



RECOMMENDATION OF THE SOUTHEAST DESIGN REVIEW BOARD

Record Number: 3038001-LU
Address: 4001 S Willow St
Applicant: David Neiman, Neiman Taber Architects
Date of Meeting: Tuesday, August 30, 2022
Board Members Present: May So (Chair), Stewart Germain, Daniel Maier, Ben Maritz
Board Members Absent: Lisa Richmond
SDCI Staff Present: Allison Whitworth

SITE & VICINITY

Site Zone: Neighborhood Commercial 3P-95 (M) [NC3P-95 (M)]
Nearby Zones: (North) Lowrise 1 (M1) [LR1 (M1)]
(South) Neighborhood Commercial 3P-95 (M) [NC3P-95 (M)]
(East) Lowrise 2 (M) [LR2 (M)]
(West) Neighborhood Commercial 3P-95 (M) [NC3P-95 (M)]
Lot Area: 15,543 sq. ft.



Current Development:

The subject site is comprised of three existing tax parcels currently developed with one single-family residence built in 1940 and two single-family residences built in 1942. The site is rectangular in shape and slopes downward southwest to north approximately six feet.

Surrounding Development and Neighborhood Character:

The subject site is located on the southeast corner of S Willow St and M L King Jr Way S in the Othello Residential Urban Village. Adjacent to the site are single-family residences to the north and south, a proposed townhouse project to the east, and a mixed-use structure under construction to the west. The immediate area is developed with a mix of uses. Older, lowrise commercial and newer multifamily residential uses border M L King Jr Way S at the west end of the block. A single-family residential area extends to the northeast and east away from the arterial, and a lowrise residential area extends to the west. M L King Jr Way S is a principal arterial with Link light rail service operating in the median, providing north-south circulation across southeast Seattle and to the southern suburbs. Neighborhood green spaces include John C. Little, Sr. Park; Othello Playground; and Brighton Playfield.

The subject site is located in a transitional area between small scale residential uses to the east and commercial uses to the west, each with differing scales and character. The established single-family residential area maintains a strong residential character. Homes are generally a traditional style and are commonly designed with gabled roofs, elevated front porches, and lap siding, and are set back from the street with landscaping. Older structures along M L King Jr Way S are commercial and auto-centric in character, defined by boxy forms, flat roofs, and surface parking lots separating buildings from the street. Structures are typically older and up to two stories in height, with the recent additional of midrise developments further to the north and south. Increased development to create housing is anticipated to occur as a result of the zoning changes over the last few years. The area was rezoned from Neighborhood Commercial 3P-85 to Neighborhood Commercial 3P-95 (M) on 4/19/19. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 4031 S Willow St, 6732 40th Ave S, and 6905/6911/6929/6931 42nd Ave S.

Access:

Vehicular access is proposed from the alley. Pedestrian access is proposed from S Willow St and M L King Jr Way S.

Environmentally Critical Areas:

No mapped environmentally critical areas are located on the subject site.

PROJECT DESCRIPTION

Land Use Application to allow an 8-story, 192-unit apartment building with retail. Parking for 12 vehicles proposed. Existing buildings to be demolished. Early Design Guidance Review conducted under 3038164-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 Public Resource Center

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

Email: PRC@seattle.gov

EARLY DESIGN GUIDANCE September 21, 2021

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Multiple comments stated support for constructing the proposed housing.

SDCI staff did not receive any public comments in writing prior to the meeting.

The Seattle Department of Transportation offered the following comments:

- Stated the project is required to meet the minimum standards of street trees in a 5.5' planting strip between a curb and 6' sidewalk along the S Willow St frontage.
- Stated the project is required to meet the minimum standards of street trees in a 5.5' planting strip between a curb and 8' sidewalk along the MLK Jr Way S frontage
- Encouraged preserving and creating as much green space as possible in the proposed public plaza.

Seattle Public Utilities offered the following comments:

- Solid waste collection will occur from the improved alley.
- SPU strongly encourages the project to plan onsite roll-off compaction for residential solid waste services with access off the alley. Roll-off service requires a 14' overhead clearance a 12' wide loading berth. SPU requires turning studies that accurately reflect onsite roll-off services.

- SPU does not support the use of uncompacted or detached compacted containers for residential solid waste services due to the significant amount of solid waste estimated to be generated from this site.
- The preliminary solid waste plans outlined in the EDG proposal do not portray roll-off services.

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.

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 & Bulk:

- a. The Board discussed the three massing options and noted the similarity between them, however, the Board appreciated the explanation of the design evolution and refinement and attention to nuanced distinctions. (DC2-A Massing)
- b. The Board unanimously supported Option C, the applicant's preferred massing option, as the basis for further development as described below. (DC2-A Massing, CS2-III Corner Lots)
- c. The Board was strongly supportive of the exterior stair element proposed in Option C. (DC2-A Massing, CS2-III Corner Lots)
- d. The Board appreciated that Option C orients the units in a manner which minimizes blank wall area and reduces privacy impacts. (DC2-A Massing, DC2-B Architectural and Façade Composition)
- e. The Board agreed that Option C best locates blank wall area in relationship to the surrounding context. (DC2-A Massing, CS2-III Corner Lots, DC2-B Architectural and Façade Composition)
- f. The Board supported the shift of the massing away from the south property line to provide greater light and air to the south-facing units and massing relief to adjacent development. (DC2-A Massing, CS2-D-1 Existing Development and Zoning)
- g. The Board noted that the project is located at a zone transition on both the north and the east. The Board agreed that the massing response is sufficient and noted that the ground level unit entries along Willow St. and the south setback provide a transition to adjacent smaller-scale development. (DC2-A Massing, CS2-D-1 Existing Development and Zoning)

2. Arrangement of Uses:

- a. The Board agreed that Option C appropriately locates the residential and commercial entries in relationship to the street frontages. (PL3-1 Human Activity, PL3-II Pedestrian Open Spaces and Entrances)
- b. The Board supported the location of the commercial space fronting MLK and the relationship with the right-of-way plaza area. (PL3-1 Human Activity, PL3-II Pedestrian Open Spaces and Entrances)
- c. The Board agreed that Option C appropriately locates solid waste storage at the southeast corner off the alley, where it appears most able to meet solid waste requirements. (DC4-C Parking and Service Uses)
- d. The Board supported driveway access at the south edge, shifting the massing away from the neighbors. (DC4-C Parking and Service Uses, DC2-A Massing, CS2-D-1 Existing Development and Zoning)

3. Design Development (Appendix A in the EDG packet):

- a. The Board identified the importance of the articulation of the exterior stair as a prominent massing element to the overall success of the massing concept. (DC2-A Massing, CS2-III Corner Lots, DC2-B Architectural and Façade Composition)
- b. The Board supported the transparency of the commercial space and residential lobby and expects this element to be maintained. (DC2-A Massing, CS2-III Corner Lots, DC2-B Architectural and Façade Composition)
- c. The Board appreciated the clear delineation between commercial and residential uses and entries. This distinction should be maintained as the project is further developed. (DC2-B Architectural and Façade Composition, PL3-I Human Activity, PL3-II Pedestrian Open Spaces and Entrances)
- d. The Board prioritized Othello Neighborhood Design Guidelines PL2-I and PL3-III and supported the finer-grain detail of the residential entries along Willow St. indicated in the design development images. The Board expects to see rich articulation of the ground level. (DC2-B Architectural and Façade Composition, PL2-I Personal Safety and Security, PL3-III Transition Between Residence and Street)
- e. The Board supported the design development images and precedent images, including landscape elements, on pgs. 72-79 of the packet. (CS2-III Corner Lots, DC2-B Façade Composition, DC2-C-1 Visual Depth and Interest)
- f. The Board identified Design Guideline DC2-B as a priority guideline and supported the design ethos of a “complete building” given the high visibility of all facades. (CS2-III Corner Lots, DC2-B Architectural and Façade Composition, DC2-C-1 Visual Depth and Interest)

RECOMMENDATION August 30, 2022

PUBLIC COMMENT

No public comments were offered at the meeting.

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

- Felt the project and design fit within the greater Othello Station neighborhood.

- Supported the requested departures related to overhead weather protection, amenity space, and limited setback on Willow St without conditions.

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.

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PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following recommendations.

1. Massing.

- a. The Board discussed the legibility of the massing notch at the northeast corner which they supported at EDG. While the Board supported extending the parapet over the notch to unify the façade and providing usable balconies within the space, the Board agreed that the notch should be more legible. The Board encouraged increasing the legibility of the notch while maintaining the usability of the balconies, such as through balcony railing treatment (color, materials, style) or setting back the railing slightly, but declined to recommend this as a condition. (DC2-A Massing, DC2-B Architectural and Façade Composition)

2. Materials.

- a. The Board recommended approval of the overall material palette and voiced appreciation for the contrast of the warm wood material with the industrial character of the metal panel. (DC4-A Building Materials)
- b. While supportive of the residential quality of the cedar cladding at the ground-level units along Willow St., the Board expressed concern with the overall durability of this material at street level given the softness of the wood. The Board recommended a condition to detail this material in a way which supports durability, is maintainable and complies with design guideline DC4-A-1 (DC4-A-1 Exterior Finish Materials, DC4-I Exterior Finish Materials)

3. Willow St. Frontage and Ground-Level Units.

- a. The Board noted that the design no longer has direct street access for ground-level units along Willow St. as shown at EDG. The Board recognized the safety concerns and recommendations the applicant described from the police department to remove the direct access. Ultimately the Board agreed that the proposal achieves the appropriate balance of privacy and street activation and recommended approval as proposed. (DC2-B Architectural and Façade Composition, PL2-I Personal Safety and Security, PL3-III Transition Between Residence and Street, PL3-I Human Activity)

4. Plaza Design and Landscape Palette.

- a. The Board discussed the plaza design proposed at the right-of-way at MLK and Willow St. The Board agreed that the design was overall successful in size and scale, including the fixed elements as well as the planting palette. The Board recommended a condition that the seat wall be maintained. (PL3-I Human Activity, PL3-II Pedestrian Open Spaces and Entrances, DC4-D Trees, Landscape and Hardscape Materials, DC3-D Building-Open Space Relationship, Dc3-B Open Space Uses and Activities)

5. Façade Treatment.

- a. The Board continued to support the “whole building” design approach, including window details. The Board provided specific feedback as outlined below. (DC2-B Architectural and Façade Composition)
- b. The Board strongly supported the balconies proposed and recommended a condition that the overall balcony composition be maintained—including the patterning, usability and number of balconies—as shown in the Recommendation packet. (DC2-B Architectural and Façade Composition, DC2-C Secondary Architectural Features)
- c. The Board strongly supported the mural art proposed on the exterior stair and recommended a condition that the art be maintained in the design. (CS2-III Corner Lots, DC2-B Architectural and Façade Composition)

DEVELOPMENT STANDARD DEPARTURES

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

At the time of the Recommendation meeting the following departures were requested:

1. **Non-residential Depth Standard (SMC 23.47A.008.B.3a):** The Code requires non-residential uses greater than 600 square feet to extend an average depth of at least 30’ and a minimum depth of 15’ from the street-level, street-facing facade. The applicant proposes to reduce the required average depth from 30’ to 27.84’, a 7.2% reduction.

The Board recommended approval of the departure request, as the resulting design maintains an engaging relationship between the commercial space and the plaza. The resulting design better meets the intent of design guidelines PL3-C-1 Porous Edge, PL3-II-I Activate the Street Edge, DC3-A-1 Interior/Exterior Fit, and PL3-C-3 Ancillary activities.

2. **Overhead Weather Protection (SMC 23.47A.008.C.4.b):** The Code requires continuous overhead weather protection along at least 60 percent of the street frontage and the covered area shall have a minimum width of 6’. The applicant proposes a 2.18’ building overhang at the plaza along MLK, a 63.7% reduction.

The Board recommended approval of the departure request, as the sidewalk along MLK is just over 8' from the building at the closest point and the reduced weather protection promotes a more open and daylit plaza. The resulting design better meets the intent of design guidelines PL1-C-1 Selecting Activity Areas, PL2-B-3 Street-Level Transparency, DC3-A-1 Interior/Exterior Fit, DC3-C-2 Amenities/Features.

- 3. **Amenity Area (SMC 23.47A.024.A):** The Code requires amenity area in an amount equal to 5 percent of the total gross floor area in residential use. The applicant proposes to reduce the required 4,612.7 Sf of amenity area to 4,060.4 square feet, a 12% reduction.

The Board recommended approval of the departure request, as the resulting design allows development of the public plaza, providing a mutually beneficial relationship for the commercial space and residents. The resulting design better meets the intent of design guidelines PL1-A-2 Adding to Public Life, PL1-B-3 Pedestrian Amenities, PL1-C-1 Selecting Activity Areas.

- 4. **Residential Uses at Street Level (SMC 23.47A.008.D.2):** The Code requires the floor of a dwelling unit to be at least 4' above or 4' below sidewalk grade or be set back at least 10' from the sidewalk. The applicant proposes to allow units at sidewalk grade within 7.5' of the sidewalk.

The Board recommended approval of the departure request, as the resulting design maintains a residential character while providing ample daylight and security for the units. The resulting design better meets the intent of design guidelines CS1-B-2 Maximize Daylight, CS2-D-3 Zone Transitions, CS2-I-ii Shallow Setbacks, PL3-B-1 Security and Privacy, DC2-D-2 Texture.

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.

Othello Supplemental Guidance:

CS2-I Streetscape Compatibility

CS2-I-i. Commercial Sidewalk Edge: Building spaces for commercial use at or near the edge of the sidewalk and limiting vertical grade separations is encouraged where commercial uses occupy the street-level floor.

CS2-I-ii. Shallow setbacks: Encouraged between the first floor and the sidewalk where residential uses occupy the ground floor; this will promote privacy and also accommodate entry porches and stoops.

CS2-II Respect for Adjacent Sites

CS2-II-i. Service, Loading, and Storage Areas: Prevent from directly facing single family residential areas.

CS2-II-ii. Zone Buffer: buffering single family areas from the undesirable impacts of commercial related service facilities; use landscaping or cohesive architectural treatment to screen service areas and facilities.

CS2-III Corner Lots

CS2-III-i. Gateways: Consider siting and designing structures on corner lots to take advantage of their role as gateways and activity nodes in the community. Locating open spaces such as plazas for public use can promote a physical and visual connection to the street.

CS2-III-ii. Focal Element: Consider adding a focal element, for instance, a sculpture or civic art piece to outdoor space. Consider building on current public art themes in the neighborhood, including a kiosk for the use of the community.

CS2-III-iii. Strong Building Forms: Employ strong building forms to demarcate important gateways, intersections, and street corners. Strong corner massing can function as a visual anchor for a block.

CS2-IV Height, Bulk and Scale Compatibility

CS2-IV-i. MLK@Holly Business District: Careful siting, building design and building massing at the upper levels is encouraged to achieve a sensitive transition between the 65' commercial zone and adjacent residential zones. Large, monolithic buildings are discouraged. Consider the following:

1. Design building volumes to maintain a compatible scale with smaller buildings nearby.
2. Rely on building massing and orientation to place strong visual emphasis on the street in activating public space.
3. Use smaller sub-volumes in the massing of a building to create a transition in size to adjacent residential structures that are smaller in scale.

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.

Othello Supplemental Guidance:

PL2-I Personal Safety and Security

PL2-I-i. Zone of Defense: Consider the type of “zone of defense” most appropriate for specific spaces and entries included in the development proposal. Private open spaces and entrances should include physical barriers, such as fencing, some forms of landscaping and locked doors. Symbolic barriers are appropriate for semi-private spaces, and require only a visual perception that a transition has occurred. Nearly anything could serve as a symbolic barrier, and examples include: bollards, flower beds, changes in sidewalk patterns or materials, and signs.

PL2-I-ii. Lighting: New developments are encouraged to provide lighting on buildings and in open spaces. This includes: exterior lighting fixtures above entries; lighting in parking areas and open spaces; and pedestrian street lights near sidewalks. To the degree possible, a constant level of light providing reasonably good visibility should be maintained at night. Bright spots and shadows should be avoided.

PL2-I-iii. Landscaping: As a symbolic barrier, landscaping can mark the transition between zones. Consider employing features such as decorative fencing, flower beds, ground cover, and varied patterns in cement work to clearly show separation between zones. If more substantial barriers are needed, shrubbery such as evergreen hedges can be used to create more formidable edges.

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.

Othello Supplemental Guidance:

PL3-I Human Activity

PL3-I-i. Main Street Feel: Recessed building or individual shop entrances to help create a traditional “main street” feel; ii. Stoops or landscaping to help provide privacy for residential use at street level;

PL3-I-ii. Residential Privacy: Stoops or landscaping to help provide privacy for residential use at street level;

PL3-I-iii. Entry Plaza: Large developments are encouraged to include plazas or gracious entry forecourts along the street edge, provided street continuity is not unduly interrupted along the majority of the block. (This guidance addresses a potential unintended consequence of NC zoning and the pedestrian zone designation that when applied to a very large, full-block development, could create a long, uninterrupted street wall not conducive to pedestrian comfort;

PL3-I-iv. Overhead weather protection: Include along the sidewalk for pedestrian comfort; canopies and awnings are encouraged.

PL3-II Pedestrian Open Spaces and Entrances

PL3-II-i. Activate the Street Edge: Providing space for intermingling of pedestrians and shoppers at the street-level on Martin Luther King Jr. Way South will help create a socially and visually stimulating MLK@Holly business district. Multiple storefronts, shop entrances and activities enliven the street and provide a safe pedestrian environment. Generous windows placed at the ground floor give people inside an awareness of activity on the street. This is commonly referred to as “eyes on the street,” and supports an active day and night street environment.

PL3-II-ii. Active Entries: Buildings that are designed for multi-tenant occupancy and walk-in pedestrian traffic at the street level are encouraged.

PL3-III Transition Between Residence and Street

PL3-III-i. Ground-related Residential Development:, Encouraged at locations along public open spaces such as Othello Park to create human activity along the park and provide for social interaction among residents and neighbors.

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

PL4-A Entry Locations and Relationships

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

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

PL4-B Planning Ahead for Bicyclists

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

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

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

PL4-C Planning Ahead For Transit

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

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

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

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

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

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

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

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

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists

wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

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

DC1-C Parking and Service Uses

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

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

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

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

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

DC2-A Massing

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

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

DC2-B Architectural and Facade Composition

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

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

DC2-C Secondary Architectural Features

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

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

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

DC2-D Scale and Texture

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

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

DC2-E Form and Function

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

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

DC3-A Building-Open Space Relationship

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

DC3-B Open Space Uses and Activities

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

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

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

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

DC3-C Design

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

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

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

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

DC4-A Exterior Elements and Finishes

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

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

DC4-B Signage

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

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

DC4-C Lighting

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

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

DC4-D Trees, Landscape, and Hardscape Materials

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

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

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

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

DC4-E Project Assembly and Lifespan

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

Othello Supplemental Guidance:

DC4-I Exterior Finish Materials

DC4-I-i. Encourage High-Quality Construction: All new buildings are encouraged to be constructed as long-term additions to the urban fabric.

DC4-I-ii. Residential Development:

- a. Use exterior building materials that are typically residential in character. The most commonly-found traditional cladding material in the Othello Neighborhood is wood: shingle, horizontal or vertical. Stone, or other masonry with human-scale texture, is also encouraged— particularly as accent materials.

b. Creative combinations of the above are encouraged; other materials can also be considered, such as stucco and vinyl shaped to reflect natural textures, so long as they meet the overall objective of conveying a sense of permanence, human scale and proportion.

DC4-I-iii. Commercial and Mixed-Use Development:

a. Use exterior building materials typically found in traditional storefront design. This includes brick, masonry and metal on the ground floor. Mixed-use developments could use a combination of materials, such as brick, masonry, metal, wood and stucco in a manner that creates a coherent design.

b. Consider window design as an opportunity to provide variation and definition along building facades. Avoid monotonous repetition of window types.

DC4-I-iv. NW Corner of Martin Luther King Jr. Way S and S Othello St: See site-specific guidelines.

DC4-I-v. NE and SE Corners of Martin Luther King Jr. Way S and S Othello Street: See site specific guidelines.

BOARD DIRECTION

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

The recommendation summarized above was based on the design review packet dated Tuesday, August 30, 2022, and the materials shown and verbally described by the applicant at the Tuesday, August 30, 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. Detail the cedar cladding at the ground-level units along Willow St. in a way which supports durability, is maintainable and complies with design guideline DC4-A-1 (DC4-A-1 Exterior Finish Materials, DC4-I Exterior Finish Materials)
2. Maintain the seat wall in the plaza proposed at the right-of-way at MLK and Willow St. (PL3-I Human Activity, PL3-II Pedestrian Open Spaces and Entrances, DC4-D Trees, Landscape and Hardscape Materials, DC3-D Building-Open Space Relationship, Dc3-B Open Space Uses and Activities)
3. Maintain the overall balcony composition, including the patterning, usability and number of balconies, as shown in the Recommendation packet. (DC2-B Architectural and Façade Composition, DC2-C Secondary Architectural Features)
4. Maintain the mural art proposed on the exterior stair. (CS2-III Corner Lots, DC2-B Architectural and Façade Composition)