Seattle Department of Construction & Inspections

DESIGN REVIEW

RECOMMENDATION OF THE EAST DESIGN REVIEW BOARD

Record Number:	3037667-LU
Address:	2947 Eastlake Ave E
Applicant:	Robert Kiker, Weinstein A+U
Date of Meeting:	Wednesday, July 13, 2022
Board Members Present:	Gina Gage (chair) Christopher Bendix Michael Cannon Joe Reilly
Board Members Absent:	Emily van Geldern
SDCI Staff Present:	Joseph Hurley

SITE & VICINITY

Site Zone:	Neighborhood Commercial 3-55 (M) [NC3-55 (M)]
Nearby Zones:	(North) Neighborhood Commercial 3 Pedestrian -55 (M) [NC3P-55 (M)] (South) NC3-55 (M) (East) NC3-55 (M) (West) Neighborhood Commercial 2-55 (M) [NC2-55 (M)]
Lot Area:	27,505 square feet (sq. ft.)

Current Development:

The subject site is currently developed with an existing one-story structure currently used as a restaurant built in 1972 and a surface parking lot. The site is rectangular in shape and slopes downward east to west approximately 32 feet.

Surrounding Development and Neighborhood Character:

The subject site is located on the southwest corner of Eastlake Ave E and E Allison St in the Eastlake Residential Urban Village. Adjacent to the site are a commercial structure to the north, a mixed-use structure to the east, office structures to the south and west, and single-family residences to the west. Principal arterial Eastlake Ave E is the neighborhood's largest thoroughfare and commercial street which connects north to the University District and south to the South Lake Union and Downtown neighborhoods. E Allison St slopes downward towards Lake Union one block to the west and upward towards the Ship Canal Bridge one block to the east. Neighborhood green spaces include Fairview Park and Eastlake P-Patch to the south. The E Allison St public shoreline, nestled between maritime uses and overlooking Lake Union, is at the west terminus of the street. The Eastlake neighborhood is primarily comprised of low- and midrise multifamily residential uses, with an array of mixed-use, office, commercial, single-family residential, and townhouse structures throughout.

The Eastlake Ave E streetscape is defined by a variety of commercial and residential conditions. Structures are generally low- and midrise, up to seven-stories in height. The neighborhood includes an eclectic mix of architectural styles and materials including wood, brick, and stone typically found on older and industrial buildings and metal, fiber cement panel, and glass on newer commercial and residential structures. West facing balconies are a prevalent response to the water views. In contrast, a strong urban edge is present along Eastlake Ave E, encouraging pedestrian activity and engagement. The Eastlake neighborhood is in transition, following a trend of multifamily residential structures, mixed-use residential structures, and townhouses replacing single-family residences and smaller commercial structures. The site was rezoned from Neighborhood Commercial 3-40 to Neighborhood Commercial 3-55 (M) on 4/19/19. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 3101 Eastlake Ave E, 117 E Allison St, and 3150 Fairview Ave E.

Access:

Vehicular access is proposed from the alley. Pedestrian access is proposed from Eastlake Ave E.

Environmentally Critical Areas:

The site is located in a mapped liquefaction prone area. A mapped steep slope area occupies the western half of the site.

PROJECT DESCRIPTION

The proposed project is for the design and construction of a 5-story, 130-unit apartment building with 4 live-work units and restaurant. Parking for 80 vehicles proposed. The existing building will be demolished. Early Design Guidance was conducted under 3038103-EG.

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

EARLY DESIGN GUIDANCE September 22, 2021

PUBLIC COMMENT
There were no public comments offered at this meeting.

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

- Requested storage space for each unit.

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

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 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 agreed that the packet had provided sufficient analysis of the site and potential design options to provide guidance and move the project on to MUP submittal.
    a. The Board unanimously supported Option 3 (the applicant's preferred scheme) noting the deep facets that separate the building into three masses and help mitigate the height, bulk, and scale of the project. (CS2-D, DC2)
    b. The Board agreed that although broken by these facets in Option 3, the consistent parapet height and uniform plane of the Eastlake facade would require the addition of depth, texture, and secondary detail on the Eastlake façade to mitigate the height bulk and scale, particularly its great length. (CS2-D, DC2)
    c. The Board questioned the height and size of the mechanical penthouse in the preferred option and asked to have details explaining its use and composition for the Recommendation phase of review. (CS2-D, DC2-A)

2. **Context and Design Concept**:
    a. The Board noted the rich and varied history of the Eastlake neighborhood, its deep connection to the commercial and recreation opportunities of Lake Union and the rich and varied architectural character of the area. The Board agreed that the 'story' of this project's response to that context should be clearly explained at the next meeting and should be legibly expressed in the design. (CS2-B, DC2-B, CS2-A)

3. **Eastlake Streetscape**:
    a. The Board agreed that porosity, both physical and visual, and the programming of active and engaging uses at the street edge will be critical in creating connection to the public realm, pedestrian amenity, and street-level interaction, as called for in the Guidelines. (CS2, PL3, PL2)
    b. The Board expressed unanimous concern regarding the ability of the live work units on Eastlake to activate and engage the street edge, particularly given the challenge of creating viable separation between commercial and residential uses in single story units. The Board agreed that this programming choice often resulted in awkward apartments at the street with curtains drawn, and that particular care would be required to create an edge that fosters human interaction. (PL3-A, CS2-B, PL3-B, PL3-C, PL3)
    c. The Board supported the restaurant use, full glazing, and outdoor areas associated with the commercial space at the corner of Eastlake Ave E and E Allison St, stating that it had great potential to create a vibrant and engaging neighborhood focal point in the manner of the existing use on site. (DC1-A, PL3-C, PL1)
    d. The Board agreed that the entry lobby and associated uses (including leasing and back of house uses proposed at the street frontage) did not appear to be configured in a manner that would create activity and foster human interaction as called for in the Guidelines. The applicant provided additional information regarding the development of the lobby design and intention to eliminate residential units, in

favor of communal space that would be extensively glazed and visually connected to the street and to the lake beyond. The Board unanimously supported this design intent. (PL3, DC3-A)

e. The Board recognized that the street dedication was required by SDOT to allow for a future street widening. The Board asked that the possibility of a wider future street be considered and shown in the design at the Recommendation phase of review. (PL2, PL3, DC3)

4. E. Allison Street and Alley:

a. The Board expressed general support for the creation of a residential entrance on E. Allison Street and for the composition of the additional development shown at the alley edge. However, the Board agreed that limited information in the EDG packet made it difficult to understand these areas, particularly retaining walls and bioretention, and how each responded to the significant grades. For the next review phase please include complete details including orthographic and perspective drawings showing this information. (CS1-C, CS1-E.2, CS2-B, PL1)

b. The Board agreed that the northwest corner of Level B1 may not be well suited for residential units and asked the applicant to demonstrate exploration of other possible uses associated with shared amenity or the restaurant space. (DC1-A)

c. The Board noted that the step in the southern volume associated with the Shoreline setback line should be carefully articulated to result in a unified and coherent design. (DC2, DC2-B)

5. Landscape

a. The Board supported the schematic landscape design and noted that complete site planning details including hardscape, landscape and planting plan will be required during the Design Recommendation review. (CS1, DC4-D)

b. The Board encouraged further development of landscaped areas at the live work units on Eastlake to help create a buffer that strikes an appropriate balance between privacy and security and engagement with the public realm. (PL3-B, PL3-A)

6. Exterior Materials and Detailing:

a. The Board agreed that the exterior materials and detailing will be critical elements in creating the depth, shadow, texture, and visual interest required to mitigate height bulk and scale, particularly the great length and flatness of the upper levels of the Eastlake Ave E facade. (DC2-A, CS2-D, DC2-C, DC2-B, DC2-D)

b. The Board stated that exterior vents should be included on the drawings for Design Recommendation review, and that vents should be flush and color-matched on all elevations. (DC2-C, DC4-A)

RECOMMENDATION July 13, 2022

PUBLIC COMMENT

The following design related public comments were offered at this meeting:

- This building looks great and would be welcome in Seattle

- Please consider the gorgeous view. You'll be blocking for the residents of the East side of Eastlake Avenue. Please reconsider the height of this building.
- This large project will likely affect traffic on Eastlake Avenue, please consider traffic and construction noise.
- This is a very exciting project.

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

- Opposed to the proposed building height, noting that most buildings in the vicinity are no more than three- to four-stories in height.

SDCI received non-design related comments concerning building access, construction impacts, views, property value, and vehicle safety.

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 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 recommendations.

1. **Response to Guidance**
    a. The Board agreed unanimously that the project had responded to their previous guidance in an exemplary manner and recommended the design be approved with the following guidance and conditions. (PL3, DC2, DC4)

2. **Massing**
    a. The Board stated that the addition of depth, texture, and secondary detail on the Eastlake façade had mitigate the height bulk and scale, and recommended approval of this aspect of the design. (CS2-D, DC2)
    b. The Board recognized the many vertical services provided at the south stair tower including elevators, trash and recycling chutes, mechanical chases and stairs, and the screening of mechanical equipment provided by its additional height and recommended approval of this element of the design. (CS2-D, DC2-A)
    c. The Board was less supportive of the height of the north stair tower where fewer services were located that would justify matching the height of the south stair tower and recommended a condition to reduce the height of the north stair

tower to the minimum height necessary to adequately screen any mechanical equipment required to be located on roof of the stairs. (CS2-D, DC2-A)

d. The Board discussed the composition of massing elements in the notch on the west side of the north stair tower, particularly whether the design concept would be strengthened by carrying the inset massing element to the top of the building rather than ending at the 4th floor. The Board declined to offer guidance or recommend a condition on this aspect of the design. (DC2, CS3)
e. The Board discussed the relative location of the south stairs and trash room and the potential to create a stronger and more legible design by revising their arrangement but declined to offer guidance or recommend a condition. (DC1-A)

3. Eastlake Streetscape

a. The Board stated that the relocation of amenity space to the first floor west of the lobby and the resulting views through the building was a strong response to their previous guidance and recommended approval of this aspect of the design. (DC2, PL3, DC1-A, DC3-A)
b. The Board questioned the viability of the live work units on Eastlake Ave E as true commercial spaces and was concerned that the entry sequence for the live work units began with an approach from the street directly facing the windows of the adjacent units. Thus, the Board recommended a condition to revise the entry path for the live work units to be constrained by their width or otherwise alleviate the privacy issue created in the current design. (PL3-A, CS2-B, PL3-B, PL3-C, PL3)
c. The Board stated that they would support a reduction in the amount of landscaped area at the live work street edges to facilitate this change and encouraged the design team to explore the possibility of incorporating occupiable space at the street edge for the live work units. (CS2, PL3, PL2)
d. The Board recommended approval of the landscape design at the Eastlake Ave E street edge noting in particular the provision of benches in the right of way and suggested that these be materially or conceptually linked with the partial height screen walls in front of the live work units. (DC3-C, PL3)

4. East Allison Streetscape

a. The Board expressed concern regarding the blank wall condition at E Allison St and recommended a condition that the applicant create a texture for the concrete wall on E Allison St. that creates visual interest, has human scale and enhances the pedestrian environment. The Board recognized that the concrete wall returned through the alley and that a transition may be required at the corner. (DC2-B.2)
b. The Board encouraged the applicant to increase the number of windows at the residential edge along E Allison St but declined to recommend a condition. (PL3, DC2-B.2)
c. The Board stated that the building entry at E Allison St posed a potential safety risk and recommended a condition for the applicant to demonstrate how the

proposed lighting plan will provide sufficient and appropriately located illumination at the E Allison St entry. (PL2-B-2)

d. The Board encouraged the applicant to study increasing the number density or quality of the plantings at the corner of E Allison St and Eastlake Ave E. The Board declined to recommend a condition. (DC4-D)

5. **Exterior Materials and Detailing**
   a. The Board expressed unanimous and enthusiastic support for the architectural composition materials and detailing shown in the recommendation packet and recommended approval of this aspect of the design. (DC2, DC4)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure is based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the **FINAL** Recommendation meeting, the following departure was requested:

1. **Street Level Development Standards (SMC 23.47A.008.B.2.A):** The Code requires non-residential uses at street level to have a minimum 60% transparency at street level between 2' and 8' above the sidewalk. The applicant proposes 14.8% transparency at street level between 2' and 8' above the sidewalk along the building's north façade abutting E Allison St.

   The Board recommended approval of this departure, recognizing the steep grade and low pedestrian volumes on E. Allison Street and that the strong expression of the concrete plinth helped the project better meet the intent of Design Guideline DC2 Architectural Concept.

DESIGN REVIEW GUIDELINES

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

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

CS1-A Energy Use

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

CS1-B Sunlight and Natural Ventilation

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

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

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

CS1-C Topography

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

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

CS1-D Plants and Habitat

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

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

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

CS2-A Location in the City and Neighborhood

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

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

CS2-B Adjacent Sites, Streets, and Open Spaces

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

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

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

CS2-C Relationship to the Block

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

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

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

CS2-D Height, Bulk, and Scale

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

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

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

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

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

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

CS3-A Emphasizing Positive Neighborhood Attributes

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

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

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

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

CS3-B Local History and Culture

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

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

PUBLIC LIFE

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

PL1-A Network of Open Spaces

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

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

PL1-B Walkways and Connections

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

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

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

PL1-C Outdoor Uses and Activities

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

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

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

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

PL2-A Accessibility

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

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

PL2-B Safety and Security

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

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

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

PL2-C Weather Protection

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

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

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

PL2-D Wayfinding

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

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

PL3-A Entries

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

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

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

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

PL3-B Residential Edges

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

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

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

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

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible

and make a physical and visual connection between people on the sidewalk and retail activities in the building.

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

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

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

PL4-A Entry Locations and Relationships

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

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

PL4-B Planning Ahead for Bicyclists

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

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

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

PL4-C Planning Ahead For Transit

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

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

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

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

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

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

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

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

DC1-B Vehicular Access and Circulation

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

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

DC1-C Parking and Service Uses

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

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

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

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

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

DC2-A Massing

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

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

DC2-B Architectural and Facade Composition

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

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

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the

façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

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

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

DC2-D Scale and Texture

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

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

DC2-E Form and Function

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

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

DC3-A Building-Open Space Relationship

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

DC3-B Open Space Uses and Activities

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

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

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

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

DC3-C Design

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

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

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

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

DC4-A Exterior Elements and Finishes

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

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

DC4-B Signage

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

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

DC4-C Lighting

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

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

DC4-D Trees, Landscape, and Hardscape Materials

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

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

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

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

BOARD RECOMMENDATION

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 Wednesday, July 13, 2022, and the materials shown and verbally described by the applicant at the Wednesday, July 13, 2022 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Reduce the height of the north stair tower to the minimum height necessary to screen any mechanical equipment required to be located on roof of the stairs. (CS2-D, DC2-A)
2. Revise the entry path for the live work units to be constrained by their width or otherwise alleviate the privacy issue created in the current design. (PL3-A, CS2-B, PL3-B, PL3-C, PL3)
3. Create a texture for the concrete wall on E Allison St that creates visual interest, has human scale and enhances the pedestrian environment. (DC2-B.2)
4. Demonstrate how the proposed lighting plan will provide sufficient and appropriately located illumination at the E Allison St entry. (PL2-B-2)