



ADMINISTRATIVE* RECOMMENDATION NORTHWEST

Record Number: 3032858-LU
Address: 7903 Greenwood Avenue North
Applicant: Skidmore Janette APD
Report Date: Monday, June 29, 2020
SDCI Staff: Carly Guillory, Senior Land Use Planner

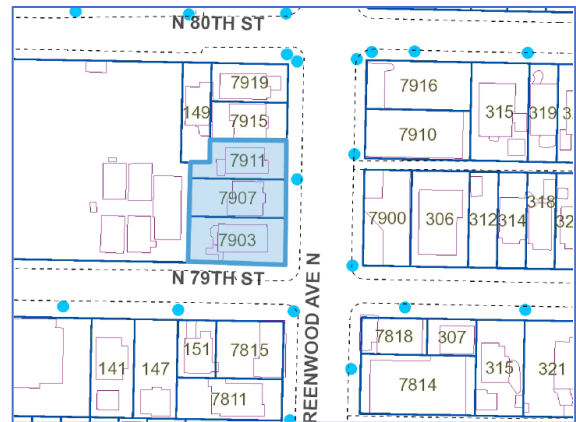
SITE & VICINITY

Site Zone: Neighborhood Commercial 2 – 55-foot height limit (NC2-55(M))

Nearby Zones: (North) NC2-55(M)
(South) NC2-55(M)
(East) NC2-55(M)
(West) Single Family 5000 (SF5000)

Lot Area: 12,316-square feet

Overlays: Greenwood-Phinney Ridge Residential Urban Village



*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 site currently contains three residential structures with two driveway curb cuts on Greenwood Ave N and one on N 79th St.

Surrounding Development and Neighborhood Character:

Surrounding development includes a variety of uses including residential, institutional, recreational, and commercial. Examples include Greenwood Elementary, St. John Catholic Church, Seattle Public Library, and Alice Ball Park. The structures along Greenwood Ave N exhibit an assortment of materials, scales, and colors including two- to three-story volumes, a strong street edge, bays, pilasters and plane changes.

Access:

Vehicular access to the site is proposed via North 79th Street.

Environmentally Critical Areas:

No mapped ECAs.

PROJECT DESCRIPTION

Land Use Application to allow a 6-story, 73-unit apartment building with retail. Parking for 1 vehicle proposed. Existing buildings to be demolished.

The design packet includes materials that are available online by entering the record number at this website:

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

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

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

Email: PRC@seattle.gov

PUBLIC COMMENT

SDCI staff received the following design related comments:

- The following public comments were offered at this meeting:
- Concerned about shadow impacts, particularly to the elementary school to the west.
- Recommended including townhouses.
- Questioned views from upper floors.
- Concerned about privacy impacts, particularly to the elementary school to the west.
- Recommended locating the driveway elsewhere.

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

- Described the proposal as reasonable and perfectly suitable for the neighborhood.
- Noted the site's proximity to two elementary schools.
- Supported the proposal.
- Encouraged a design to promote walkability, safety, and cycling.
- Concerned about location of driveway and impacts to pedestrian and vehicular safety.
- Supported the proposal.

The Seattle Department of Transportation provided the following early guidance:

- Solid waste collection and vehicle access should occur from N 79th St.
- Existing street trees shall be protected and preserved.

SDCI received non-design related comments concerning parking and density.

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 (3033073-EG): <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & 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 discussed the merits of the three massing options, supporting elements of Option B and C. Ultimately, the Board recommended further

development of the preferred option, C, with the introduction of particular qualities of Option B.

- b. Those qualities of Option B the Board supported included: the strong two-story base expression and implied commercial storefront rhythm of the base. The Board agreed that the strong base with consistent rhythm at the street was an appropriate response to the existing neighborhood context. The Board recommended the project include this two-story base expression with bay rhythm. Careful integration of the townhouse entries will be important to the success of the rhythm. (CS3-II Compatibility, PL2-A Entries)
- c. The qualities of Option C most supported by the Board included the upper level setbacks and corner plaza at the ground level. The Board agreed the upper level setbacks provided an appropriate transition to the single-family zoning and existing school to the west and mitigated any possible blank wall conditions, and the corner plaza would offer a useable space for the neighborhood and provide opportunities to foster human interaction (CS2-D Height, Bulk, and Scale, PL1-A-2 Adding to Public Life, DC1-I Blank Walls).
- d. Option C included a vertical notch extending from the top down to the ground. The Board expressed concern that this notch implied a primary residential entry and diminished the strength of a two-story base. To maintain the strength of the two-story base expression, the Board recommended eliminating the vertical notch from the base. (CS3-II Compatibility)

2. Ground Level: Vehicular-Pedestrian Interaction.

- a. Public comment described a high level of pedestrian traffic, particularly children, from Greenwood Ave N past this site to the adjacent school. With the garage entry proposed on N 79th Street, concern with vehicular-pedestrian conflicts was expressed.
- b. The Board acknowledged this public concern and agreed the garage entry should be designed with safety in mind (PL1-B Walkways and Connections, PL2-B Safety and Security, DC1-B Vehicular Access and Circulation).
- c. The Board suggested techniques that could be used to mitigate conflicts such as eroding the mass or utilizing the 20-foot ground level setback for increased driver visibility (PL2-B Safety and Security, DC1-B Vehicular Access and Circulation).
- d. The Board requested studies demonstrating this garage entry sequence, including sight triangles and driver sight lines (PL2-B Safety and Security, DC1-B Vehicular Access and Circulation).

3. Landscape and Materiality.

- a. Privacy to the school abutting to the west was identified as a concern in public comment.
- b. The Board acknowledged this concern and agreed the massing provided an appropriate transition and that materiality, secondary architectural features, and

landscape design could further mitigate these concerns (CS2-D Height, Bulk, and Scale, CS2-D-5 Respect for Adjacent Sites).

- c. For instance, the Board noted that the required 20-foot ground level setback along the west property line could be densely landscaped to provide privacy (CS2-D-5 Respect for Adjacent Sites).
- d. Window location and any deck materiality should consider privacy to the adjacent school (CS2-D-5 Respect for Adjacent Sites).
- e. The Board requested studies demonstrating sight lines from unit windows to the school to the west (CS2-D-5 Respect for Adjacent Sites).

RECOMMENDATION June 29, 2020

PUBLIC COMMENT

SDCI staff received the following design related comments:

- Recommended the townhouse units be intentionally designed.
- Concerned design is not consistent with the neighborhood context.
- Questioned where deliveries will be made.
- Recommended the design look to the Greenwood library.
- Recommended the design consider the historic character of the neighborhood.
- Noted this project sets a precedent for future development.
- Did not support the proposed colors.
- Recommended a design that respects the small scale of storefronts that are brick, masonry, and wood.
- Encouraged the use of brick.
- Concerned about height and scale.
- Recommended looking to the St. John Church for design inspiration.
- Concerned about curb cut on N 79th Street.
- Noted the number of pedestrians using the sidewalk to travel to and from the adjacent school.
- Encouraged a design that considers pedestrian safety.
- Recommended landscaping along the west property line for privacy.
- Concerned about potential shadow impacts to school, playground, and garden to west.
- Recommended maximizing setbacks to minimize shadow impacts.
- Concerned about shadow impacts to the north.
- Concerned about privacy impacts to the school.
- Recommended a design that mitigates privacy impacts, such as higher windowsill and opaque patio walls.
- Recommended flashing lights and buzzers at the garage entry to alert pedestrians of vehicles leaving and entering the garage.
- Noted the number of vehicles dropping off and picking up children from the adjacent school.
- Supported the project.
- Described the neighborhood as walkable.
- Supported the retail along Greenwood Ave N.

SDCI received non-design related comments concerning parking and density.

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 (3032858-LU): <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. **Privacy.** Much public comment has expressed concerns with privacy impacts to the adjacent school to the west. Some suggested landscaping to mitigate impacts, while others suggested higher windowsills, or solid balcony walls, for example. At EDG, the Board recommended materiality, secondary architectural features, and landscaping to mitigate privacy impacts. The design has responded to these concerns with solid walls at each exterior amenity space, higher windowsills, and landscaping at grade at each exterior amenity area and at the roof. Staff recommends approval of these features:
 - a. The private exterior amenity spaces at levels three and six are screened with a solid wall, or extension of the façade treatment, and offer additional mitigation for privacy impacts to the west. Staff recommends approval of this design solution finding it respects adjacent sites and responds to neighborhood context. *(CS2-D Height, Bulk, and Scale)*
 - b. Landscape planters are proposed at each exterior amenity space and a green roof is proposed along the west edge of the roof, providing an additional buffer and privacy mitigation. Staff recommends approval of this design solution finding it respects adjacent sites and responds to neighborhood context. *(CS2-D Height, Bulk, and Scale)*
2. **Landscaping.** The maintenance and accessibility of the 20-foot ground level setback at the west property line is important. It is not entirely clear how this area will be accessed for maintenance or if it will be secured at the street. Should this area be fenced at the north and south ends, the design of the fencing should be consistent with the architectural concept of the project. Staff recommends a condition requiring fencing details be included in the plan set. *(DC3-C Design)*

3. **Shadows.** Public comment expressed concern about potential shadow impacts to the west and noted an existing garden on the school property at the southeast corner. At EDG, the Board acknowledged these concerns and agreed the 20-foot ground level setback and upper level building setbacks responded well to this concern and minimized shadows to the west.
 - a. The design has responded by maintaining these setbacks and the shadow study in the Recommendation packet demonstrates minimal impacts to the west. Staff recommends approval of this maintained massing response. (*CS2-D Height, Bulk, and Scale*)
 - b. In addition to shadow impacts from the building, it is possible the proposed trees proposed along the west property line may contribute to shadows impacts. Given concerns about shadows, Staff recommends a condition requiring the submittal of an enhanced shadow study that demonstrates the shadow impacts from the proposed trees at full projected height. (*CS1-B Sunlight and Natural Ventilation, DC3-B Open Space Uses and Activities*)

4. **Pedestrian/Vehicular Interaction.** Much public comment expressed concern about potential pedestrian/vehicular interaction and described a large number of children walking along the sidewalks adjacent this site on their way to the school to the west. Additionally, at EDG the Board recommended the garage entrance be designed with careful attention to pedestrian safety.
 - a. In response to these concerns, the parking garage entry sequence has been further refined in the following ways: the number of on-site parking stalls has been reduced to one accessible van parking stall, and the installation of mirrors, flashing lights, and an audio alert are also proposed.
 - b. Staff recommends approval of the use of ceiling mounted mirrors. The use of flashing lights and sounds, however, is not supported given the context of the abutting single-family neighborhood, the proposed residential use, and low frequency of ingress and egress to and from the site. Staff recommends a condition to remove the flashing lights and audio notification at the garage entrance. (*DC1-B Vehicular Access and Circulation*)
 - c. Minimizing potential pedestrian and vehicular conflicts is a priority. Employ a multi-sensory approach with design features such as contrasting or textured pavement rather than warning lights and sounds. Staff recommends a condition to explore with SDOT the possibility of providing an alternative paving pattern at the curb cut to alert pedestrians to the garage entrance and mitigate potential pedestrian/vehicle conflicts. (*DC1-B Vehicular Access and Circulation*)

5. **Architectural Concept.** At EDG, the Board supported a strong two-story base expression, the public plaza at the southeast corner, and the upper level setbacks at the west. Furthermore, the Board recommended the design remove the notch at the east and integrate the townhouse entries into the implied commercial storefront rhythm. The design has responded to this guidance and provides a number of studies in the Recommendation packet demonstrating the project's exploration of these features.

Public comment also asked for the town houses to be intentionally designed, the storefronts to reflect nearby context and materials, and to include retail on Greenwood Ave N. Staff finds the design has responded to the Board's guidance and public comment, and specifically recommends approval of these elements.

- a. Two-story base expression. The two-story base expression is proposed at the north end of the east façade, tapering down to a one-story expression at the corner plaza and wrapping the façade to the south.
 - i. The design study in the Recommendation packet demonstrates exploration of this condition and notes how the proposed composition creates a successful transition to the lower intensity zoning to the west.
 - ii. Staff recommends approval of the proposed two-story base expression with pilasters treated with porcelain tile, finding the design reinforces the commercial and residential development patterns in the neighborhood. (CS2-I *Streetscape Compatibility*, DC2-B *Architectural and Façade Composition*)
- b. Townhouse Entries. The townhouse entries share one entry sequence and are raised above the sidewalk. The ensemble of elements includes overhead weather protection, lighting, materials with texture and human scale, transom windows, and raised windowsills. Staff recommends approval of this ensemble finding the design consistent with the implied commercial storefront rhythm while being mindful of the residential use. (PL3-A *Entries*)
- c. Corner Plaza: At EDG, the Board supported the corner plaza and found it would offer a usable space for the neighborhood and opportunities to foster human interaction.
 - i. The corner plaza is described as a type of extension of the corner retail space and is minimally programmed. Treatments include scored concrete, overhead weather protection, and wall lighting.
 - ii. It is not entirely clear how the design of this space will encourage human interaction. Staff recommends a condition requiring further refinement of the plaza design to include additional human scale features to encourage interaction. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, artwork. (PL1-B *Walkways and Connections*)
 - iii. Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs. Signage should be compatible in character, scale, and locations while still allowing businesses to present a unique identity. Staff recommends a condition requiring the submittal of a conceptual signage plan. (DC4-B *Signage*)
- d. Context and Character, Materiality. A few public comments suggested the design consider the historic nature of the St. John church and nearby context materials, such as brick.

- i. In response the project proposes porcelain tile as a modern node to the historic use of brick and tradition of storefront rhythm in the neighborhood.
 - ii. This nod to context, and the texture and human scale of the material at the pedestrian level is supported. Staff recommends a condition requiring that this material, or material of like texture and human scale and reflective of context, be provided at the ground level to ensure compatibility between this project and the existing architectural context. *(CS3-A Emphasizing Positive Neighborhood Attributes)*
- e. Façade Composition. The design of all building facades should consider the composition and architectural expression of the building as a whole.
 - i. The fenestration and façade design of the east and west elevations is described as including collected windows that dissolve the building's mass and establish a clear organization to the façade. These collected windows are framed with metal trim/flashing. The strength of this concept lies in the detailing of all elements. Staff recommends a condition requiring exploration of providing punched windows and/or varying depth of frame to best articulate this fenestration and façade design concept. *(DC2-C Secondary Architectural Features)*
 - ii. Metal sunshades are proposed on the south façade, adding texture and rhythm as well as contributing toward energy efficiency. As a prominent design feature on this façade, the quality of the material is critical. Staff recommends a condition requiring these elements remain metal or other similar quality material. *(DC2-C Secondary Architectural Features)*

DEVELOPMENT STANDARD DEPARTURES

Staff's recommendation on the requested departure(s) is based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s).

At the time of the RECOMMENDATION review, the following departures were requested:

At the time of the Early Design Guidance meeting, the applicant identified a request for an SDCI Type I decision for an exception, which that may later become a departure request if the proposal doesn't meet the exception criteria in SMC 23.47A.008.D.2. The exception will be reviewed with the MUP application.

The Board provided preliminary design review feedback, should a departure be required for this aspect of the design:

1. **Dwelling Unit Street-Level Entry Height** (SMC 23.47A.008.D.2.): The Code requires the floor of a dwelling unit located along the street-level street-facing façade to be at least four-feet above or four-feet below the sidewalk grade or be set back at least 10-feet

from the sidewalk. The applicant proposes to reduce this requirement to three feet above sidewalk grade at the northeast portion of the site along Greenwood Ave N.

The Board indicated preliminary support for a potential departure request, agreeing that the request could better meet the intent of the design guidelines so long as the townhouse entries are carefully integrated into the two-story base and rhythm expression of the façade composition. (PL3 Entries, CS3-II Compatibility)

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 departures were requested:

1. **Non-Residential Depth** (SMC 23.47A.008.B.3.): The Code requires that non-residential uses greater than 600 square feet extend an average depth of at least 30-feet and a minimum depth of 15-feet from the street-level, street-facing façade. The applicant proposes to reduce this requirement to 22-feet, 9-inches to allow a plaza at Greenwood Ave N.

Staff recommends approval of the departure request, agreeing with the analysis in the Recommendation packet and finding the departure results in a design that better meets the Board guidance from EDG and the Design Guidelines. (PL3 *Entries*, CS3-II *Compatibility*)

2. **Dwelling Unit Street-Level Entry Height** (SMC 23.47A.008.D.2.): The Code requires the floor of a dwelling unit located along the street-level street-facing façade to be at least four-feet above or four-feet below the sidewalk grade or be set back at least 10-feet from the sidewalk. The applicant proposes to reduce this requirement to three feet above sidewalk grade at the northeast portion of the site along Greenwood Ave N. This request may be approved as a Type I decision if it is found to comply with the exception criteria of SMC 23.47A.008.D.2, which is reviewed with the MUP application.

If a departure should be required, Staff recommends approval of this request, finding the request would better meet the intent of the design guidelines as the townhouse entries are carefully integrated into the two-story base and rhythm expression of the façade composition. (PL3 Entries, CS3-II Compatibility)

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design Guidelines recognized by Staff 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

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-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-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.

Greenwood/Phinney Supplemental Guidance:

CS3-II Compatibility

CS3-II-i. Existing Pattern: Consider using the human-scale historical pattern of storefronts on Greenwood Avenue North as a guide in developing new structures abutting TownCenter streets. New development should respond to Greenwood’s existing context by matching window and opening proportions, entryway patterns, scale and location of building cornices, proportion and degree of trim work and other decorative details, and employing a variety of appropriate finish materials.

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-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-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.

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

PL2-B Safety and Security

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.

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-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.

DESIGN CONCEPT

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

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.

Greenwood/Phinney Supplemental Guidance:

DC1-I Blank Walls

DC1-I-i. Storefronts: Storefronts are encouraged to be located at the sidewalk edge, particularly in neighborhood commercial districts, and should be continuous, minimizing blank walls. Where unavoidable consider treating blank walls with one or more of the methods suggested in the Seattle Design Guidelines, including:

1. installing vertical trellis in front of the wall with climbing vines or plant material;
2. employing small setbacks;
3. employing different texture, colors, or materials;
4. providing art or murals.

RECOMMENDATIONS

At the conclusion of the Administrative RECOMMENDATION phase, Staff recommended approval of the project with conditions.

The analysis summarized above was based on the design review packet dated Friday, May 29, 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.

CONDITIONS

1. Should the 20-foot setback at the west property line be fenced at the north and south ends, the design of the fencing should be consistent with the architectural concept of the project. Include fencing details be included in the plan set. (DC3-C *Design*)
2. Submit an enhanced shadow study that demonstrates the shadow impacts from the proposed trees along the west property line at full projected height. (CS1-B *Sunlight and Natural Ventilation*, DC3-B *Open Space Uses and Activities*)
3. Remove the flashing lights and audio notification at the garage entrance. (DC1-B *Vehicular Access and Circulation*)
4. Explore with SDOT the possibility of providing an alternative paving pattern at the curb cut to alert pedestrians to the garage entrance and mitigate potential pedestrian/vehicle conflicts. (DC1-B *Vehicular Access and Circulation*)
5. Further refine the plaza design to include additional human scale features to encourage interaction. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, artwork. (PL1-B *Walkways and Connections*)
6. Submit a conceptual signage plan. (DC4-B *Signage*)
7. Maintain the proposed porcelain tile, or similar material of texture and human scale and reflective of context, at the ground level to ensure compatibility between this project and the existing architectural context. (CS3-A *Emphasizing Positive Neighborhood Attributes*)
8. Explore providing punched windows and/or varying depth of frame to best articulate the fenestration and façade design concept on the upper level massing. (DC2-C *Secondary Architectural Features*)
9. The metal sunshades on the south façade shall remain metal or other similar quality material. (DC2-C *Secondary Architectural Features*)