



**RECOMMENDATION OF THE
NORTHWEST DESIGN REVIEW BOARD**

Record Number: 3032912-LU

Address: 1511 NW 51st Street

Applicant: Robert Humble, Hybrid Architecture

Date of Meeting: Monday, December 02, 2019

Board Members Present: Emily McNichols (chair)
Phoebe Bogert
Andy Campbell
Garrett Nelli
Lauren Rock

Board Members Absent: None

SDCI Staff Present: Allison Whitworth

SITE & VICINITY

Site Zone: Commercial 1 with a 75'
height limit (C1-75 (M))*
*this project vested to a prior
zoning designation (C1-65)

Nearby Zones: (North) C1-75 (M)
(South) C2-75 (M)
(East) IG2 U/65
(West) C1-75 (M)

Lot Area: 9,607 square feet



Current Development:

The corner site is currently developed with a one-story commercial structure with surface parking. The site slopes downhill approximately 1.5' feet from the southwest corner to the northeast.

Surrounding Development and Neighborhood Character:

The site is located in the Ballard Hub Urban Village at the western boundary of C1-65 zoning which transitions to industrial designation across 15th Ave NW. The neighborhood is eclectic and diverse. Surrounding development generally includes a mix of townhouse developments, apartment buildings and single family residences to the north and west of the subject property. Commercial and industrial uses are generally located to the south and east of the site.

Immediately adjacent to the west is a two-story office building. North of the site across NW 51st street is a car wash. Adjacent uses to the south across the alley include a vacant lot and a car dealership.

Access:

Vehicular access is currently provided from a curb cut on NW 51st St. No vehicular access is proposed.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

Land Use Application to allow a 5-story, 7-unit congregate residence with 122 sleeping rooms, 7 small efficiency dwelling units and 5 live-work units. No parking proposed. Existing building to be demolished.

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>

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

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

Email: PRC@seattle.gov

FIRST EARLY DESIGN GUIDANCE July 16, 2018

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned that parking is not proposed and resulting impacts to on-street parking in the surrounding area.
- Concerned with the design and location of bicycle storage.
- Questioned the timeline for approval and construction.
- Concerned regarding the setback from the west property line and relationship to the adjacent structure.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking 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-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 expressed disappointment that massing options 1 and 2 were not developed to the same level as option 3. However, the Board agreed that option 3 best responds to the character of the three frontages and supported this option as the basis for further refinement. (CS2-C-1 Corner Sites, CS2-D-1 Existing Development and Zoning)
- b. The Board felt the L-shaped volumes were too boxy and gave guidance to further articulate the massing. (DC2-A-2 Reducing Perceived Mass)
- c. The Board agreed that the massing volumes should be perceived as two separate structures. This could potentially be accomplished by differentiating the height of the L-shaped forms. (DC2-A-2 Reducing Perceived Mass, CS2-C-1 Corner Sites, CS2-D-1 Existing Development and Zoning)
- d. The Board discussed the horizontal modulation along the alley façade which is driven by the alley dedication requirement. Modulation of the alley façade should be developed as a cohesive element of the overall design concept. (CS2-C-1 Corner Sites, CS2-D-1 Existing Development and Zoning)

2. Courtyard & Amenity Area:

- a. The Board discussed the size of the courtyard and noted that the precedent image provided in the EDG packet (pg. 29) showed a courtyard approximately 18' wide. The Board agreed that the proposed 10' width did not provide adequate privacy and access to natural light and air for units facing the courtyard. (CS2-B Sunlight and Natural Ventilation)
- b. Noting the communal aspect of the building, the Board emphasized the importance of amenity area for small residential units and strongly agreed that the amount of amenity area provided should be adequate for the number of users. (PL1-C Outdoor Uses and Activities, DC3-B-1 Meeting User Needs, DC3-C-2 Amenities/Features, PL1-A-1 Network of Open Spaces)
- c. The Board appreciated the connection between the interior common space and exterior amenity area but questioned whether the covered exterior amenity area would be more appropriately located adjacent to the interior common space. (DC3-A-1 Interior/Exterior Fit)

3. Arrangement of Ground Floor Uses & Street Level Activation:

- a. The Board noted that the structure will be precedent setting for new development along 15th Ave NW and agreed that the proposal should consider the future character of the street rather than responding to the current context. Therefore, the Board requested active uses be located along 15th Ave NW to interact with the street frontage. (CS2-B-2 Connection to the Street, CS3-A-4 Evolving Neighborhoods, PL1-B Walkways and Connections)
- b. In addition to the lack of activation of the street, the Board was also concerned with privacy, noise and air quality impacts for ground level residential units along 15th Ave NW and the alley. The Board provided guidance to resolve the ground plane design to mitigate these impacts for ground level residential units. (PL3-B-1 Security and Privacy, PL3-B-2 Ground-level Residential)
- c. The Board supported the location of the residential entry on NW 51st street. (PL3-A Entries)
- d. The Board discussed the high number of move-ins anticipated and recommended consideration of how and where loading will occur. (PL1-B Walkways and Connections)

4. Façade Composition:

- a. The Board noted the severe wall condition proposed on 15th Ave NW as well as the high visibility of the façade and gave guidance to break down the boxy character and further articulate the mass, which could include lowering the height. (DC2-A-2 Reducing Perceived Mass, DC2-B-1 Façade Composition)
- b. The Board observed that the signage feels applied to the façade and provided guidance to integrate the signage with the design concept and create a cohesive façade composition. (DC2-B-1 Façade Composition, DC4-B Signage)
- c. The Board discussed the material cladding strategy described on pg. 26 of the EDG packet and questioned whether the materials for each L-shaped volume should be

more related. The cladding relationship of the two masses should be further studied. At the Recommendation phase the Board expects to review a fully developed concept for the exterior cladding. (DC4-B-1 Exterior Finish Materials, DC2-B-1 Façade Composition)

5. Bike Storage:

- a. The Board stated concern with the security of the exterior bike storage and encouraged internal storage areas. Further development of the design should create secure bike storage. (PL4-B-2 Bike Facilities, PL4-B-1 Early Planning)

6. Universal Access:

- a. As concerns regarding the amenity area are resolved, one Board member recommended consideration of including an elevator to provide universal access throughout the structure. (PL2-A Accessibility)

SECOND EARLY DESIGN GUIDANCE October 22, 2018
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PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned with noise and air quality impacts to residents of the proposal from surrounding uses.
- Questioned how the proposal creates mixed use spaces for small businesses.
- Questioned how the proposal plans for bicycle access.

The following comments from Seattle Department of Transportation (SDOT) were received in writing prior to the meeting:

- Supported improvements to the site that encourage people to walk, bike and take transit in the neighborhood.
- Recommended the project improve the planting strip along 15th Ave NW to at least 5.5' to provide a generous buffer along the busy arterial and improve the pedestrian environment.
- Trash collection is required from NW 51st St and the project may use a neighboring curb cut within 15' to facilitate access.
- A 4' setback is required along the alley.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

All public comments submitted in writing for this project can be viewed using the following link and entering the 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 Concept:

- a. The Board supported the revised third massing option and recommended the project move forward to MUP application. (DC2-A Massing)

2. Courtyard & Amenity Area:

- a. The Board supported the increased height and width of the courtyard as well as shifting the overhang to be adjacent to the interior common space. (CS2-B Sunlight and Natural Ventilation, DC3-A-1 Interior/Exterior Fit)
- b. The Board discussed the units fronting the courtyard space and supported the entries opening onto the courtyard but recommended locating the doors in a way which maximizes the useable amenity space. (DC3-A-1 Interior/Exterior Fit)
- c. The Board noted that the courtyard area was previously designed to allow more active use and the revised proposal is primarily passive landscape. The Board provided guidance to further develop the courtyard design to create opportunities for gathering and interaction. (DC3-B-1 Meeting User Needs, DC3-C-2 Amenities/Features)

3. Ground Level Uses and Street Frontages:

- a. The Board supported the inclusion of live/work units along 15th Ave NW but was concerned with the treatment of the northeast corner. The Board provided guidance to continue the transparent commercial language around the corner onto the NW 51st St façade. This could be accomplished in a variety of ways including extending the common space to this corner. The Board noted that as this guidance is resolved the bike storage room along 15th Ave NW could be relocated. (CS2-B-2 Connection to the Street, PL3-C-1 Porous Edge, PL3-C-2 Visibility, CS2-B-2 Connection to the Street)
- b. The Board was concerned with the abrupt edge between the live/work units and the 15th Ave NW sidewalk. The Board provided guidance to create a defensible transitional threshold between the right-of-way and the live/work unit entries. (PL3-A Entries)
- c. The Board acknowledged and supported SDOT's recommendation to incorporate a 5.5' planting strip along 15th Ave NW to provide a generous buffer between the sidewalk and the arterial street. (PL1-B Walkways and Connections)

4. South Façade:

- a. Acknowledging public comment regarding potential noise and environmental impacts to residential units on the south façade from neighboring uses, the Board supported the lack of balconies on this elevation to minimize impacts. (CS2-B-1 Site Characteristics)

5. Façade Composition and Materiality:

- a. The Board agreed that the building signage continued to feel applied to the façade and reiterated earlier guidance that it should be integrated with the overall design concept and façade composition. The early ideas for live/work and address signage (pg. 32 of the EDG packet) were noted as moving in the right direction. (DC2-4-B Signage, DC2-B-1 Façade Composition)
- b. The Board struggled to understand the logic of where balconies were placed and provided guidance to develop a strong concept for the application of balconies which relates to the overall façade composition. (DC2-B-1 Façade Composition, DC2-C Secondary Architectural Features)
- c. The trash room doors on NW 51st St were discussed, and the Board provided guidance to better integrate the trash room into the overall façade composition. (DC2-B-1 Façade Composition, DC1-C-4 Service Uses)
- d. The Board provided guidance to create depth and shadow on the façade through material application and detailing. (DC2-C-1 Visual Depth and Interest, DC2-D-2 Texture, DC4-A-1 Exterior Finish Materials)
- e. The Board strongly supported the use of brick at the base and encouraged further development of the application with details such as lintels at the window, etc. (DC4-B-1 Exterior Finish Materials, DC2-B-1 Façade Composition)
- f. The Board noted concern with the slight color variation between the two massing volumes and provided guidance to utilize greater differentiation in colors. (DC4-B-1 Exterior Finish Materials, DC2-B-1 Façade Composition)
- g. At the Recommendation meeting the Board expects to review details of the exterior stair design. (DC2-B-1 Façade Composition)
- h. The Board noted the importance of overhead weather protection at unit entries and at the exterior stairs. (PL2-C Weather Protection)

6. Universal Access:

- a. The Board expressed disappointment that the applicant had not responded to previous guidance regarding providing universal access throughout the structure. (PL2-A Accessibility)

RECOMMENDATION December 2, 2019

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Noted the visibility of building signage along the view corridor.
- Questioned how and whether residents would use the courtyard.
- Supported the density of the project.
- Questioned the number of vehicle trips generated by the project.

The following comments were received in writing prior to the meeting:

- Emphasized the importance of including universal design for accessibility, green spaces, and open gathering spaces.
- Felt the project did not respond to the Board's previous guidance.

- Noted that Ballard's local identity has changed.

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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. Materiality:** The Board supported the high quality material choices and provided the following guidance:
 - a. The Board particularly appreciated the black metal flashing detail on the vertical fiber cement paneling and agreed that it creates continuity with the metal cladding on the eastern massing volume. The Board recommended a condition that this detail be maintained as shown on pg. 49 of the Recommendation packet. (DC2-C-1 Visual Depth and Interest)
 - b. The Board discussed the materials at the ground level and was pleased with the brick cladding on the eastern volume. The Board identified several concerns with the horizontal fiber cement paneling on the western volume including the lack of material continuity at the main entry, the durability of the material at the ground level and along the alley, and the residential character of the material in contrast with the overall industrial character of the material palette. For these reasons, the Board recommended a condition to clad the base of the western volume with brick on the NW 51st elevation, wrapping the corner onto the west elevation until no longer visible from the street, and with black metal panel on the alley elevation. The applicant should work with the SDCI planner for approval of the metal panel specifications and reveal patterning along the alley. (DC4-A-1 Exterior Finish Materials, PL3-A Entries, DC2-B-1 Façade Composition)
 - c. The Board supported the heavy timber stairs and wood soffits and recommended a condition to maintain these elements as detailed in the Recommendation packet. (DC4-A-1 Exterior Finish Materials, DC2-C-1 Visual Depth and Interest)
 - d. The Board discussed the cladding material of the gasket at the alley façade of the western volume. Due to the lack of plane change at the gasket, the Board felt that the shift to the white material cluttered the massing and created awkward proportions. As a condition of approval, the Board recommended cladding the gasket with the black standing seam cement board in this location. (DC2-B-1 Façade Composition)

2. Façade Composition:

- a. The Board supported the shifted window pattern concept but identified the several concerns with the composition. As a condition of approval, the Board recommended the applicant work with the planner to study options and refine the fenestration to resolve these concerns. (DC2-B-2 Façade Composition)
 - I. The Board discussed the proportions of the upper level window groupings on the western volume and recommended study of aligning the fenestration of the bottom two levels as opposed to the upper two levels.
 - II. The Board also discussed the window pattern of the gasket in relationship to the fenestration of the upper levels and agreed that it was most successful along 15th Ave NW where it is highly glazed. The Board recommended refinement of the gasket glazing to establish a clear pattern differentiated from the upper massing.
 - III. The Board also discussed the alignment of the windows at the east corner of the NW 51st elevation and felt the alignment was inconsistent with the shifting pattern. The applicant should work with the planner to resolve the alignment.
- b. The Board agreed that the off-set height of the two massing volumes was working well and recommended approval as proposed. (DC2-A Massing)
- c. The Board discussed the proposed solution for incorporating venting within the façade composition. The Board recommended approval of the venting with the condition that the venting be shrouded with the same width and color as the cladding panels as shown in the Recommendation packet. No venting should be placed within the metal siding or vertical cement board siding. (DC2-B-1 Façade Composition)
- d. The Board struggled to understand the logic of the balcony placement on the east façade. While supportive of the balconies as a secondary level of interest, the Board questioned whether the balconies would be more successful if spread across the façade rather than grouped at the corner. The Board recommended a condition of approval to work with the SDCI planner to study other balcony placement options that reinforce the shifted window patterning. (DC2-B-1 Façade Composition, DC2-C-1 Visual Depth and Interest)
- e. The Board agreed that the proposed Corten signage detracts from the overall façade composition and recommended a condition to utilize black metal signage to complement the proposed building materials and colors. (DC4-B Signage)

3. Live/Work Units:

- a. The Board expressed disappointment that the live/work units were not set back in response to previous guidance to create a transition between public and private space. However, the Board appreciated the revisions to the fenestration and addition of the concrete sill to create a transition. (PL3-B-3 Building with Live/Work Uses)
- b. The Board agreed that the doors to the live/work units should not be used as a marketing tool or signage feature for the overall building and recommended this as a condition of approval. The Board noted that the doors to the live/work units are important identifying elements and provided guidance to explore utilizing them as

signage for the individual units but no specific color was recommended. (DC4-B Signage)

- c. The Board questioned the success of the proposed blade signage for the live/work units due to the close placement, height, and layout of the storefront. The Board recommended a condition to work with the planner to further develop the signage details for the live/work units, including the doors and blade signs. (DC4-B Signage)
- d. The Board recommended reviewing the planting choices along the 15th Ave NW landscape strip to ensure hardy plantings which create a strong, dense barrier to the street. The applicant could also consider simplifying the planting in this area. This was not identified as a condition of approval. (DC4-D-1 Choice of Plant Materials)

4. Lighting: The Board noted some differences in the proposed lighting between the Recommendation packet and the presentation and recommended the applicant review the lighting plan for each street frontage to ensure they are well lit. This was not identified as a condition. (PL2-B-2 Lighting for Safety, DC4-C Lighting)

5. Ground Floor Layout: The Board recommended approval of the ground floor layout and revisions since EDG and provided the following feedback:

- a. The Board appreciated that the storefront window language of the live/work units is wrapped onto the north façade. (CS2-B-2 Connection to the Street, PL2-B-3 Street-Level Transparency, PL3-C-2 Visibility)
- b. The Board agreed that the transparency between the amenity area and courtyard was successful. (DC1-A-4 Views and Connections)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be 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). The Board's recommendation will be reserved until the final Board meeting.

At the time of the Recommendation Meeting no departures were requested.

DESIGN REVIEW GUIDELINES

The Citywide and Neighborhood guidelines recognized by the Board as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

CS1-E Water

CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

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

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

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

PL3-A Entries

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

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

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

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

PL3-B Residential Edges

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

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

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

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

PL3-C Retail Edges

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

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

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

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

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

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DC4-E Project Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

BOARD DIRECTION

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

The recommendation summarized above was based on the design review packet dated Monday, December 02, 2019, and the materials shown and verbally described by the applicant at the Monday, December 02, 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 with the following conditions:

1. Maintain the black metal flashing detail on the vertical fiber cement paneling as shown on pg. 49 of the Recommendation packet. (DC2-C-1 Visual Depth and Interest)
2. Clad the base of the western volume with brick on the NW 51st elevation, wrapping the corner onto the west elevation until no longer visible from the street, and with black metal panel on the alley elevation. The applicant should work with the SDCI planner for approval of the metal panel specifications and reveal patterning along the alley. (DC4-A-1 Exterior Finish Materials, PL3-A Entries, DC2-B-1 Façade Composition)
3. Maintain the heavy timber stairs and wood soffits as detailed in the Recommendation packet. (DC4-A-1 Exterior Finish Materials, DC2-C-1 Visual Depth and Interest)
4. Clad the gasket area on the south façade of the western volume with the black standing seam cement board. (DC2-B-1 Façade Composition)
5. Work with the SDCI planner to refine the fenestration as follows: (DC2-B-2 Façade Composition)
 - a. Establish better alignment of the proportions of the upper level window groupings on the western volume.
 - b. Establish a clear gasket glazing pattern differentiated from the upper massing.
 - c. Resolve the alignment of the windows at the east corner of the NW 51st elevation for consistency with the shifting pattern.

6. The venting panels should be shrouded with the same width and color as the cladding panels as shown in the Recommendation packet. No venting should be placed within the metal siding or vertical cement board siding. (DC2-B-1 Façade Composition)
7. Study other balcony placement options on the east facade that reinforce the shifted window patterning. (DC2-B-1 Façade Composition, DC2-C-1 Visual Depth and Interest)
8. Revise the Corten signage to a black metal material to complement the proposed building materials and colors. (DC4-B Signage)
9. Work with the SDCI planner for approval of the live/work signage, including the doors and blade signs. (DC4-B Signage)