II-iv. Historic Aesthetic: Respond to the history and character in the adjacent vicinity in terms of patterns, style, and scale. Encourage historic character to be revealed and reclaimed, for example through use of community artifacts, and historic materials, forms and textures.

CS3-II-v. Industrial Character: Respond to the working class, maritime, commercial and industrial character of the Waterfront and Westlake areas. Examples of elements to consider include:

- a. window detail patterns;
- b. open bay doors;
- c. sloped roofs.

CS3-II-vi. Cascade Character: Respond to the unique, grass roots, sustainable character of the Cascade neighborhood. Examples of elements to consider include:

- a. community artwork;
- b. edible gardens;
- c. water filtration systems that serve as pedestrian amenities;
- d. gutters that support greenery.

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.

South Lake Union Supplemental Guidance:

PL1-I Human Activity

PL1-I-i. Open Connections: Keep neighborhood connections open, and discourage closed campuses.

PL1-I-ii. Pedestrian Network: Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods. Transportation infrastructure should be designed with adjacent sidewalks, as development occurs to enhance pedestrian connectivity.

PL1-I-iii. Lighting: Design for a network of safe and well-lit connections to encourage human activity and link existing high activity areas.

PL1-II Landscaping To Reinforce Design Continuity With Adjacent Sites

PL1-II-i. Spatial Hierarchy: Support the creation of a hierarchy of passive and active open space within South Lake Union. This may include pooling open space requirements onsite to create larger spaces.

PL1-III Pedestrian Open Spaces and Entrances

PL1-III-i. Public Realm Amenity: New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhance the public realm, i.e. the transition zone between private property and the public right of way. The Board is generally willing to consider a departure in open space requirements if the project proponent provides an acceptable plan for features such as:

- a. curb bulbs adjacent to active retail spaces where they are not interfering with primary corridors that are designated for high levels of traffic flow;
- b. pedestrian-oriented street lighting;
- c. street furniture.

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.

South Lake Union Supplemental Guidance:

PL2-I Streetscape Compatibility

PL2-I-i. Street Level Uses: Encourage provision of spaces for street level uses that vary in size, width, and depth. Encourage the use of awnings and weather protection along street fronts to enhance the pedestrian environment.

PL2-I-ii. Streetscape Amenities: Provide pedestrian-friendly streetscape amenities

- a. tree grates;
- b. benches;
- c. lighting.

PL1-I-iii. Sidewalk Retail: Where appropriate, configure retail space so that it can spill-out onto the sidewalk (retaining six feet for pedestrian movement, where the sidewalk is sufficiently wide).

PL2-II Personal Safety and Security

PL2-II-i. All-Day Activity: Enhance public safety throughout the neighborhood to foster 18-hour public activity. Methods to consider are:

- a. enhanced pedestrian and street lighting;
- b. well-designed public spaces that are defensively designed with clear sight lines and opportunities for eyes on the street.

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

PL3-A Entries

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

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

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

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

PL3-B Residential Edges

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

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

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

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

PL3-C Retail Edges

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

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

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

South Lake Union Supplemental Guidance:

PL3-I Streetscape Compatibility

PL3-I-i. Retail Location: Where appropriate, consider a reduction in the required amount of commercial and retail space at the ground level, such as in transition zones between commercial and residential areas. Place retail in areas that are conducive to the use and will be successful.

PL3-II Human Activity

PL3-II-i. Public/Private Transition: Create graceful transitions at the streetscape level between the public and private uses.

PL3-II-ii. Active Facades: Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa.

PL3-II-iii. Coordinate Retail/Pedestrian Activity: Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.

PL3-II-iv. Activity Clusters: Create businesses and community activity clusters through colocation of retail and pedestrian uses as well as other high pedestrian traffic opportunities.

PL3-III Transition Between Residence and Street

PL3-III-i. Residential Entries: Consider designing the entries of residential buildings to enhance the character of the streetscape through the use of small gardens, stoops and other elements to create a transition between the public and private areas. Consider design options to accommodate various residential uses, i.e., townhouse, live-work, apartment and senior-assisted housing.

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.

South Lake Union Supplemental Guidance:

DC1-I Design of Parking Lots Near Sidewalks

DC1-I-i. Below-Grade Parking: Providing parking below grade is preferred.

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.

South Lake Union Supplemental Guidance:

DC2-I Architectural Concept and Consistency

DC2-I-i. Roofscape Design: Design the “fifth elevation” — the roofscape — in addition to the streetscape. As this area topographically is a valley, the roofs may be viewed from locations outside the neighborhood such as the freeway and Space Needle. Therefore, views from outside the area as well as from within the neighborhood should be considered, and roof-top elements should be organized to minimize view impacts from the freeway and elevated areas.

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

South Lake Union Supplemental Guidance:

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.

South Lake Union Supplemental Guidance:

DC3-I Landscaping To Reinforce Design Continuity With Adjacent Sites

DC3-I-i. Sustainable Landscaping: Encourage landscaping that meets LEED criteria. This is a priority in the Cascade neighborhood.

DC3-I-ii. Native Vegetation: Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.

DC3-I-iii. Tree Retention: Retain existing, non-intrusive mature trees or replace with large caliper trees.

DC3-I-iv. Water Features: Water features are encouraged including natural marsh-like installations.

DC3-I-v. Lighting: Reference the City of Seattle Right Tree Book and the City Light Streetscape Light Standards Manual for appropriate landscaping and lighting options for the area.

DC3-II Landscaping To Enhance The Building and/or Site

DC3-II-i. Integrated Artwork: Consider integrating artwork into publicly accessible areas of a building and landscape that evokes a sense of place related to the previous uses of the area. Neighborhood themes may include service industries such as laundries, auto row, floral businesses, photography district, arts district, maritime, etc.

DC3-III Landscape Design To Address Special Site Conditions

DC3-III-i. View Orientation: Landscaping should be designed to take advantage of views to waterfront and downtown Seattle.

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

The analysis summarized above was based on the design review packet dated Wednesday, June 24, 2020 and the materials board exhibit dated Thursday, July 9, 2020. After considering the site and context, considering public comment, reconsidering the previously identified design priorities and reviewing the materials, the Recommendation phase of the subject design and departures are APPROVED with the following preliminary conditions:

1. Maintain the materials as proposed. (DC2-B-1, DC2-C-1, DC2-D-2, DC4-A)
2. Maintain the 6" recessed windows within the metal-clad volumes on the east and south facades and recess windows within the corner tower by at least 3". (CS3-I-I, DC2, DC2-B-1, DC2-C-1, DC2-D-2, DC4-A)
3. Provide a mural as proposed on the north façade. (CS3-A-4, DC2-B, DC4-A)
4. Develop a signage plan focused on pedestrian-scaled elements that support the massing parti and complement the details of the façade. (DC4-B, DC2-B-1)
5. Provide screening and secure the staging area in a way which creates a safe and pleasant pedestrian environment and is consistent with the overall architectural expression. (PL2-A, PL2-I, DC2-D-1)
6. Demonstrate how the trees below the live/work canopies will be sustainable in this location. (DC3-I-ii, DC4-D)
7. Only visual alerts and mirrors may be used at the driveway entrance. Avoid any auditory alert which would create noise impacts for the existing and proposed residents in the area. (DC2-B-1)