Seattle Department of Construction & Inspections

DESIGN REVIEW

RECOMMENDATION OF THE
EAST DESIGN REVIEW BOARD

Record Number:	3033203-LU
Address:	1100 Boylston Avenue
Applicant:	Jodi Patterson-O'Hare, Permit Consultants Northwest
Date of Meeting:	Wednesday, January 15, 2020
Board Members Present:	Melissa Alexander, (Chair) Alastair Townsend Melissa Alexander Justin Panganiban Betsy Anderson Andrew Haas
SDCI Staff Present:	Joseph Hurley, Senior Land Use Planner

SITE & VICINITY

Site Zone: High Rise (HR)

Nearby Zones: (North) HR
(South) NC3-160
(East) NC3P-65
(West) HR

Lot Area: 27,250 sq. ft.

Current Development:

The site is currently used as surface parking.

Surrounding Development and Neighborhood Character:

The immediate context includes a variety of zoning designations and uses. Nearby sites are zoned Neighborhood Commercial Three with a Pedestrian Overlay (NC3P-160+65), Midrise and Highrise. The neighborhood includes a significant number of pre-war masonry structures, including the Landmarked Old Fire Station #25 and the Knights of Columbus Hall. Directly across the alley to the northeast is the Historic Seattle Baptist Church. Zoning on the south boundary

of Madison Street is Neighborhood Commercial Three with a Pedestrian Overlay (NC3P-160 and NC3P-85) and included in a Major Institution Overlay for Swedish Hospital. The site is located within the First Hill Urban Center Village but bound on two sides by the Pine/Pine Urban Center Village. Uses in the immediate context include institutional uses such as Swedish Medical Center, Virginia Mason and Seattle University.

Access:

Vehicle and pedestrian access are from Seneca Street, Boylston Avenue, Spring Street and the alley.

Environmentally Critical Areas:

No Environmentally Critical Areas have been identified on site.

PROJECT DESCRIPTION

Design Review Early Design Guidance for an 8-story, 226-unit apartment building. Parking for 90 vehicles 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 SDCI:

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

FIRST EARLY DESIGN GUIDANCE March 20, 2019

PUBLIC COMMENT
The following public comments were offered at this meeting:

- Concerned about the residential uses at street-level, would like to see them better designed than those across the street.
- Concern for safety of pedestrians with deliveries, ride-hailing, cars, etc.
- Concern regarding the large size of the project, would like to see a solution like the one this team designed near Broadway called Brix.

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

- Noted that views of the neighboring First Baptist Church would be blocked.
- Recommended a 30-40 ft distance between the proposed building and the sidewalk on Seneca St. to protect views. Suggested using the setback as a park.
- Would like to see utilities undergrounded as part of this project.
- Concerned that 'breadbox'-style wood frame buildings were making Seattle neighborhoods monotonous, would like to see a high-rise project on this site.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

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

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 Schemes:** The Board did not support any of the three proposed massing schemes and directed the applicant to return for a second EDG meeting.
    a. The Board was disappointed by the lack of any significant variation between the three schemes, and that there was no exploration of other forms that might allow the project to step back from the street-edge and create conditions that better meet the criteria in the Design Guidelines. (CS2-D, DC2-A, CS2-C)
    b. The Board supported the applicant's intent to mitigate the project's height, bulk and scale. The proposed 8-story height is significantly lower than the permitting zoning height and the height of nearby residential towers, but the Board agreed that the shallow massing moves shown in all three schemes were inadequate to mitigate the bulk and scale. (DC2-A, DC2-B)
    c. The Board agreed that the unrelieved eight-story massing along the full block did not meet Design Guidelines around bulk and scale and asked the applicant to explore revisions to massing including courtyards, other ground-level setbacks, significant modulation, and upper-level setbacks (possibly augmented with a change in materials). (CS2-A, CS2-B, CS3-A, DC3-B)
    d. Echoing public comment, the Board identified the Brix project (at 10th Ave. E. and E. Mercer St.) as an appropriate precedent, where setbacks, breaks in massing, and modulation are used to successfully mitigate scale, and the area between the property line and ground-level entries is developed with landscaping, stoops, grade changes and secondary architectural elements. (DC2-A, CS2-D), CS3-A)

e. The Board agreed that none of the schemes seemed connected to context in a significant way. In particular, the Board pointed out the contrast between the figure/ground diagram in these schemes and that of similar scale buildings in the neighborhood (often broken at mid-block), where open space, visual interest, and human scale is created with significant setbacks, breaks in massing and legible modulation. (CS2-A, DC2-C, DC2-A, CS2-D)

2. Design Concept

a. The Board supported the applicant's intent to be a good neighbor and background to the landmarked Seattle First Baptist Church. However, the Board noted that the current design compromised this intent by locating the project's main entry on Seneca Street (just adjacent to a principal church entry) and by the visual noise generated by the not-clearly-ordered changes in cladding materials. (CS2-A, SC2-D, CS3-A, DC2-C)

b. The Board agreed that the project should give the church 'breathing room,' but also agreed that this did not necessarily mean setbacks and could be achieved by quieting the proposed façade expression. The Board encouraged the applicant to simplify the materials palette and develop a cohesive design concept rendered exclusively in high-quality materials. (DC2-B, DC2-D, DC4-A)

c. The Board agreed that Seneca Street, due to already high use by pedestrians, cyclists and cars, the existing bus stop, and added parking-access traffic, was not well-suited to accommodate the proposed entry as it would increase pedestrians and ride-hailing services at that location. (PL1-B, PL4-A, DC1-B, DC1-A)

d. The Board did not support the location of the amenity space at the NE corner adjacent to the church, as it would work at cross-purposes with the intent to 'quiet' the Seneca street edge relative to the church. (DC1-A, DC2-A,)

e. The Board supported the high percentage of glazing conceptually shown for the preferred scheme, identifying it as a high-quality material. (DC2-B, DC4-A)

f. The Board agreed that a mid-block courtyard and principal entry on Boylston Avenue would be an appropriate response to context and a corresponding setback in the facade could help mitigate the length and monotony of the project on this street edge. (DC3-A, CS2-A, CS2-3, PL1-A)

g. The Board agreed that relocating the amenity space to be adjacent to the entry could provide the opportunity to create a visual connection from street to alley that would clearly identify the entry, mitigate the scale of the project as experienced from Boylston, and provide activation and safety at the alley adjacent to the church. (DC1-A, PL2-B)

h. The Board wondered how Green Factor criterion would be met and suggested that those elements (such as trees, storm-water infrastructure, planting beds) could be incorporated into the design of open space at ground level. (DC4-A, DC4-D)

3. Street Edges and Site Plan: The Board did not support the proposed approach to these aspects of the proposal and offered the following guidance.

a. The Board did not support the proposed entry design and agreed that the below-grade condition would limit its potential to be welcoming and identifiable to visitors, have clear lines of sight, and be visually connected to the street. (PL4-A, PL3-A)
b. Echoing public comment, the Board did not support the below-grade individual unit entries in the preferred scheme and agreed that locating unit entries above grade rather than below (referencing the precedent images on p.22) would be more likely to meet the intent of the Design Guidelines. (PL3-A, PL3-B, CS2-B)
c. The Board agreed success of ground floor residential will hinge on the thoughtful development of an active and engaging street edge while protecting occupant privacy. (PL3-B, CS2-B)
d. The Board agreed that the proposed design does not yet adequately respond to existing topography and directed the applicant to develop site-specific design solutions at project edges that are tied to those conditions. (CS1-C, CS2-B)
e. The Board agreed that the treatment of the alley was an important aspect of the design and asked that it be developed as a safe and understandable route for vehicles and pedestrians, and that waste management be collected and staged on-site. (PL2-B, DC1-A, DC1-B)

4. **Next Meeting:** The Board agreed that one scheme that responds to their guidance would be adequate for the next meeting but encouraged the applicant to graphically demonstrate the 'process' work that lead to this solution. Show a wide range of schemes that were considered but not pursued and provide a design rationale for development of a new preferred scheme.

5. **Additional Materials:** The Board directed the applicant to include the following materials for the next meeting:
    a. Complete documentation of all four edge conditions, including at a minimum:
        i. A diagrammatic floor plan of the Seattle First Baptist Church
        ii. Site plan including the three streets and one alley and the first ≈10' of structures opposite the development site;
        iii. Site sections that include the parcel, the street and the structures opposite the development site;
        iv. Analysis of those conditions and how they have informed the design;
    b. Perspective views of the project from critical vantage points around the site;
    c. A schematic solid waste plan;
    d. Intent regarding the Bus stop with reference to SDOT memo; and

SECOND EARLY DESIGN GUIDANCE May 15, 2019

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Noted that First Hill was not Capitol Hill and had its own unique character, exemplified by residential apartment buildings with brick cladding.
- Noted that this project was right next door to the church and should be made entirely of brick, as that would be quieter and more respectful.

- A suggestion to raise sills of windows at street level for more privacy and more traditional look.
- Disappointed not to see a 'stepping' of the mass of this project per the early outreach meeting.
- Concerned regarding the appearance of the roof from above.
- Concerned regarding safety issues at the street edges and in the courtyard, particularly given the large number of homeless people.
- Concern that the size of this project will overwhelm the Seattle First Baptist Church.
- A request that care be taken in the specification and maintenance of the Green Roof.

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

- Encourage the project team to coordinate with the First Hill Mile landscape architecture team to ensure that 1100 Boylston creates cohesion with the loop on Boylston Avenue.
- Support for the inclusion of utilitarian staple bike racks.
- Support for the updated massing and for a well-defined courtyard and upper level setbacks.

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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 siting and design guidance.

1. **Response to Guidance**
    a. The Board agreed that positive change had occurred in response to their guidance at the first EDG meeting.
    b. The Board expressed their appreciation and support for the development of an entry courtyard, the intent to provide an upper-level setback and the location of balconies away from the outboard edges of the site. (CS2-A, CS2-B, CS3-A, DC3-B)
2. **Height, Bulk and Scale**
    a. The Board expressed their concern about the relatively unmodulated bulk of this project, particularly as it relates to the Landmarked Seattle First Baptist Church, and at Boylston Avenue, where it occupies the entire frontage from Seneca Street to Spring Street. The Board agreed that given the proposed scale and at this location, some combination of higher-quality materials and erosion of the massing would be required to meet Guideline criteria. (CS2-A, DC2-A, CS3-A-1, DC2-A-2, CS3-B-1)

b. The Board agreed that an upper level setback could be a successful strategy to mitigate the scale of this project but found the dimension of the proposed setback (3 to 5 feet) to be insufficient to achieve the desired result. The Board directed the applicant to explore either deeper setbacks at the upper level (ideally large enough to create occupiable outdoor space) or setting back the upper two or three levels rather than just the top. (CS2-A, CS2-B, CS3-A, DC3-B)
c. The Board again referenced the Brix project (at 10th Ave. E. and E. Mercer St.) as an appropriate and instructive precedent, where setbacks, breaks in massing, and modulation are used to successfully mitigate scale. (DC2-A, CS2-D, CS3-A)

3. Design Concept

a. The Board agreed that the latest preferred option had great potential as a modern reinterpretation of the courtyard apartment building typology typical of First Hill. (CS3-A-1, CS3-B, CS2-A-1)
b. The Board agreed that the simplification of the composition now better meets the applicant's intent to have this project be a simplified background, adjacent to the Seattle First Baptist Church. (CS2-A-2)

4. The Alley Edge

a. The Board agreed that the alley façade was an important element in the design of the project, meriting the same high level of attention and detailing as the other edges. (DC2-B-1)
b. The Board noted that the modulations and plane changes present in the Boylston façade have been reduced here and asked that the applicant explore using more significant plane changes to better modulate the scale of this project. (CS3-A-1, CS2-D)
c. The Board suggested that the width of the alley access points be studied and reduced as much as possible, particularly at the MEP door, where less access would be required and landscape could be added. (PL1-B, PL2)
d. The Board agreed that the pedestrian level was very important and would require careful composition and detailing, including high-quality garage and enclosure doors. (DC2-D-1, DC2-D-2)
e. The Board asked the applicant to explore a secondary residential pedestrian entry at the vehicle entrance as a strategy to animate and activate this area. (PL4-A)
f. The Board did not support the staging of dumpsters outside of the building and asked for a complete exploration of other options. (PL4, PL1-B)

5. The Roof

a. The Board agreed that the addition of a prominent cornice at the roofline significantly compromised the scale-mitigating effect of the upper-level setback and directed the applicant to explore other options. (DC2-A-2, DC2-B)
b. The Board agreed that the roof would be highly visible from the taller buildings nearby and, echoing public comment, asked that a high level of care be taken in the design of occupiable areas and the location and screening of mechanical equipment and features. (DC2-B)
c. The Board agreed that amenity areas, stair towers and elevator overruns should be located and detailed to minimize their visibility from street level. (DC2-B, DC2-A-2)

d. The Board supported the unique crenelated roof treatment of roof edge at the courtyard façade (p.33) and suggested high-quality metal panels as an appropriate cladding material. (DC4-A, DC2-A, DC2-B)

6. The Street Edges

a. The Board supported the entry stoops on the north and south facades but asked the applicant to explore these as individual entries (rather than shared) as a potentially more engaging street edge. (PL3-A, PL2-B, PL-3)
b. The Board expressed concern regarding privacy for the first-floor residential units and, echoing public comment, suggested that higher window sills and layers of landscape should be explored. (PL3-B)

7. Context and Exterior Materials

a. The Board, echoing public comment, agreed that First Hill has a unique character, with many elegantly proportioned brick apartment buildings. The Board agreed that the Landmarked Seattle First Baptist Church was a beautiful historic structure and a unique asset to this neighborhood. Given this proposed project's proximity to the church, the Board agreed that exterior materials of the highest quality would be required.
b. The Board expressed their appreciation for the use of brick at the base of the building, but pointed out that while this common strategy was often successful on other sites, the bulk and scale of this project and its proximity to the Landmarked Seattle First Baptist Church made the use of lower-quality materials on the upper levels inappropriate. The Board gave guidance to use high quality materials on the upper levels of the building. (CS2, CS3)

8. Landscape Design.

a. Echoing public comment, the Board agreed that the design of the First Hill Mile should be an important consideration in the development of the landscape design at the street edges. (DC4-D, CS2-A)
b. The Board expressed appreciation for the well-advanced planting plan but questioned the practicability of traditional plantings in the bioswale planter. The Board gave guidance to demonstrate at the Recommendation meeting that the bioswale will be planted with materials to enhance the bioswale function. (DC4-D-1)
c. The Board supported the idea of a dynamic animating element at the street edge but questioned the viability and potential maintenance issues of the water feature proposed for the northwest corner. Consider another design to activate this street edge, or at the Recommendation meeting, demonstrate how the water feature will be maintained. (DC3, PL3)

9. The Courtyard

a. The Board supported the proposed courtyard as a context-appropriate entry solution. (CS2)
b. The Board questioned the programming and expression of the "open" area above the principal entry and asked that complete details be provided at the next meeting, as well as a clear rationale for how this element fits with the design concept. (DC2)
c. The Board supported the unique crenelated roof treatment of roof edge at the courtyard façade (p.33) and suggested high-quality metal panels as a typologically appropriate cladding system. (DC2-B, DC2-C)

10. Exterior Venting

a. The Board agreed that all exterior vents should be flush to exterior cladding and composed and detailed to minimize their visibility. (DC2-C)

RECOMMENDATION January 15, 2020

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported residential uses at the street edge and the stoop design.
- Supported a larger 10 foot setback at the roof or 6 feet applied consistently
- Requested that fiber cement materials match metal paneling colors.
- Requested screening of rooftop service equipment and mitigation of noise from that equipment.
- Supported the project in the context of First Hill. Supported the brick color, window grids, and the setback at the alley with regard to the Church's stained glass windows.
- Concerned about noise from rooftop equipment (2)
- Concerned that those waiting at the bus stop will occupy private areas in front of units.

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

- Concerned about noise from the rooftop HVAC system.
- Suggested incorporating an outdoor beach mural and purple, white, gold, and navy colors.
- Suggested a hot tub and outdoor basketball court.
- Encouraged a security station and a separate entrance for bicyclists.
- Questioned if the overhead power lines on Boylston and Spring Streets would be vaulted.

SDCI received non-design related comments concerning parking and housing affordability.

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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 siting and design guidance.

1. **Board Deliberation:** The Board had a wide ranging and productive discussion of the proposed design, moving deliberately through the project's compositional elements and assessing how well the revised design had responded to their previous guidance. After noting a number of areas of significant concern and the limited response to their previous guidance, the Board recommended the project return for an additional meeting, but recognized the code-specified maximum of three Design Review meetings. *(Staff Note: Per SMC 23.41.008.E.3, this proposal can be required to complete up to two EDG meetings and 1 Recommendation meeting. Per SMC 23.41.008.4, the proposal may return to the Design Review Board for another Recommendation meeting).* The Board provided the following notes and recommended conditions to be resolved, should the proposal not to return for another Recommendation meeting.

2. **Massing and Modulation:** The Board agreed that the minor changes to massing and modulation were insufficient to mitigate the bulk and scale of the project or help it fit into existing context. The Board was unanimous in re-identifying this as a significant issue and made particular note of a number of exacerbating factors: the very large size of the project (a full block along Boylston Avenue), its proximity to the Landmarked First Baptist Church, the rich high-quality architectural context of First Hill, and the project's heightened neighborhood visibility given its location at the top of the hill. The Board recommended the following conditions to sufficiently mitigate the bulk and scale of the project**.** (CS2-A, DC2-A, CS3-A-1, DC2-A-2, CS3-A-3, CS3-B-1, CS2-D)
    a. The Board recommended a condition to create texture depth and shadow in the facades by offsetting the materials and window frames from the face of the brick by 8 to 12 inches. (CS2-C-3, DC2-C-1, DC2-A, CS2-D, CS3-A)
    b. The Board recommended a condition to increase upper level setbacks to a minimum of six-feet deep and that offset continue down the center portions of the elevations, as the four-foot setback currently does (CS2-C-3. DC2-C-1, CS2-A, DC2-A, CS3-A-1, DC2-A-2, CS3-B-1)
    c. The Board supported the applicant's intent to de-emphasize the top floor but noted the heavy appearance of the proposed awnings and recommended a condition to eliminate or significantly lighten in profile and appearance the proposed 8th floor awnings. (CS2-A, CS2-B, CS3-A, DC3-B)
    d. The Board recommended a condition to significantly increase the glazing percentage of the top floor to lighten its expression and distinguish it from the lower floors. (CS2-A, CS2-B, CS3-A, DC3-B)
    e. The Board revisited their earlier guidance regarding modulation of the alley facade and recommended a condition to carry the modulation of the upper levels at the alley down to the 1st and 2nd floors. (CS2-A, DC2-A, CS3-A-1, DC2-A-2, CS3-B-1)

3. **Middle and Base:** The Board noted the contextually appropriate base expression in the three-part organization of the façade, but agreed that as designed it was insufficiently distinguished to break down the scale of the project or connect to nearby context. (CS3-A, DC2-C-1, CS3, CS2, DC2-A-2, CS2-A)

a. The Board recommended a condition to strengthen the expression of the base with a significant plane change between the base and middle portion of the façade and additional brick detailing that highlights this change. (CS3-A, DC2-C-1, CS3, CS2, DC2-A-2, CS2-A)

4. **Character and Composition:** The Board agreed that the complex and unrelieved pattern of materials and fenestration, the lack of modulation, insufficient secondary architectural detail, and lack of shadow and texture resulted in a heavy and monolithic appearance that was out of character for the neighborhood and appeared institutional or commercial rather than residential (CS2-D, CS2-C-3, CS3, DC2, CS2)
    a. The Board recommended a condition to add operable lites to the window assemblies in a pattern and with details that create texture and shadow and reflect the residential character of the project. (DC2-C-1, DC2-B, CS3, DC2, CS2)
    b. The Board recommended a condition to simplify the composition by eliminating the 8th-floor guardrails in favor of a parapet to that height. (DC2-B, CS3, DC2, DC2-C-1, CS2)
    c. The Board recommended a condition to lighten the expression of the courtyard balcony railings, in accord with the project's other railing systems but not necessarily matching them. (DC2-C-1, DC2-B, CS3, DC2, CS2)

5. **Composition and Materials:** The Board agreed that the large number of cladding materials and unclear hierarchy worked at cross purposes with the applicant's intent (which the Board supported) to create a simple and restrained composition that would clearly recede in comparison to the Landmarked First Baptist Church. (CS2-A, CS2-B, CS2-D, CS3, DC2)
    a. The Board recommended a condition to simplify the materials palette, and to reduce the proportion of secondary materials in favor of larger areas of glazing and masonry. (CS2-C.3, CS2-A, CS2-B, CS2-D, CS3, DC2)
    b. The Board recommended a condition to revise the palette of materials and colors to strengthen the appearance of depth and shadow in the facade and to have the masonry read as primary in the hierarchy of materials (DC2, DC3, DC4, CS3)
    c. The Board supported the proposed brick materials, agreeing that they were contextually appropriate, but noted that they lacked articulation and detail. The Board recommended a condition to retain the full-size hand-set brick with color-matched grout shown in the renderings and on the materials board, and to add additional detail in texture, coursing and plane changes to create texture and shadow and better fit with existing context. (CS3, DC2-B, DC2-C, DC2-D)
    d. The Board recommended a condition that no cementitious panel materials be included at the ground level and that any such products elsewhere be comprised of thicker integral-color material that will have a high-quality appearance. (DC4, CS3)

6. **Courtyard Design Concept:** The Board agreed that the 'courtyard apartment building' typology common on First Hill was an appropriate precedent but found the depth and articulation of the courtyard insufficient to adequately connect to context or mitigate the bulk and scale of the project. (CS2-B, CS2-C, CS-2-D, CS3-A, PL1-C, DC1-A-2, PL3)
    a. The Board recommended a condition to mitigate the bulk and scale of the project by increasing the depth of the courtyard to be twice as deep as currently proposed. (PL3, CS2-C, CS-2-D, CS3-A, CS2-B, PL1-C, DC1-A-2)
    b. The Board noted the lack of an understandable order or hierarchy among the residential entry points from the courtyard and recommended a condition to create a clear hierarchy of building entry points in the courtyard, with the principal shared entry clearly differentiated and at an appropriately larger scale. (CS2, PL1-C, DC1-A-2, PL3, CS2-A-1, PL3-A)
    c. The Board was concerned with the large amount of privatized space proposed for this area and noted that the successful courtyards nearby were articulated as shared gathering spaces around a focal point rather than simply as circulation. The Board recommended a condition to significantly reduce the amount of privatized space in the courtyard and to use elements of landscape, paving, seating, lighting, and expressed stormwater management to create shared gathering space, consistent with the design concept and nearby context. (CS3, CS2-A-1, PL3-B, CS1-E, CS2)

7. **Stoops:** The Board was generally supportive of the stoop designs but were concerned by their lack of residential character and the lack of elements identifying individual unit entrances. (CS2-A, CS2-B, PL3-A, PL3-B, PL1, DC2)
    a. The Board recommended a condition to revise the stoops with signage, detail, secondary architectural elements and lighting to create a residential character and to identify the individual residential entries as such. (PL3-A, CS2-A, CS2-B, PL3-B, PL1, DC2)

8. **The Alley:**
    a. The Board did not support the proposed use of fiberglass planters and recommended a condition to specify the planters be constructed of concrete or a similar high-quality and durable material that will maintain a good appearance over time. (DC4-A, DC4-D, DC4-E)
    b. The Board recommended a condition to specify a garage door constructed of high-quality materials with openings that will allow light from the interior to fall on the alley. (DC4-A, DC4-C, DC4-D)

9. **HVAC Design:** The Board recognized the work done to minimize and appropriately screen the rooftop mechanical equipment and asked that this effort be maintained as the project evolves and that (echoing public comment) steps be taken to mitigate any potential noise issues. (CS2-D-5, DC2-B)
    a. The Board recommended a condition that all sidewall venting be flush and color-matched to the surrounding exterior materials. (DC2-B, DC2-C, DC2-D, DC4-A)

DEVELOPMENT STANDARD DEPARTURES

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

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.

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-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.

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.

BOARD DIRECTION

At the conclusion of the RECOMMENDATION meeting, the Board recommended the project return for another meeting in response to the guidance provided.

The recommendation summarized above was based on the design review packet dated Wednesday, January 15, 2020, and the materials shown and verbally described by the applicant at the Wednesday, January 15, 2020, Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the six Design Review Board members voted five to one (5-1) not to recommend approval.

If the project does not return for a second Recommendation Meeting per SMC 23.41.008.4, the Board recommended the following conditions for approval to ensure the proposal sufficiently responds to the Design Guidelines, Early Design Guidance and Recommendations identified through this design review process:

1. Create texture depth and shadow in the facades by offsetting the materials and window frames from the face of the brick by 8 to 12 inches. (CS2-C-3, DC2-C-1, DC2-A, CS2-D, CS3-A)
2. Increase upper level setbacks to a minimum of six-feet deep and continue that offset down the center portions of the elevations, consistent with the proposed four-foot setback. (CS2-C-3. DC2-C-1, CS2-A, DC2-A, CS3-A-1, DC2-A-2, CS3-B-1)
3. Significantly increase the glazing percentage of the top floor to lighten its expression and distinguish it from the lower floors. (CS2-A, CS2-B, CS3-A, DC3-B)

4. Eliminate or significantly lighten in profile and appearance the proposed 8th floor awnings. (CS2-A, CS2-B, CS3-A, DC3-B)
5. Carry the modulation of the upper levels at the alley down to the 1st and 2nd floors. (CS2-A, DC2-A, CS3-A-1, DC2-A-2, CS3-B-1)
6. Strengthen the expression of the base with a significant plane change between the base and middle portion of the façade and additional brick detailing that highlights this change. (CS3-A, DC2-C-1, CS3, CS2, DC2-A-2, CS2-A)
7. Add operable lites to the window assemblies in a pattern and with details that create texture and shadow and reflect the residential character of the project. (DC2-C-1, DC2-B, CS3, DC2, CS2)
8. Simplify the composition by eliminating that the 8th-floor guardrails in favor of a parapet to that height. (DC2-B, CS3, DC2, DC2-C-1, CS2)
9. Lighten the expression of the courtyard balcony railings, in accordance with the project's other railing systems' designs, but not necessarily matching them. (DC2-C-1, DC2-B, CS3, DC2, CS2)
10. Simplify the materials palette, and the reduce the proportion of secondary materials in favor of larger areas of glazing and masonry. (CS2-C.3, CS2-A, CS2-B, CS2-D, CS3, DC2)
11. Revise the palette of materials and colors to strengthen the appearance of depth and shadow in the facade and to have the masonry read as primary in the hierarchy of materials (DC2, DC3, DC4, CS3)
12. Retain the full-size hand-set brick with color-matched grout shown in the renderings and on the materials board and add additional detail in texture, coursing and plane changes to create texture and shadow and better fit with existing context. (CS3, DC2-B, DC2-C, DC2-D)
13. No cementitious panel materials shall be included at the ground level and any such products elsewhere shall be thicker integral-color material that will have a high-quality appearance. (DC4, CS3)
14. Mitigate the bulk and scale of the project by increasing the depth of the courtyard to be twice as deep as currently proposed. (PL3, CS2-C, CS-2-D, CS3-A, CS2-B, PL1-C, DC1-A-2)
15. Create a clear hierarchy of building entry points in the courtyard, with the principal shared entry clearly differentiated and at an appropriately larger scale. (CS2, PL1-C, DC1-A-2, PL3, CS2-A-1, PL3-A)
16. Significantly reduce the amount of privatized space in the courtyard and use elements of landscape, paving, seating, lighting, and expressed stormwater management to create shared gathering space. (CS3, CS2-A-1, PL3-B, CS1-E, CS2)
17. Revise the stoops with signage, detail, secondary architectural elements and lighting to create a residential character and to identify the individual residential entries as such. (PL3-A, CS2-A, CS2-B, PL3-B, PL1, DC2)
18. Specify the planters be constructed of concrete or a similar high-quality and durable material that will maintain a good appearance over time. (DC4-A, DC4-D, DC4-E)
19. Specify a garage door constructed of high-quality materials with openings that will allow light from the interior to fall on the alley. (DC4-A, DC4-C, DC4-D)
20. All sidewall venting shall be flush and color-matched to the surrounding exterior materials. (DC2-B, DC2-C, DC2-D, DC4-A)