



City of Seattle
Edward B. Murray, Mayor

Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING & DEVELOPMENT**

Application Number: 3016279
Applicant Name: Steve Bull, Workshop Architecture & Design
Address of Proposal: 4219 South Othello Street

SUMMARY OF PROPOSED ACTION

Land Use Application to change a portion of the retail space (10,613 sq. ft.) to 13 live/work units. No change in parking proposed. EDG reviewed under 3006405.

The following Master Use Permit components are required:

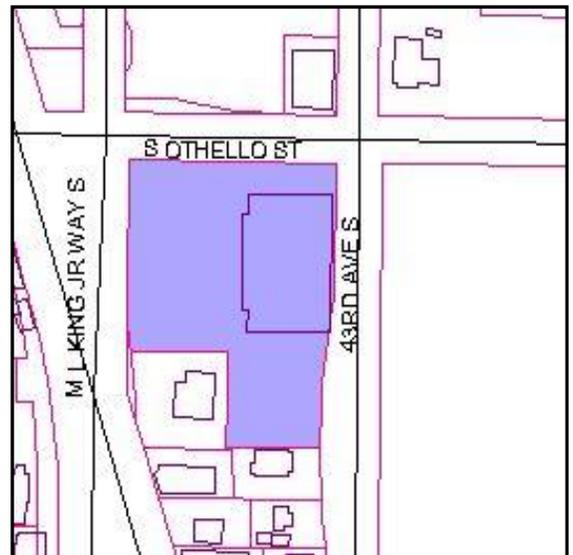
Design Review (SMC Chapter 23.41) with Development Standard Departures:

1. Street-Level Uses (SMC 23.47A.005.D).
2. Street-Level Development Standards; (SMC 23.47A.008.C.1).
3. Street-Level Development Standards – Height & Depth (SMC 23.47A.008.B.3).

Site Zone: Neighborhood Commercial Pedestrian Three with a height limit of 85 feet. (NC3P-85 (5.75)), Othello Residential Urban Village, & Othello Street Station Area Overlay District

Nearby Zones: Directly to the north across South Othello Street the zone is NC3P-85 (1.3) & Multifamily Lowrise Two (LR2). To the east, across 43rd Avenue South the zone is Single Family 5000 (SF 5000). To the south the zone is NC3P-85 (1.3) & LR2. To the west, across ML King Jr. Way South the zone is NC3P-85 (5.75), NC2-40 & LR3.

Lot Area: 81,041 square feet.



Project Description: The applicant wishes to convert portions of the ground level general retail and restaurant uses in an existing building into 13 live-work units. This change of use will require moderate alterations and departure requests to the street-level street-facing facades with increased pedestrian entries.

Current Development: In 2009, the applicant received a permit to construct a six-story building at the development site that currently houses residential, general retail use, and restaurant. The building occupies the entire 81,041 square feet development site, with 367 residential units and approximately 25,500 square feet of nonresidential uses. Access to an underground parking garage for 364 vehicles is taken approximately 75 feet from the Othello intersection along 43rd Avenue South.

The building and uses take advantage of the site's unique location and connection to transit centers. The development site is located across the street from the Sound Transit Othello Light Rail Station. A Metro Bus stop serves the development site as well.

Access: The development site is well served by the three street frontages with quick and easy access downtown to major transit corridors and transit systems including bus, light rail.

Surrounding Development: The area is defined by Sound Transit's Light Rail Line within the Martin Luther King Jr. Way South right-of-way. Further to the west, Holly Park Phase III, a large multifamily development site transformed the area and stimulated further development. On either side of MLK, commercial development dominates the area with a mix of retail, restaurant, offices, institutional uses to name a few. To the north across Othello a proposed development will be similarly scaled. To the east across 43rd Avenue an expansive Single family 5,000 (SF 5000) zone is defined by spacious open spaces and moderate sized homes. Othello Playfield, a Seattle City Park is located directly across 43rd Avenue. Multifamily Low-rise Two (L-2) zone, abuts the southern portion of the development site, supports a varied assortment of residential units including apartments single family uses.

Environmentally Critical Area's: None.

Neighborhood Character: The surrounding neighborhood within one block along ML King Jr. Way South is predominately commercial, vastly changing in character with the number of new development spurred in part by the Light Rail transit corridor and New Holly housing development to the west. Newer developments are maximizing height envelopes which are impacting a sense of spaciousness in the immediate area. Approximately one block on either side of ML King Jr. Way the neighborhood transitions abruptly to residential uses with a mix of newer structures altering the existing fabric of the older housing stock. A number of churches can be found within shorts walks of the development site.

DESIGN REVIEW

EARLY DESIGN GUIDANCE MEETING: September 11, 2007

The packet presented at the EDG meeting is available online by entering the project number (3006405) at this website:

http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

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

Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
Seattle, WA 98124

Email: PRC@seattle.gov

Public Comment: During the Early Design Guidance meeting, the public generally expressed support of the proposal with considerations for design details to respect the pedestrian street-level experience.

- The proposed building should provide modulation to better scale the building to the neighborhood.
- The building should incorporate quality design and materials and utilize green design technologies.
- Having a social and economic diversity in mind in designing residential units will be a great benefit to the neighborhood. In addition, unit type should range from studio apartments to four-bedroom units.
- Parking is already a problem in the area and with the scale of the proposal, parking demand should be met on-site.
- Since there is a bus stop within the Othello Street frontage overhead weather protection should be provided along the façade to shelter bus patrons. In addition, a school bus stop is located along Othello which will have to be relocated during construction and maybe beyond.

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.

The Neighborhood specific guidelines are summarized below. For the full text please visit the [Design Review website](#).

EARLY DESIGN GUIDANCE:

- 1. The street level spaces should be designed to maximize human activity and human scale.** (A-2, A-3, A-4, A-10, C-3, C-4, D-1, D-7, E-2, & 0-2)
 - a. The Board noted that all the street level spaces should be designed to provide human scale for pedestrians.
 - b. The Board encouraged a strong street presence for commercial uses at or near the edge of the sidewalk and limiting vertical grade separations was encouraged where commercial uses occupy the street-level floor
 - c. The proposed program should be configured to enhance human activity on South Othello and ML King Jr. Way. The Board noted that possible solutions include shallow recessed building or individual shop entrances to help create a traditional “main street” feel.
 - d. The Board discussed employing strong building forms to demarcate important gateways, intersections, and street corners. Strong corner massing can function as a visual anchor for a block.
 - e. The Board agreed that the use exterior building materials typically found in traditional storefront design was preferred. 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 overall building design.
 - f. The Board agreed that employing highly visible and accessible entrances to ground level commercial uses, particularly around a public open space plaza

RECOMMENDATION MEETING: July 8, 2014

DESIGN PRESENTATION

The Recommendation packet includes materials presented at the meeting, and is available online by entering the project number 3016279 at this website:

http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The Recommendation packet is also available to view in the project file (project # 3014898), by contacting the Public Resource Center at DPD:

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

Email: PRC@seattle.gov

PUBLIC COMMENTS: Seattle Housing Authority (SHA) wanted to share with the Board and public that their project across ML King Jr. Way would be coming in for EDG by summer's end. No substantive comments were shared with the proposed project.

PRIORITIES & BOARD RECOMMENDATIONS

After considering the context provided by the proponents, and hearing public comment, the Design Review Board members provided the following design guidance.

RECOMMENDATION GUIDANCE:

1. Street-Level Concept: The Board supported the overall design response but recommended conditions to refine the design program and concept, and to maintain important details.

- a. Board commended the thoughtful design response and the applicant's efforts to address the street-level experience. However, the Board was concerned that the design modifying nonresidential uses could adversely impact more traditional commercial uses from locating in the converted spaces in the future. The Board recommended that the proposed design concept is an acceptable response to EDG, but the conditions related to the detailing will be critical for a flexible building design to respond to future nonresidential tenants requiring larger floor area.
- b. The proposed enclosed vestibules serving more than one business recessed from the sidewalk may result in detracting from the "main street" concept with clear and accessible entries into each business. The Board recommended a condition that the applicant remove all vestibules and place storefront entries abutting the sidewalk. (CS2-B-2, CS2-C-3, PL2-B-1, PL2-B-3, PL3-C-1, PL3-I-I, PL3-I-ii, & DC1-A-3)
- c. The simple design concept requires careful treatment of the streetscape experience to avoid the appearance of a blank facade. The Board recommended a condition that the windows remain transparent to maintain pedestrian connection to nonresidential use, all occupied live-work units shall be prohibited from screening materials that do not allow pedestrians to engage the nonresidential use within. (CS2, PL2-B-3, PL3-C-1, PL3-C-2, DC1-A-1, DC1-A-4, & DC2-B-2)

- d. The Board recommended a clear signage and lighting plan shall be executed consisted with the existing signage. With the increased number of businesses added along the street frontage, the signage should lend to critical detail and texture to the façade. The Board noted that without a coherent sign and lighting program, the façade will appear too busy and confusing. (DC4-B-1, DC4-B-2, & DC4-C-1)
- e. The Board was concerned that the renderings represented limited access to the live-work units by not providing secondary “back of house” access to service areas and parking, and detracted from the pedestrian experience with loading and other activities occurring adjacent to the rights-of way. The Board viewed the design concept in conflict with the pedestrian realm and recommended opening a secondary access for each live-work unit if there were no grade level conflicts. (DC1-B-1, DC1-C-4)

The Board identified the Citywide Design Guidelines of highest priority for this project.

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.

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.

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

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-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.

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.

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-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.

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-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-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-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.

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.

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.

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) were based upon the departure's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure(s). At the Final Recommendation Meeting four departures were requested:

1. **Street-Level Uses (SMC 23.47A.005.D):** The Code requires a minimum of 80% of the street-level to be occupied by certain nonresidential uses, not including Live-work units. The applicant proposes to provide 36% of the street-level use along ML King Jr. Way and 51% of the street-level street facing façade along South Othello Street with live-work uses.

With one exception, the Board indicated the street frontages along ML King and Othello would provide opportunities better meet the Design Review Guidelines (CS2-A, CS3-B-1, PL1-b, PL2, & PL3,) by increasing the number of smaller scaled storefronts for local start-up businesses. The proposed size of unit “C-1” appears not to provide adequate floor a main-street commercial use and the area would be better served incorporating into corner commercial space.

The Board unanimously recommended that DPD grant the departure subject to deleting proposed Live-work unit C-1 from the request and incorporating said area into the existing corner nonresidential use.

2. **Street-Level Development Standards (SMC 23.47A.008.C.1):** The Code requires a minimum of 80% of the width of a structure’s street-level street-facing façade that faces a principal pedestrian street shall be occupied by uses listed in subsection 23.47A.005.D.1. The applicant proposes modifying nonresidential use along ML King Jr. Way to include 36% Live-work and 31% approved commercial use for a total of 67% and 51% live-work and 44% approved commercial use for a total of 95% on nonresidential use.

The Board unanimously recommended that DPD grant the departure subject to deleting proposed Live-work unit C-1 from the request and incorporating said area into the existing corner nonresidential use. (CS2-A, CS3-B-1, PL1-b, PL2, & PL3)

3. **Street-level Development Standards - Height and Depth (SMC 23.47A.088.B3):** The Code requires non-residential uses to maintain a floor to floor height of at least 13 feet, and an average depth of 30 feet, with a minimum 15 feet depth limit. The applicant proposes to set a mezzanine 10 feet from the street façade compromising both the ceiling height and depth requirement.

The Board indicated that it would not support a design which essentially did not have enough floor area to establish a viable commercial presence for live-work unit “C-1”. The proposed size of unit “C-1” appears not to provide adequate floor area for a street-level commercial use and the area would be better served incorporating into corner commercial space.

The Board unanimously recommended that DPD not grant the proposed departure requests. CS2-A-2, & DC2-E-1)

BOARD RECOMMENDATIONS

The recommendation summarized below was based on the design review packet dated June 25, 2014, and the materials shown and verbally described by the applicant at the July 8, 2014 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, four Design Review Board members recommended **APPROVAL** of the subject design and two of the three requested departures with the following recommendations:

1. The layout of the live-work tenant spaces shall incorporate design techniques allow flexibility to respond to future nonresidential tenants requiring larger floor area. (DC2-E-1)
2. Remove all vestibules and place storefront entries abutting the sidewalk so that all entries directly front on the sidewalk. (CS2-B-2, CS2-C-3, PL2-B-1, PL2-B-3, PL3-C-1, PL3-I-i, PL3-I-ii, DC1-A-3)

3. Windows shall remain transparent avoid screening materials that do not allow pedestrians to engage the nonresidential use within. (CS2, PL2-B-3, PL3-C-1, PL3-C-2, DC1-A-1, DC1-A-4, DC2-B-2)
4. Prepare a coherent sign and lighting program to avoid incoherent street frontage. (DC4-B-1, DC4-B-2, DC4-C-1)
5. Design and provide secondary access for each live-work unit to the garage and service areas. (DC1-B-1, DC1-C-4)
6. Delete unit C-1 as a live-work use and maintain approved commercial use. CS2-A-2, & DC2-E-1)

ANALYSIS & DECISION – DESIGN REVIEW

The design review process prescribed in Section 23.41.014.F of the Seattle Municipal Code describing the content of the DPD Director’s decision reads in part as follows:

The Director’s decision shall consider the recommendation of the Design Review Board, provided that, if four (4) members of the Design Review Board are in agreement in their recommendation to the Director, the Director shall issue a decision which incorporates the full substance of the recommendation of the Design Review Board, unless the Director concludes the Design Review Board:

- a. Reflects inconsistent application of the design review guidelines; or*
- b. Exceeds the authority of the Design Review Board; or*
- c. Conflicts with SEPA conditions or other regulatory requirements applicable to the site; or*
- d. Conflicts with the requirements of state or federal law.*

Director’s Analysis

Four members of the Southeast Design Review Board and one substitute were in attendance and provided recommendations (listed above) to the Director and identified elements of the Design Guidelines which are critical to the project’s overall success. The Director must provide additional analysis of the Board’s recommendations and then accept, deny or revise the Board’s recommendations (SMC 23.41.014.F3). The Director agrees with and accepts the conditions recommended by the Board that further augment the selected Guidelines.

Director’s Decision

The design review process is prescribed in Section 23.41.014 of the Seattle Municipal Code. Subject to the above-proposed conditions, the design of the proposed project was found by the Design Review Board to adequately conform to the applicable Design Guidelines. The Director of DPD has reviewed the decision and recommendations of the Design Review Board made by the five members present at the decision meeting, provided additional review and finds that they are consistent with the City of Seattle Design Review Guidelines for Multifamily and Commercial Buildings. The Design Review Board agreed that the proposed design meets each of the Design Guideline Priorities as previously identified. Therefore, the Director accepts the Design Review Board’s recommendations and **CONDITIONALLY APPROVES** the proposed design and the requested departures.

DESIGN REVIEW - CONDITIONS OF APPROVAL

Prior to Building Permit Issuance

1. The layout of the live-work tenant spaces shall incorporate design techniques allow flexibility to respond to future nonresidential tenants requiring larger floor area.
2. Remove all vestibules and place storefront entries abutting the sidewalk so that all entries directly front on the sidewalk.
3. Prepare a coherent sign and lighting program to avoid incoherent street frontage.
4. Design and provide secondary access for each live-work unit to the garage and service areas.

Prior to Certificate of Occupancy

5. The Land Use Planner shall inspect materials, colors, and design of the constructed project. All items shall be constructed and finished as shown at the design recommendation meeting and the subsequently updated Master Use Plan set. Any change to the proposed design, materials, or colors shall require prior approval by the Land Use Planner (Bradley Wilburn 206 615-0508 or bradley.wilburn@seattle.gov).

For the Life of the Project

6. Windows shall remain transparent avoid screening materials that do not allow pedestrians to engage the nonresidential use within.
7. Windows shall remain transparent avoid screening materials that do not allow pedestrians to engage the nonresidential use within.

The building design shall be substantially consistent with the materials represented at the Recommendation meeting and in the materials submitted after the Recommendation meeting, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner (Bradley Wilburn 206 615-0508 or bradley.wilburn@seattle.gov) or a DPD assigned Land Use Planner.

Signature: (signature on file) Date: October 6, 2014
Bradley Wilburn, Senior Land Use Planner
Department of Planning and Development