Seattle Department of Construction & Inspections

DESIGN REVIEW

RECOMMENDATION OF THE
NORTHEAST DESIGN REVIEW BOARD

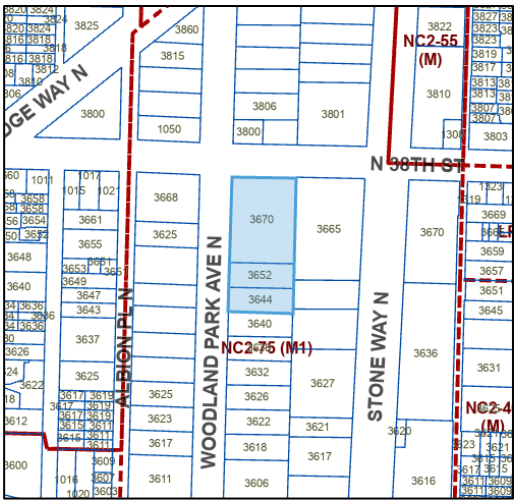
Record Number:	3039573-LU
Address:	3670 Woodland Park Ave N
Applicant:	Carl Pollard, Pollard Entities
Date of Meeting:	Monday, January 05, 2026
Board Members Present:	Todd Lee, Chair Ben Doehr Dan Say Kayleigh Schickler
Board Members Absent:	Stuart Herrera-Enzuate
SDCI Staff Present:	Joseph Hurley, Senior Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 2-75 (M1) [NC2-75 (M1)]

Nearby Zones: (North) NC2-75 (M1)
(South) NC2-75 (M1)
(East) NC2-75 (M1)
(West) NC2-75 (M1)

Lot Area: 36,348 sq. ft.



Current Development:
The subject site is comprised of three existing tax parcels currently developed with historic City Landmark structure the Shannon and Wilson Office Building built in 1960, a garage built in 1922, and a multifamily residential structure built in 1926. The site is rectangular in shape and slopes downward north to south approximately twelve feet. An Exceptional Magnolia tree is present at the south end of the property.

Surrounding Development and Neighborhood Character:
The subject site is located on the southeast corner of N 38th St and Woodland Park Ave N in the Fremont Hub Urban Village. Adjacent to the site are an office and a mixed-use structure to the north, a built and a planned mixed-use structure to the east, a multifamily residential structure to the south, and a commercial and a multifamily structure to the west. N 38th St is a collector arterial which intercepts Aurora Ave N four blocks to the west and commercial corridor Stone Way N one block to the east. A mix of larger scale multifamily, mixed-use, and commercial structures are present along Woodland Park Ave N and Stone Way N, interspersed with smaller sized residential structures. The blocks further east and west transition to smaller scale townhouse, lowrise multifamily, and single-family uses.

The neighborhood fabric reflects the varying eras of development and their associated scale and architectural styles which span the twentieth and twenty-first centuries. Smaller scale buildings, notably traditional styles of single-family and small multifamily structures, date from the early 1900s. Midsize one- to two-story office and industrial structures reflect a midcentury aesthetic with geometric, masonry, heavy glazing, and warehouse elements emerging. Larger scale midrise structures built in recent decades have included multifamily and mixed-use structures which are four- to six-stories in height and of a contemporary design aesthetic. Defined podiums addressing the pedestrian realm and punched windows and balconies are common features. The area has experienced a development trend in recent years of single-family and lowrise structures being replaced by larger scale mid-rise mixed-use residential developments. The area was rezoned from Commercial 1-40 to Neighborhood Commercial 2-75 (M1) on 4/19/19. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 3665 Stone Way and 3524 Stone Way N.

Access:
Vehicular access is proposed from Woodland Park Ave N. Pedestrian access is proposed from Woodland Park Ave N and N 38th St.

Environmentally Critical Areas:
No mapped environmentally critical areas are located on the subject site.

PROJECT DESCRIPTION
Land Use Application to allow an 8-story, 167-unit apartment building with 1-live work unit and a 3-story, 3-unit townhouse building. Parking for 120 vehicles proposed. Existing City Landmark building (Shannon and Wilson Office Building) to remain. Early Design Guidance conducted under 3039632-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.

FIRST EARLY DESIGN GUIDANCE July 25, 2022

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported the proposed design, particularly the architectural character and noted the importance of the exterior materials, citing Design Guideline DC3.
- Supported the project siting in particular the response to context.
- A former member of the Fremont Neighborhood Council expressed disappointment in the community outreach process and suggested the applicant re-engage with neighbors for feedback on the design.
- Noted that the Shannon and Wilson office building met five of the Department of Neighborhoods six qualifying criteria and that only one was required to be considered for Landmark designation.
- Noted the unique and high quality exterior materials of the Landmark and the importance of response in the new project.
- Generally supported the massing of Option 3 but noted that the new structure was much larger than existing context and too close to the Landmark and should be redesigned to reduce its scale and provide more breathing space to the one-story Landmark structure.
- Suggested that the proposed design be simplified in response to the Landmark.
- Noted that height, bulk and scale are big issues for this project in the existing context and that the proposed design did not adequately respond to the scale of the Landmark.
- Noted that the context documentation in the packet was almost entirely comprised of the large new buildings in the neighborhood and that the more modest and smaller scaled structures nearby had not been taken into consideration.
- Noted that the scale of the proposed design was overwhelming relative to the existing neighborhood and the Landmark. Suggested that the first story be revised to create a scalar relationship with the Landmarked structure and existing context.

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

- Encouraged integrating or referencing the concrete sawtooth canopy roof and undulating pre-cast concrete façade of the existing mid-century building.
- Observed the adjacent building to the north is not depicted in any of the drawings.
- Concerns that the proposed project overwhelms the Shannon and Wilson Building and does not attempt to relate in scale.

SDCI received non-design related comments concerning housing demand, the permitting process, and views.

The Seattle Department of Transportation (SDOT) 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 6" curb and 6' sidewalk along the Woodland Park Ave N and N 38th St frontages.
- Woodland Park Ave N is designated for Neighborhood Greenway improvements. Neighborhood Greenways are low speed, low volume streets that emphasize people walking and biking over vehicles. The existing 42' curb to curb on Woodland Park N is wider than SDOT would typically design for a Neighborhood Greenway and may encourage higher vehicle speeds or increased traffic. To promote a vibrant and welcoming environment for people walking on the street, SDOT encourages the project to extend the curb into Woodland Park Ave N to accommodate a wider sidewalk and planting strip, while preserving street parking. SDOT can work with the project team to design a more generous frontage as needed.
- Supported solid waste access off N 38th St.

The Solid Waste division of Seattle Public Utilities (SPU) offered the following comments:

- SPU does not support the use of uncompacted or detached compacted dumpsters due to the significant amount of solid waste estimated to be generated from this site, and strongly encourages the project to plan onsite roll-off dumpsters.

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 at: 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. **Review Process**
    a. Citing public comment and with consideration of the Design Guidelines, the Board stated that the proposed design and alternate massing options showed insufficient response to the Design Guidelines and voted 3-1 that the project return for a second Early Design Guidance meeting with the guidance provided below.

2. **Context Analysis**

a. The Board expressed appreciation for the context analysis provided in the packet, including that for the Landmarked Shannon and Wilson Office Building, but echoed public comment concerning the limited breadth of included structures. For the next review, the Board provided direction to widen the scope of this analysis, including the existing smaller-scale structures identified by the public nearby and those directly to the south, west, north. The Board also requested at the next EDG meeting, that the applicant's materials include sections cut through the proposal and the adjacent structures and streets and include adjacent context in massing models and renderings. (CS2, CS3)
b. The Board appreciated the development shown of the west facade and agreed that a similar level of development of the other facades would help in understanding how they respond to context and fit with the overall design concept. The Board noted the high visibility of the southwest corner in particular and the associated need for a strong architectural solution. (DC2, CS2, CS3)

3. Height Bulk and Scale

a. Echoing public comment, the Board agreed that the height, bulk and scale of the proposed design appeared to overwhelm the Landmarked structure and provided guidance to better respond to context by exploring additional strategies to mitigate the scale of the proposed design. (CS2-D, DC2-A, CS3, PL3, DC3, CS2)
b. The Board expressed concern regarding the 3-story height of the proposed townhouses, their proximity to the property line, and what appeared to be a blank wall condition on the east elevation. The Board provided guidance to explore alternative approaches to the location, height and composition of this element t`o respond adequately to existing and emerging conditions. (CS2-D, DC2-A)
c. The Board stated that it was difficult to provide guidance for this aspect of the design because of the limited information provided regarding this condition. For the next review, the Board requested complete documentation of both existing conditions in this area (including the proposed project to the east) and the proposed design response. (CS2-D, DC2-A)

4. Response to Landmark

a. Echoing public comment, the Board expressed concern regarding the limited separation distance between the Landmark and the proposed structure and provided guidance to explore increasing this distance and other strategies to strengthen the visual separation between this proposal and the Landmark. (CS1, CS2, CS3, PL3, DC1, DC2)
b. The Board expressed difficulty in understanding the area between the Landmark and the new structure with the materials provided, and concern regarding its composition, use, articulation and grade differential. Echoing public comment, the Board stated that knitting the proposed design and the Landmark structure together in the pedestrian realm would be critical to success and that this aspect of the design should be clearly documented for the next review. (CS1, CS2, CS3, PL3, DC1, DC2)
c. The Board noted that the proposed design was described in the presentation as a 'background' building that would allow the Landmark visual primacy and, echoing

public comment, agreed that this was an appropriate strategy in response to context. (DC2, CS2-A.2)

d. The Board expressed appreciation for the inclusion of schematic drawings indicating the project's architectural character and agreed that it was possible this design could meet the intent of the Design Guidelines on another site in the City. The Board stated that on this site, the size of the proposed structure and the complexity of the proposed design appeared to overpower the scale and simple modern expression of the Landmark structure. Echoing public comment, the Board provided guidance to explore simplifying the design in response to the Landmark, and to explore the development of horizontal compositional elements to deemphasize the 8-story height of the proposal and mitigate its scale. (DC2, CS2-A.2, CS3, PL3, DC3, CS3-A.1, CS3-B, CS2)

5. Massing Options

a. The Board agreed preliminarily that the code-compliant option that preserves the existing exceptional tree would likely result in a design that met the intent of the guidelines to a lesser extent than the options that included its removal. (CS2-A.2, CS3, PL3, DC3, CS3-A.1, CS3-B, CS2)

b. The Board stated that Option 3 appeared to be the most likely to result in a design that meets the intent of the Guidelines, and noted that while the compositional strategies identified above could help the project better respond to context, they would likely need to be combined with additional modulation to effectively mitigate the significant height, bulk and scale difference between this proposed design and the Landmark structure. (CS2-A.2, CS3, PL3, DC3, CS3-A.1, CS3-B, CS2)

6. Street Level

a. The Board expressed concern regarding the configuration and appearance from the street of the area between the Landmark and the proposed project, noting the limited separation distance provided and the discord created by the significant shift in the ground plane so close to the Landmark. The Board provided guidance to develop a site planning strategy for this transition area that better connected and integrated the existing and new structures and minimized or mitigated the change in grade at this edge. (CS1-C, CS2, CS3, PL3, DC3)

b. The Board supported the programming of live-work units at the street edge and provided guidance to develop these spaces with clear and strong connections to the street, minimize any change in grade between the street and units, and to clearly articulate the commercial character of these spaces in their architectural expression. (CS3-A.1, CS2-B-2, PL3, CS2, CS3, DC2)

c. The Board supported the location and two-story expression of the principal entry, noting that the presence of the Landmark would be clearly felt at this location and the potential to create a strong and interesting relationship between old and new. (S3-A.1, PL3-A, CS3-A, PL3)

d. The Board supported the development of a differentiated commercial expression for the first floor as this could help create human scale and connection to existing context. The Board provided guidance to strengthen this expression and connection

to context as the design develops. (DC2-C, CS2-A, CS2-B, DC2-D, CS3-A, CS3-B, DC2-B)

7. Exterior Materials

a. The Board supported the use of brick as a cladding material and echoing public comment provided guidance to develop a simple palette of high quality materials in response to the strong material character of the adjacent Landmark. (DC4, CS2-A, CS3-A, CS3-B)

SECOND EARLY DESIGN GUIDANCE October 17, 2022

PUBLIC COMMENT

No public comments were offered at this meeting.

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

- Encouraged integrating or referencing the concrete sawtooth canopy roof and undulating pre-cast concrete façade of the existing mid-century building.
- Observed the adjacent building to the north is not depicted in any of the drawings.
- Concerned the preferred concept overwhelms the Shannon and Wilson building and does not attempt to relate in scale.
- Preferred shifting the massing towards the center of the site to preserve the trees midblock and lining the alley.
- Suggested keeping the alley as a public pedestrian pass-through that adds permeability and activation instead of crowding townhouses up against the new apartment building.
- Favored preserving the Exceptional magnolia tree and sharing it with the public realm.
- Preferred emphasizing deep green building techniques over façade modulation and upper-level setbacks to increase green factor and street activation.
- Disagreed that the upper-level setback sufficiently accommodate the neighboring residential micro-unit building (*Apodment Suites @ Positano*) due to the small setback.
- Discouraged any new construction on top of the Shannon and Wilson building in order to preserve the original design intent of the landmark structure.
- Suggested design modifications better reflecting the character of the historic two-story buildings on the block, such as via a setback or sympathetic wood or brick materials at the first or second story.

SDCI received non-design related comments concerning the permitting process, housing demand, views, landmark designation, outreach, parking, and pedestrian 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.

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. **Review Process**
    a. The Board appreciated the additional context documentation and analysis provided and was unanimous in their support for the revised massing and site planning, the two-story expression at the Woodland Park Ave N street edge, and the high-quality exteriors materials. The Board agreed that the response to their previous guidance shown in the EDG-2 design packet was direct and forthright and recommended the project move forward to MUP application phase. (CS2, CS3, PL3, DC2, DC4)

2. **Context Analysis**
    a. The Board agreed that the additional context documentation and analysis and the takeaway design concepts that were identified were directly responsive to their earlier guidance and helped the project better fit the context and meet the intent of the Design Guidelines. (DC2, CS2, CS3)

3. **Massing Options**
    a. The Board supported the new compositional strategies and additional modulation provided in the revised Option 3 design, agreeing that they could help mitigate the significant height, bulk and scale difference between this project and the Landmark structure. (CS2-A.2, CS3, PL3, DC3, CS3-A.1, CS3-B, CS2)
    b. The Board reiterated support for Option 3, which includes removal of the existing exceptional tree. The Board also continued to agree that the code-compliant option that preserves the tree would result in a design that met the intent of the Guidelines to a lesser extent in comparison with Option 3. (CS2-A.2, CS3, PL3, DC3, CS3-A.1, CS3-B, CS2)

4. **Height Bulk and Scale**
    a. The Board revisited previous public comment and Board concerns that the height, bulk and scale of the proposed design would overwhelm the Landmarked structure, and Board guidance to explore additional strategies to mitigate the scale of the proposed design. Ultimately, the Board agreed that the increased size of the setback provided to the Landmark structure, the additional upper-level offsets and modulation, and the simplification of the architectural composition and palette of materials were responsive to their previous guidance and had helped mitigate the scale of the proposed project. (CS2-D, DC2-A, CS3, PL3, DC3, CS2)
    b. The Board revisited their earlier concerns regarding the height of the proposed townhouses, their proximity to the east property line, and what appeared to be a blank wall condition on the east elevation. The Board agreed that the significant

'notched' offsets provided at the east and west facades of the townhouse building, simple composition and high-quality masonry cladding materials helped mitigate those concerns and unanimously supported the design. (CS2-D, DC2-A)

c. The Board agreed that the revised two-story expression of the street edge was both contextually appropriate and compositionally strong, creating more harmonious proportions on this primary elevation. (CS2, CS3, DC2)

5. Architectural Composition and Response to Landmark

a. The Board revisited public comment and their previous concern regarding the limited separation distance between the Landmark and the proposed structure. The Board supported the revision to increase this distance, agreeing that it strengthens the visual separation between this new project and the Landmark, and noted in particular its importance adjacent to the Landmark's unique folded plate thin-shell concrete roof. (CS1, CS2, CS3, PL3, DC1, DC2)

b. The Board revisited public comment and their earlier concern that the size of the proposed structure and the complexity of the proposed design appeared to overpower the scale and simple modern expression of the Landmark structure. The Board agreed that the simplification of the architectural composition and limited palette of high-quality materials shown in this revised design would help the project move into the background and allow the Landmark greater legibility in response to public comment and their earlier guidance. (DC2, CS2-A.2, CS3, PL3, DC3, CS3-A.1, CS3-B, CS2)

6. Street Level

a. The Board supported the larger setback and additional width created between the project and the Landmark structure, the minimization of grade at the street edge and the intent to activate this area with pedestrian use. (CS2, CS3, PL3-A, DC2, PL3)

b. The Board expressed some concern regarding the contextually atypical location of the primary residential entrance in this open space away from the street. The Board stated that additional strategies should be developed at the MUP application stage of review to encourage human interaction and activity at the street and ensure the primary entrance is distinctive, identifiable, and welcoming to visitors. (PL3-A, DC2, PL3)

c. The Board supported the programming of live-work units with a strong connection to Woodland Park Ave N, the minimization of grade change at this edge, and the clear articulation of a differentiated commercial character in their architectural expression. (CS3-A.1, CS2-B-2, PL3, CS2, CS3, DC2)

d. The Board supported the location and two-story expression of the principal entry, noting that the presence of the Landmark would be clearly felt at this location and the potential to create a strong and interesting relationship between old and new. (S3-A.1, PL3-A, CS3-A, PL3)

7. Exterior Materials

a. The Board revisited public comment and their previous guidance identifying exterior materials as a high priority, with direction to develop a simple palette of high-quality

exterior materials in response to the strong concrete masonry character of the adjacent Landmark. (DC4, CS2-A, CS3-A, CS3-B)

b. The Board supported the limited palette of high-quality materials described in the presentation and shown in the EDG-2 design packet (pgs. 76-81) which included hand-set brick masonry, board-form concrete and upmarket small-module integral color and texture fiber cement. (DC4, CS2-A, CS3-A, CS3-B)

RECOMMENDATION January 5, 2026

PUBLIC COMMENT

No public comments were offered at this meeting.

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

- Multiple commenters were unsupportive of the project as currently planned.
- Multiple commenters advocated reducing the building scale and retaining the designated Exceptional tree.
- Proposed reducing the building size by at least half.
- Encouraged preserving the existing buildings and constructing the new building in place of the existing parking lot.
- Suggested a four-story building height with underground parking or building a one- to two-story parking garage with a green roof.
- Valued preserving the historic neighborhood aesthetics, architecture, and landscape.
- Commented that adding plants and foliage to the new parking structure would be an asset.
- Concerned about shade impacts to adjacent structures caused by the proposed building height.
- Asked that Favored the Exceptional magnolia tree be retained and included in the public realm.

SDCI received non-design related comments concerning the public comment period, gentrification, parking availability, traffic noise and congestion, solid waste volume, density, increased pest activity, housing affordability, community outreach, construction impacts, climate impact, street design, economy, private views, and zoning.

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/ .

BOARD RECOMMENDATIONS
After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comments, the Design Review Board members provided the following siting and design guidance.

1. The Board acknowledged public comment regarding height, bulk, and scale, however, agreed the design response as discussed below addressed related comments, as well as, creating a successful relationship to the landmark structure. (CS2-D, DC2-A, CS3, PL3, DC3, CS2)

2. **Height Bulk and Scale**
    a. The Board agreed that the setback to the Landmark structure, the erosion created through upper-level offsets and modulation, the folded-plate expression on the West Elevation and the simplification of the composition helped mitigate scale and respond to existing context and recommended approval of this aspect of the design. (CS2-D, DC2-A, CS3, PL3, DC3, CS2)
    b. The Board supported the height of the proposed townhouses, noting their scale-mitigating effect as a transition step between the existing one-story structure and the larger proposed design. (CS2-D, DC2-A)
    c. The Board agreed that the two-story expression at the street edge on Woodland Ave N was contextually appropriate and compositionally strong, creating more harmonious proportions on this primary elevation and recommended approval of this aspect of the design. (DC2-B, CS2, CS3, DC2)

3. **Architectural Composition and Response to Landmark**
    a. The Board agreed that the architectural composition of the proposed project was an appropriate response to context, noting in particular the connection between the faceted rhythm of bays on the Woodland Park Ave facade and the adjacent to the Landmark's unique folded plate thin-shell concrete roof. (CS1, CS2, CS3, PL3, DC1, DC2)
    b. The Board agreed that the simple architectural composition and limited palette of materials shown in the proposed design were appropriate responses to the Landmarked structure, and recommended approval of the design. (DC2, CS2-A, CS3, PL3, DC3, CS2)

4. **Street Level**
    a. The Board recommended approval of the composition of elements at the street edge, including the direct entry ground-level residential units. The Board expressed some concern regarding security and the delineation of public and private areas along Woodland Ave N and asked the applicant to clarify their intent. The applicant stated that the 42-inch-high concrete breeze block walls at the street edge would provide privacy and security for the units, and that a security gate is not proposed. (CS2, CS3, PL3-A, DC2, PL3)
    b. The Board supported the location and two-story expression of the principal entry, noting that the scale and articulation were an appropriate response to context and

were recognizable and distinct. The Board recommended this aspect of the design. (CS2, PL3-A)

5. Exterior Materials

c. The Board revisited previous guidance identifying exterior materials as a high priority, with direction to develop a simple palette of high-quality exterior materials in response to the strong concrete masonry character of the adjacent Landmark. (DC4, CS2-A, CS3-A, CS3-B)

d. The Board recommended approval of the palette of materials shown in the design packet, including the 5/8" Hardie Artisan board siding, 24-gauge Metal Panel siding and brick masonry. The Board agreed that they were an appropriate response to context and met the quality standard identified in the Guidelines. (DC4-A, CS2-A, CS3-A, CS3-B)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departures 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 departures

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

1. **Street Level Requirements (23.47A.008.A.3):** The Code requires street-level street-facing facades to be located within 10 feet of the street lot line. The applicant proposes to allow a setback of 25 feet 6 inches for a portion of the street-level street-face facade on N 38th St.

   The Board recommended approval of this departure, noting the limited width of the subject area and the setback's potential to mitigate scale relative to the adjacent Landmark and better meet the intent of Design Guidelines CS2-D Height, Bulk, and Scale and CS2-B Adjacent Sites, Streets, and Open Spaces.

2. **Height of Non-residential Uses at Street-level (23.47A.008.B.4):** The Code requires non-residential uses at street-level to have a 13 feet minimum floor-to-floor height. The applicant proposes stepping the floor slab with grade and varying floor-to-floor heights of 10 to 12 feet.

   The Board agreed that the Code compliant solutions shown in the packet created less ideal conditions for fostering human interaction and providing the security and privacy identified in the Guidelines. The Board recommended approval of this departure, as the design will help better meet the intent of Design Guidelines PL3-B-1 Security and Privacy and PL3 Street-Level Interaction.

3. **Parking Space & Access Standards (SMC 23.54.030.D.3)**
   The Code requires driveway slope to not exceed 15%. The applicant proposes a driveway slope of 20%

   The Board supported the revision to move the ramp inboard to create a level transition area at the street edge, which will help minimize conflicts between vehicles and pedestrians on Woodland Park Ave N. The Board recommended approval of this departure, as the proposed design better meets the intent of Design Guidelines DC1-B Vehicular Access and Circulation and PL3 Street-Level Interaction

DESIGN REVIEW GUIDELINES

The Seattle 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.

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.

RECOMMENDATIONS

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