



FINAL RECOMMENDATION OF THE NORTHWEST DESIGN REVIEW BOARD

Record Number: 3030434-LU
Address: 1439 NW 60th Street
Applicant: Bradley Khouri, b9 Architects
Date of Meeting: Monday, June 17, 2019
Board Members Present: Emily McNichols, Andy Campbell, Lauren Rock, Garrett Nelli, Phoebe Bogert
Board Members Absent: None
SDCI Staff Present: Wayne Farrens

SITE & VICINITY

Site Zone: Lowrise 3 [LR3 (M)]

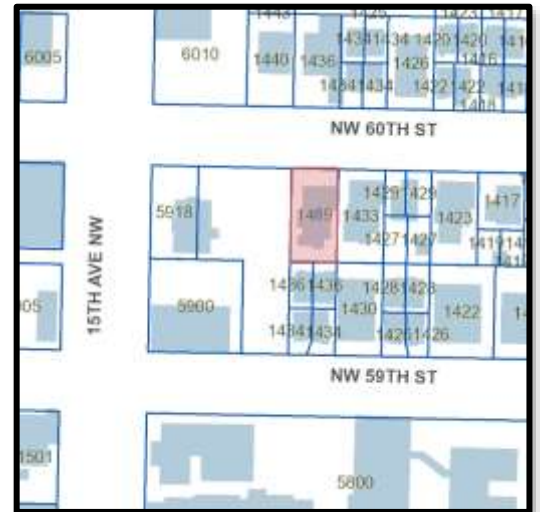
Nearby Zones: (North) LR3 (M), (South) LR3 (M), (East) LR3 (M), (West) NC3-55 (M)

Lot Area: 5,000 square feet

The site is currently developed with a three-story, four-unit residential building.

Surrounding Development and Neighborhood Character:

The development site is located within the Ballard neighborhood and Ballard Urban Village. The adjacent property to the east is developed with a three-story, five-unit residential building; the adjacent property to the west is developed with a one-story commercial building (Taco Bell) and associated surface parking lot. The surrounding development consists primarily of two-to-four-story multifamily residential buildings of various architectural styles.



Access:

Pedestrian and vehicular access taken from NW 60th Street.

Environmentally Critical Areas:

The development site is not located within any known environmentally critical area.

PROJECT DESCRIPTION

The applicant proposes to demolish the existing three-story, four-unit multifamily residence and construct a four-story multifamily apartment building containing 22 units. Vehicle parking is not required or 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.aspx>

Any recording of the Board meeting is available in the project file. This meeting report summarizes the meeting and is not a meeting transcript.

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

Mailing Public Resource Center

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

Email: PRC@seattle.gov

EARLY DESIGN GUIDANCE June 18, 2018**PUBLIC COMMENT**

The following public comments were offered at this meeting:

- Concerned about safety and security, particularly in the courtyard area.

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

- Concerned the proposed building is large in size compared to the townhouses and smaller multi-family buildings on the street.
- Concerned the proposed building will crowd its neighbor's living spaces to the west and south.

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 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 SDCl and are not part of this review. Concerns with

building height calculations and bicycle storage standards 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-EG: <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. The Board supported the applicant's preferred massing scheme, Scheme C. The Board appreciated the central courtyard and the strong street edge. The Board also supported the use of modulation on the west façade to both add interest, given its current level of visibility, and to provide relief to future tenants in the event that the adjacent lot develops to its full potential. (CS2-C, CS2-D)
- b. While the Board acknowledged the merits of the modulation on the west façade and encourages this feature broadly, they felt the amount and type of movement was inconsistent with the building as a whole. The Board advised the applicant to be aware of this inconsistency as the project is further developed and encouraged a cohesive design language that encompasses all four facades. (DC2-B-1)
- c. The Board acknowledged that the massing moves proposed on the west façade provide more interest and more opportunities for solar access than what would be achieved if code requirements were strictly followed. The Board indicated support for the façade length departure requested on the west side. (DC2-A-2, DC2-C-1)
- d. The Board felt that the modulation of the rear façade was appropriate but was unconvinced that a departure from rear setback requirements was necessary. The Board requested that the applicant study code-compliant rear façade alternatives and, if necessary, use the findings to demonstrate how the departure would better meet the intent of the Design Guidelines. Based on the current information provided, the Board was not supportive of the requested departure. (CS2-D-5, DC2-A-2)

2. Architectural Concept:

- a. The Board complimented the choice of precedent images, particularly the recessed balconies. The Board directed that the design presented at the Recommendation meeting should clearly reference these design inspirations. (DC2-B-1)
- b. The Board expressed concern about the nine-foot height at the courtyard entrance. Materials, colors, lighting, and detailing should be chosen and applied thoughtfully to create a sense of openness. (DC2-A-1, DC2-D, DC3-A-1)

- c. The Board stated that the entry sequence as proposed successfully connects to the street, despite the challenges of not having any street-facing doors. This success relies on the entry being an ensemble of elements, including the canopy, material choices, and location of active uses. Retain these elements and further enhance the entry sequence, with attention to paving, lighting, landscaping, and signage. (PL3-A)

3. Service Uses:

- a. The Board expressed concern about the location of the trash enclosure and asked that alternatives be studied. The Board was specifically concerned about circulation conflicts with pedestrians on collection days as well as the experience of the courtyard with regard to odor and visual screening. (DC1-C-4)

4. Wayfinding:

- a. The Board appreciated the material change at the mail room and noted its effectiveness in drawing visitors to the courtyard entry. The Board recommended additional use of material changes and the creation of focus points as means of wayfinding. (PL2-D-1, PL3-A-1)

5. Materials:

- a. The Board directed the applicant to choose balcony materials that minimize privacy impacts on adjacent properties. (CS2-D-5, DC2-C-2)

6. Safety and Security:

- a. The Board expressed concern regarding safety and security in the courtyard area. The Board requested that glazing and interior uses be arranged in such a way as to encourage natural surveillance of the courtyard. Use lighting, landscaping, and other features to further enhance the security of this area. (PL2-B)

FINAL RECOMMENDATION June 17, 2019

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned about impacts to on-street parking availability.

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

- Concerned the proposed building size is too big for the lot size, which differs from the other nearby lots.
- Opposed to the building footprint going beyond the designated 15 ft to the property line. Noted it is proposed to be 12 ft from the neighboring property to the south which raises space and privacy concerns.
- Concerned about noise pollution and how the proposed balconies will increase noise.

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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. The Board was overall supportive of how the design had evolved since EDG and stated that the proposed massing is attractive and well balanced. The Board approved of the use of balconies to add additional depth and interest on the front and rear facades. (DC2-A, DC2-C-1)
- b. The Board noted the lower parapet height of the white-clad portions of the building and stated that this subtle hierarchical cue was not necessary. The Board preferred a uniform parapet height across all facades and recommended a condition to enforce this design change. (DC2-B-1)
- c. The Board was concerned about portions of the building where materials change in-plane. The Board discussed this issue extensively but declined to provide specific direction. The Board encouraged the applicant to continue working with the Land Use planner to reach a resolution. (DC2-B-1)

2. Materials:

- a. The Board supported the black horizontal banding on the white-clad volumes and noted that the black bands are rendered as if they are recessed. The Board stated that maintaining the depth of these channels is critical to the success of the design. A condition was recommended requiring additional detail of the black banding in the MUP plan set and to maintain a depth of at least two inches. (DC2-B-1, DC2-C-1)
- b. The Board noted that material application on the east side of the mail room differed in the applicant's presentation versus what was shown in the Recommendation packet. The applicant stated that this was unintentional and confirmed that the proposed material in this location is metal panel, as shown in the presentation, not the "Golden Rule" siding shown in the packet. The Board supported what was shown in the presentation and recommended a condition requiring that the MUP plan set reflect this material application. (DC2-B)
- c. The Board noted that the siding arrangement in some areas does not align well with fenestration and other façade elements. The Board recommended a condition

requiring the applicant to create a stronger alignment of the cladding joint lines with the other façade design elements. (DC2-B)

- d. The Board supported the use of the metal screens proposed in the courtyard to inhibit views of the building's waste storage room. (DC1-C-4, DC2-B)
- e. The Board noted the change in hardscape material between the covered and uncovered portions of the courtyard and felt that this change was unnecessary. The Board recommended a condition to extend the wood-like material used at the entry across the entire courtyard. (DC3-A)
- f. The Board supported the restrained use of the yellow panels within the grey-clad volumes. Maintain this subtle and intentional use of color. (DC2-B, DC2-C)

3. Entry:

- a. The Board supported the entry sequence, which utilizes a projecting balcony with a warm and colorful soffit to mark the entry and a gradual ramp up to an illuminated mail room which helps to draw visitors into the site. The Board noted the importance of material choice and application in this area and recommended a condition to maintain the soffit material and tone as shown at the Recommendation meeting. (PL3-A)
- b. The Board encouraged integrating address signage in a bigger way. Specific direction was not given, but the Board stated that the prominence of the address could be increased and could be used as an interesting focal point, further defining the entry. (PL3-A)

4. Open Space:

- a. The Board was concerned about the amount of hardscape in the amenity area at the rear and asked the applicant to further develop the landscaping but declined to recommend a condition. The Board stated that landscaping should be lush and abundant to compensate for the prevalence of hardscape. (DC3)

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 **FINAL** Recommendation meeting the following departures were requested:

1. **Rear Setback (SMC 23.45.518.B):** The Code requires a minimum rear setback of 15 feet. The applicant proposes a 21-foot wide projection at the rear that would reduce the rear setback to 14 feet.

The Board voted 5-0 in favor of the requested departure as it helps to add depth and interest to the rear façade and better meets the intent of the design guidelines. (DC2-A: Massing)

2. **Façade Length (SMC23.45.518.B):** The Code regulates façade length by limiting building mass within 15 feet of the side property line to a maximum of 65% of the lot depth. The applicant proposes to locate building mass within 15 feet of the side property line for approximately 80% of the lot depth on the west side and approximately 78% on the east side.

The Board voted 5-0 in favor of the requested departure as the resulting form provides a much more varied and interesting massing than a fully code-compliant option and better meets the intent of the design guidelines. (DC2-A: Massing)

3. **Front Setback (SMC 23.45.518.B):** The Code requires a minimum front setback of five feet. The applicant proposes an eight-foot four-inch wide projection at the front that would reduce the rear setback to two feet.

The Board voted 5-0 in favor of the requested departure as it allows for a projecting element to mark the entry, which improves wayfinding and provides a stronger connection to the street and better meets the intent of the design guidelines. (PL3-A: Entries)

4. **Side Setback (SMC 23.45.518.B):** The Code requires an average side setback of at least seven feet. The applicant proposes a five-foot average east side setback at the basement level only.

The Board voted 5-0 in favor of the requested departure as it is located at the basement level only and allows for greater relief at the upper stories, significantly improving the building's relationship with the adjacent property to the east which better meets the intent of the design guidelines. (DC2-A: Massing)

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design 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.

BOARD DIRECTION

The recommendation summarized above was based on the design review packet dated Monday, June 17, 2019, and the materials shown and verbally described by the applicant at the Monday, June 17, 2019 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the five Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Modify the roof form to provide a uniform parapet height. (DC2-B-1)
2. Maintain the metal panel material application at the mail room as shown in the applicant's presentation at the Recommendation meeting, which differs from the "Golden Rule" siding shown in the Recommendation packet. (DC2-B)
3. Include a façade detail in the MUP plan set of the black horizontal banding which shows a depth of at least two inches. (DC2-B-1, DC2-C-1)
4. Maintain the entry soffit material and tone as shown in the Recommendation packet. (PL3-A)
5. Work with the Land Use planner to align window openings and fiber cement joint lines in a more consistent and ordered manner. (DC2-B)
6. Extend the wood-like flooring material used at the entry across the entire courtyard. (DC3-A)