CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

Record Number: 3038614-LU

Applicant: Neiman Taber Architects

Address of Proposal: 5115 24th Ave NE

SUMMARY OF PROPOSAL

Land Use Application to allow a 4-story, 96-unit apartment building. Parking for 14 vehicles proposed. Existing buildings to be demolished. Early Design Guidance conducted under 3040327-EG.

The following approval is required:

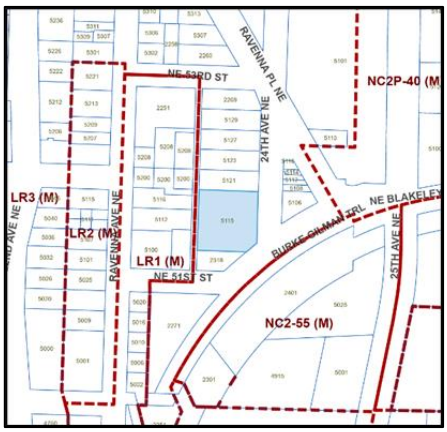
I. **Design Review with Departures (SMC Chapter 23.41)***
**Any departures are listed near the end of the Design Review Analysis section of this decision.*

SEPA DETERMINATION

- ☐ Determination of Nonsignificance (DNS)
  - ☐ Pursuant to SEPA substantive authority provided in SMC 25.05.660, the proposal has been conditioned to mitigate environmental impacts.
  - ☐ No mitigating conditions of approval are imposed.
- ☐ Determination of Significance (DS) – Environmental Impact Statement (EIS)
- ☐ Determination made under prior action.
- ☒ Exempt

BACKGROUND

A SEPA checklist was submitted for review with this application. Subsequently, the SEPA application was withdrawn due to a revision to Washington State law which exempts the project from SEPA (SB 5412).



The top of this image is north. This map is for illustrative purposes only. In the event of omissions, errors or differences, the documents in SDCI's files will control.

SITE AND VICINITY

Site Description: The subject site is currently developed with two, two-story multifamily residential buildings constructed in 1957 which are separated by a turfgrass lawn. The property is landscaped with shrubs and small trees along the permitter of the buildings and site. One Exceptional Southern magnolia tree is present to the east of the south building. A paved surface parking

area is present along the west property line. The site is rectangular in shape with a corner cut at the southeast corner and slopes downward north to south approximately four feet.

Site Zone: Lowrise 3 (M)

Zoning Pattern: (North) Lowrise 3 (M)
(South) Lowrise 3 (M)
(East) Lowrise 3 (M)
(West) Lowrise 1 (M)

Environmentally Critical Areas: The subject site is located in a mapped liquefaction prone area.

Current and Surrounding Development; Neighborhood Character; Access: The subject site is located on the west side of 24th Ave NE, midblock between NE 53rd St to the north and NE 51st St to the south in the University District Urban Center. The diagonal orientation of NE Blakely St results in a corner cut to the parcels located at the southeast corner of the block. Multifamily residential buildings are adjacent on all sides of the development site. The proximate blocks are comprised of a mix of older lowrise multifamily buildings with surface parking, newer multifamily and mixed-use buildings, and single-family residential areas beyond to the east and west. The University Village commercial area is less than a quarter mile to the southeast. Multiple natural and recreation areas are found in the neighborhood, including Ravenna Park, Ravenna P-patch Community Garden, and the Burke-Gilman Trail.

The subject site is within the evolving residential fabric of the University District. The neighborhood reflects the varying eras of development and their associated scale and architectural styles which span the twentieth and twenty-first centuries. Multifamily housing in the vicinity predominantly dates from the mid-1900s and reflects the midcentury architectural style. Structures are generally boxy, two- to three-stories in height with allowance for surface parking and some landscaping around the building perimeter. The area has experienced a development trend in the last two decades in response to zoning changes intended to create housing, resulting in increased density, size, and height of more recent development. These contemporary-style developments are up to four-stories in height and commonly use modulation, materials, and color to vertically break up the massing. Mixed-use structures may include a defined podium level to distinguish ground-level commercial uses. Massing and siting patterns additionally respond to the irregular street grid, resulting in stepped or asymmetrical building forms. The area was rezoned from Lowrise 3 to Lowrise 3 (M) on April 19, 2019.

Vehicle access is proposed from the alley. Pedestrian access is proposed from 24th Ave NE.

PUBLIC COMMENT

The public comment period ended on July 3, 2023. In addition to the comments received through the design review process, other comments were received and carefully considered, to the extent that they raised issues within the scope of this review. Comments were also received that are beyond the scope of this review and analysis per SMC 23.41.

I. ANALYSIS – DESIGN REVIEW

The design review packets include information presented at the meetings and are available online by entering the record numbers at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx
The meeting reports and any recordings of the Design Review Board meetings are available in the project file. The meeting reports summarize the meetings and are not transcripts.

EARLY DESIGN GUIDANCE - MARCH 27, 2023

PUBLIC COMMENT

No public comments were offered at this meeting.

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

- Appreciated the exploration of multiple massing options.
- Preferred the horseshoe massing option but felt all of the options were fine.
- Suggested exploring a point-access building form, which would better meet the stated goal to improve unit-to-unit privacy within the development, allow increased outdoor space, and reduce the building's bulk.
- Preferred removing the existing Exceptional tree and planting new trees on 24th Ave NE instead.
- Praised the unit orientation away from neighbors which minimizes privacy disruptions.
- Liked the long courtyard of the preferred design which maximizes interior daylight and breaks up the massing by creating an exterior corridor.
- Fond of the wood paneling proposed for the inner façade.

SDCI received non-design related comments concerning amount of parking and energy efficiency. These comments are outside the scope of design review.

The Seattle Department of Transportation offered the following comments:

- The project must meet the minimum standards of a 6" curb, 6' sidewalk, 5.5' planting strip with street trees, and ADA-compliant curb ramps on the 24th Ave NE and NE Blakely St frontages.
- The required ADA-compliant curb ramp replacement will trigger a Street Improvement Permit.

Seattle Public Utilities offered the following comments:

- The project must submit the Solid Waste Storage and Access Checklist for Designers and site plans that detail solid waste storage and access.
- Solid waste collection will occur off the alley.
- Supports using 3 or 4 cubic yard uncompacted dumpsters for recycle and garbage.
- All dumpsters must be staged in the alley with a minimum 10' wide direct truck access on a level, paved surface, and have 24' overhead clearance. If uncompacted 2 cubic yard dumpsters are used, SPU drivers can come on-site if the storage is located within 50' of collection location

and the dumpster path grade is 6% or less. If the solid waste storage room and containers cannot be located within 50' of truck collection location, a staging area will be required.
- Food waste/compost carts can be staged in the alley to reduce solid waste costs.
- Highly encourage the project to plan on-floor access to all three solid waste streams (garbage, compost and recycle).

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 (3040327-EG): http://web6.seattle.gov/dpd/edms/

PRIORITIES & BOARD GUIDANCE

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. **Context:**
    a. The Board appreciated the applicant's extensive analysis of the neighborhood context and the built environment. The Board noted that the clear and concise information regarding the adjacent buildings, including the sectional relationship and privacy studies, helped to frame the massing options discussion and reinforced the success of the preferred option C.1. The Board gave guidance, moving forward, to continue to use the context analysis to inform the design evolution and to show how the future development potential on the street and on adjacent properties will create a new urban context. **CS2-B-2, CS3-A-4**
    b. The Board was concerned that the context analysis neglected the adjacency to the Burke Gilman trail to the southeast. Moving forward, the Board gave guidance to include a more robust study of circulation to and from the trail and to show how this analysis impacted the development of the preferred massing, intentional ground level programing, and the strengthening of the streetscape. **PL1-B, PL1-1-c**

2. **Exceptional Tree**:
    a. The Board appreciated the applicant's thorough study of the impacts on the massing and building planning by retaining the existing Exceptional Magnolia tree on massing Options A through C and relocating the tree in Option C.1. After deliberation, the Board supported the relocation of the Exceptional tree because it had the potential to allow for a stronger and more cohesive architectural massing approach. The Board also acknowledged that transplanting a tree is risky and the new location along the southern property line would have less impact on the overall design if the tree did not survive. The Board gave guidance for the applicant to provide more robust information on the Exceptional Magnolia tree to demonstrate that it would survive construction and complement the proposed design as intended. Information that may be helpful to the Board includes a root study that addresses the existing tree root ball, drip line, and canopy, recommended clearances from any new

construction, and potential replacement tree size and species if the relocated tree is unable to survive. **CS1-D-1, CS1-1-c**

3. **Massing Options**:
    a. The Board discussed all massing options provided by the applicant, considered the responsiveness to the existing context and the Exceptional Magnolia tree, and agreed with the applicant's preferred approach in Option C.1. The Board appreciated Option C.1 for its inclusion of a wider north-south oriented central courtyard, and central massing modulation that respects the established structure width pattern while establishing a more contemporary street-facing massing precedent. **CS1-1-a, CS2-B-2, CS3-A-4**
    b. The Board appreciated the proposed clear architectural massing and modulation and stressed that its success relied on the recessed highly glazed gasket element bisecting the massing on 24th Ave NE into two discernible parts. The Board gave guidance to retain this feature moving forward. **DC2-A, DC2-1-b**
    c. Although the Board supported the relocation of the Exceptional Magnolia tree in order the better integrate it into the overall development, the Board was concerned that the notch in the massing created an awkward condition that neither celebrated the tree nor reinforced a connection to the interior courtyard. Moving forward, the Board gave guidance to explore ways to simplify the massing and provide a more intentional and animated connection with the Exceptional tree and potential connection between the right-of-way and the courtyard open space. The Board noted that they would support departures that would help in addressing this guidance. **CS1-1-c, PL1-B, PL1-C-1, PL1-1-c, DC2-A, DC2-1-a, DC3B-3, DC3-1-a, DC3-3-b**
    d. The Board supported the wider courtyard proposed in massing Option C.1 with its highly transparent connection between the two wings, reduced number of residential units facing each other, and the shift in patios and balconies that better addressed privacy concerns. The Board gave guidance for these successful aspects to be retained moving forward and noted that the bridging element could be developed to be open air and provide further opportunity for engagement between residents. **DC3-2-a, DC3-2-c**

4. **Ground Level Uses and Streetscape**:
    a. The Board supported the efficient centrally located lobby entrance on 24th Avenue NE proposed in massing Option C.1. The Board specifically noted the success of its width and modulation depth. The Board gave guidance for the applicant to continue to develop the overall composition of the lobby entrance and the area around the mid-block entry to provide a clear sense of arrival and place making, utilizing benches, landscaping, and hardscape. **PL3-1-a, PL3-A-4, PL3-B-4, PL3-1-a, DC4-2-a, DC4-2-c**
    b. The Board noted that there was no buffer between the parking stalls and ground level residential units on the alley and that there was potential for issues with car headlights and privacy. The Board gave guidance to provide a buffer through the introduction of modulation in the massing and landscaping that would allow for separation and screening between parking stalls and residential units. The Board also gave guidance to study ganging the four residential units together as a way to make a more significant impact on the visual interest of the alley. **PL1-1-d, DC1-C-2**
    c. The Board was concerned with the location of the bike room on the alley considering the proximity of the project to the Burke Gilman trail. Using the context analysis related to the

Burke Gilman trail requested in item 1.b above, the Board gave guidance for the applicant to study locating the bike room closer to south end of the building where a connection through the courtyard to the street could provide a more direct and engaging path to the trail. **CS1-D-1, CS1-1-c, PL1-1-c, PL4-A, PL4-1**

d. The Board noted that the lack of amenity area on the ground level at the southern end of the building did not appear to promote interaction between the courtyard, the relocated Exceptional tree, or the right-of-way. In conjunction with addressing items 3.c and 4.c above, the Board gave guidance for the applicant to study ways to program the ground level spaces at the south end of the courtyard and adjacent to the relocated Exceptional tree to provide more connectivity and engagement by residents and the community. The Board encouraged the applicant to consider designing this space as a secondary entrance to the project. **PL3-3-b, DC2-A-, DC2-1-a, DC3B-3, DC3-1-a, DC3-3-b**

e. The Board supported the ground level residential units along 24th Ave NE and appreciated the generous setback which has the potential to create a sense of separation between the sidewalk and the individual units while maintaining enough space for patios that add more residential character. The Board gave guidance that the patios should remain a usable size and to explore robust landscaping that considers privacy for the residential units while creating a visually interesting experience for pedestrians. The Board also gave guidance to study adding trees on the property side of the sidewalk, along with the required street trees, as a way to enhance the pedestrian nature of the street frontage and provide additional privacy for the ground level residential units and patios. The Board requested that adequate information describing the relationship of the patios and landscape to the sidewalk be provided in the Recommendation packet. **PL1-1, PL3-2-c, DC3-2-a, DC4-d-1**

5. Façade and Materials:

a. The Board supported the use of balconies as proposed along the 24th Ave NE façade on massing Option C.1, as they are critical to helping break down the overall height, bulk, and scale of the building. The Board gave guidance to retain the balconies and incorporate them into simple and well composed façades. They encouraged the applicant to include three to four façade moves that explore how the roof is shaped, parapet design, material application, etc., to create a cohesive composition. **DC2-A-2, DC2-B-1, DC2-C-1, DC2-2-c, DC2-2-f, DC2-3-a**

b. The Board gave guidance to explore ways to differentiate the main residential entry from the flanking masses. **PL3-A-1, PL3-1-a**

RECOMMENDATION – OCTOBER 23, 2023

PUBLIC COMMENT

No public comments were offered at this meeting.

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

- Recommended only native vegetation be used for any proposed landscaping to enhance native avian life and native pollinators.

- Encouraged requiring a loading zone to accommodate delivery, rideshare, and service vehicles.

SDCI received non-design related comments concerning archeological review, parking quantity, tenant displacement, housing cost, and density. These comments are outside the scope of design review.

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 (3038614-LU): http://web6.seattle.gov/dpd/edms/

PRIORITIES & BOARD RECOMMENDATIONS

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

1. **Exceptional Tree:**
    a. The Board appreciated the robust information provided by the applicant on the existing health and viability of relocating the Exceptional Magnolia at the southeast corner of the project site. The Board reiterated that new location of the tree allowed for a well-proportioned massing and successfully softened the corner by continuing the buffer provided by the existing Fir trees on the adjacent property to the south. The Board was concerned with the potential for the tree to not survive replanting and construction and recommended a condition of approval for the applicant to specify a replacement tree of an appropriate species and size that would eventually grow to a similar size as the existing exceptional tree if the existing tree cannot be relocated or fails to thrive. **CS1-D-1, CS1-1-c, DC4-D**

2. **Massing:**
    a. The Board recommended approval of the well-modulated overall massing with its highly glazed gasket that bisected the building into discernable parts facing 24th Avenue NE, highly glazed courtyard bridging element, purposefully placed balconies on both the street side and courtyard sides of the building, and the appropriately scaled notch at the southeast corner to accommodate the relocated Exceptional tree. **CS1-1-a, CS2-B-2, CS3-A-4, DC2-A, DC2-1-b**

3. **Ground Level Uses and Streetscape:**
    a. The Board recommended approval of the overall ground level uses with the centrally located lobby entrance on 24th Avenue NE, identifiable secondary residential entry off the alley, and clear overall circulation. The Board noted that the bench and bike rack at the main residential entry successfully provided opportunity for residents to engage with the street. **PL3-1-a, PL3-A-4, PL3-B-4, PL3-1-a, DC4-2-a, DC4-2-c**
    b. The Board appreciated that circulation to the bike room was clear from both 24th Avenue NE and the alley, however, the Board was concerned that the path into the bike room was not

directly from the exterior. The Board strongly advised the applicant to study providing direct access to the bike room from the exterior while maintaining the identifiability of the secondary residential entry. After deliberation, the Board declined to make this a recommended condition. **CS1-D-1, CS1-1-c, PL1-1-c, PL4-A, PL4-1**

c. The Board recommended approval of the overall streetscape along 24th Avenue NE with its usable ground level residential patios, inviting main residential entry, and row of trees on both the property side of the sidewalk and along the right-of-way which enhanced the pedestrian nature of the street frontage. **PL1-1, PL3-2-c, DC3-2-a, DC4-d-1**

4. Façade and Materials:

a. The Board recommended approval of the overall simple and well-detailed application of the proposed material palette including the lap siding with varied height patterning, smooth board siding, accent color and transparency at the bridge element in the central courtyard, highly glazed gasket at the residential entry, glass railings and parapets, and cable rail patio railings that created a cohesive composition. The Board specifically noted that the high level of transparency at the courtyard bridging element was critical to the success of the design. Therefore, the Board recommended a condition of approval to maintain the same level of transparency at the courtyard bridging element as shown in the recommendation packet and include the same glazing in the Master Use Permit drawing set. **DC2-A-2, DC2-B-1, DC2-C-1, DC2-2-c, DC2-2-f, DC2-3-a**

b. The Board appreciated the use of "super-grouping" of large unit windows with accent colors on the street and alley facades as a way to add verticality to each façade. The Board was concerned that the interior courtyard elevations were not as well organized as the street and alley facing facades and utilized a different super-grouping of windows that included smaller windows adjacent to the larger unit windows. The Board noted that the grouping of the small window with the larger unit window within the darker panel surround was less successful than treating the small windows as punched windows within the overall massing. The Board recommended a condition of approval for applicant to implement a similar super-grouping of windows on the interior courtyard facades so that they have a similar proportion and composition as on the street and alley elevations. **DC2-B-1, DC2-2-c**

c. The Board noted that the recessed/over-framing around the window groupings on all elevations shown throughout the recommendation packet was critical to the successful articulation of each façade and helped mitigate the perceived height, bulk, and scale of the massing. The Board recommended a condition of approval for the applicant to include notes and details describing the depth of the recess/over-framing in the Master Use Permit drawing set. **DC2-2-i**

d. The Board was concerned that the exhaust venting strategy was not clearly illustrated in the recommendation packet but noted that it appeared that the intent was for the vents to be color matched to the surrounding material. The Board recommended a condition of approval for the applicant to clearly show in the Master Use Permit drawing set the exhaust vents on the building elevations and include a note indicating that the vents should be painted to match the color of the surrounding material. **DC2-4-b**

5. Landscape and lighting:

a. The Board recommended approval of the overall landscape design, including the specific selection and mix of native and supportive planting for each location. The Board appreciated

the 3 foot landscape buffer between the parking and the building along the alley, the appropriate balance of transparency and privacy provided within the design of the courtyard, and the addition of trees that provide vertical interest at the alley as well as along the street right-of-way. **PL1-1, PL3-2-c, DC3-2-a, DC4-d-1**

b. The Board noted that the exterior pad-mounted mechanical units shown at the southeast corner of the site would be shielded from view by the 6 foot tall fence proposed along the property line, however the Board was concerned that the mechanical units would be visible from the right-of-way. Acknowledging that the relocated Exceptional tree would preclude the use of a fence to block the view from the right-of-way, the Board advised the applicant to study the use of higher vegetation to ensure adequate screening of the units. After deliberation, the Board declined to make this a recommended condition. **DC2-4, DC4-D-1**

c. The Board recommended approval of the applicant's deliberate lighting design proposed at the alley, along the street frontage, and within the central courtyard, with its minimal use of lit signage, wall sconces, and puck lighting within canopies and building overhangs to provide adequate lighting levels to ensure clear wayfinding and public safety. The Board was concerned with the lighting in the courtyard and encouraged the applicant to choose a wall sconce that only cast light down to avoid impacting units above or emitting high levels of light pollution. After deliberation, the Board declined to make this a recommended condition. **PL1-1-d, PL2B-2, PL3-A-4, DC2-1-e**

DEVELOPMENT STANDARD DEPARTURES

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

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

1. **Projections in Setbacks and Separations (23.45.518.H.7):** The Code states unenclosed decks and balconies may project a maximum of 4 feet into required setbacks if each one is no closer than 5 feet to any lot line. The applicant proposes balconies that are 1.08 feet from the street lot line (24th Ave NE).

   The Board recommended approval of the departure, finding that the reduced setback allows for balconies that provide modulation that breaks down the scale of the façade along 24th Ave NE, provides residential character, and allows for a wider more naturally lit internal courtyard. The design with the departure better meets the intent of Design **Guidelines CS1-B-2 Daylight and Shading, DC2-B-1 Façade Composition,** and **DC3-B-4 Multifamily Open Space.**

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.

University Supplemental Guidance:

CS1-1 Plan for Daylight & Trees

CS1-1-a. Building Massing & Upper Level Step-Backs: Arrange building massing and use upper-level step-backs to increase solar access into ground floors, shared amenity spaces, streets, and the public realm, especially on narrow rights-of-way such as University Way NE. Use two-story or mezzanine layouts for residential or live-work units at or below-grade to increase daylight access to those units.

CS1-1-b. Recessed or Sunken Living Space: Avoid recessed or sunken living space, and minimize the distance that units are located below grade to provide direct access to daylight and air from above-grade windows for each unit.

CS1-1-c. Trees: Incorporate new and existing trees. Site the buildings and design building massing to preserve and incorporate existing mature trees, especially on slopes; this is especially

relevant in the Ravenna Springs character area. Where removal is unavoidable, configure open space to accommodate large canopy trees that replace those removed.

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.

University Supplemental Guidance:

CS2-1 Character Areas & Corridor Character Areas

CS2-1-a. Cowen Park Corners: Use lush landscaping to carry the experience of Cowen Park down the north end of University Way NE. Incorporate generous sidewalks and seating areas.

CS2-1-b. University Park South & 17th Ave Boulevard: Reinforce the existing pattern of generous front setbacks. Incorporate occupiable amenity spaces into front setbacks with areas for large shade trees and landscaping. Take cues from the design, scale, and character of historic buildings, including: grand entries; sloped roofs; the use of brick, masonry, and wood; vertical window proportions; and a high degree of architectural detailing.

CS2-1-c. Ravenna Springs: Design projects to create and reinforce the quality of a cohesive neighborhood with massing that is broken into multiple buildings, individual unit entries, ground-related housing, highly permeable blocks with walkways and open spaces, and a high degree of landscaping and pedestrian amenities.

CS2-1-d. University Village & 25th Ave NE: Prioritize active edges and direct pedestrian connections to 25th Ave NE and the Burke Gilman Trail. Development along 25th Ave NE should create an active, engaging building edge for pedestrians and create protected sidewalks by utilizing planter strips with lush landscaping.

CS2-1-e. The U District Core & The Ave: Express an urban character that is distinct to the U District and prioritize the pedestrian experience with human-scaled design and a high degree of visual interest. Foster an eclectic mix of businesses and architectural styles.

1. Reflect historic platting patterns by articulating and/or modulating buildings and design styles at 20-40 foot intervals.
2. Use upper-level step-backs that respond to predominant and historic datums in context.
3. Incorporate balconies or terraces in buildings with residential uses to contribute to passive surveillance and visual interest.
4. Use lush, layered landscaping at street level, especially in residential areas south of NE 43rd St.

CS2-2 Neighborhood Context

CS2-2-a. Contribute to Community Character: To enhance the eclectic character of the University District, plan and include elements that are easily customizable for tenants and businesses to individualize storefronts, kickplates, and streetscapes through paint colors, materials, lighting, signage, awning design, seating, or other pedestrian amenities. Use these features to express 20-40 foot storefront modules.

CS2-2-b. Provide Zone Transitions: When a project site abuts a zone with a height limit that is two stories shorter than the project site, provide upper-level setbacks that create a sensitive transition to the less intensive zone.

CS2-2-c. Activate Parks & Open Space: In development adjacent to open space and parks, activate the building edges by incorporating active uses, small public plazas or seating areas for ground-floor uses, as well as balconies or terraces at upper floors. Design adjacent projects to act as a deferential backdrop, with refined building facades that help frame the open space, or incorporate artistic features that complement the function of the open space and create an "outdoor room."

CS2-3 Gateways & Placemaking Corners

CS2-3-a. Special Site Features: For new buildings located on a corner, including, but not limited to the corner locations identified in Map 3 of the full Guidelines, consider providing special building elements distinguishable from the rest of the building such as a tower, corner articulation or bay windows. Consider a special site feature such as diagonal orientation and entry, a sculpture, a courtyard, or other device. Corner entries should be set back to allow pedestrian flow and good visibility at the intersection.

CS2-3-b. Gateways: Gateways identified on Map A are significant "entry" points in the U District Neighborhood.

1. Express a sense of arrival to a distinct area with distinctive forms, prominent massing, unique design concepts, and the highest attention to design quality.
2. Create pedestrian accommodating entries with wider sidewalks, significant landscaping features, public plazas, active uses, and art.

CS2-3-c. Placemaking Corners: Placemaking Corners identified on Map A are key nodes and pedestrian activity areas within the U District Neighborhood.

1. Design projects as part of a composition with the adjacent corner-facing sites to frame the space and balance strong spatial edges with adequate space for movement and activity, including small plazas, seating, and public art.
2. Incorporate special paving and surface treatments; art installations; seating; kiosks.

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.

University Supplemental Guidance:

CS3-1 University District Architectural Character

CS3-1-a. Architectural Styles: Foster the eclectic mix of architectural styles and forms on the block and throughout the neighborhood while maintaining articulated base designs that are pedestrian-oriented. Repetition of architectural forms and character, whether visually adjacent or within the U District, is strongly discouraged.

CS3-1-b. Predominant Styles: Complement and continue predominant styles or materials when the immediate context of a site is comprised of buildings or a collection of buildings with local significance or identifiable architectural styles or similar materials.

CS3-1-c. Historic Patterns: Articulate building forms and facades to respond to historic platting patterns to create compatibility between contemporary architecture and existing development**.**

CS3-1-d. Horizontal and Vertical Patterns: Respond to nearby predominant horizontal and vertical patterns and datum lines, and take cues from design elements in older structures such as campus gothic style, punched windows, texture-rich materials, and thoughtful detailing.

CS3-2 Adaptive Reuse & Preservation

CS3-2-a. Existing Structures & Facades: Preserve or rehabilitate existing structures or facades, especially those with architectural merit, local significance, and/or quality materials including brick.

CS3-2-b. Repurpose Materials: Creatively repurpose materials, signage, and other physical pieces from existing development into new projects to create a connection with the neighborhood's past and contribute to a sense of place.

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.

University Supplemental Guidance:

PL1-1 Networks & Connections to Community Open Space

PL1-1-a. Engage the Public Realm: Include open space at grade that physically or visually engages the public realm: Options include plazas, public courtyards, play areas, gardens, and ground level patios.

PL1-1-b. Green Streets & Green Spines: Projects located on Green Streets and within the U District Green Spines: Include multiple types of publicly-accessible open spaces and private amenity spaces that address the public realm including: balconies and unit patios, pocket plazas, strategic setbacks at grade for seating areas and play areas, and upper-level setbacks with terraces or patios.

PL1-1-c. Burke-Gilman Trail: For projects adjacent to the Burke-Gilman Trail, provide physical

and visual connections for pedestrians and cyclists. Design trail-facing facades with active uses, including retail, amenity space, and unit stoops or patios.

PL1-1-d. Alleyways: Treat all alleyways as potential pedestrian routes: Incorporate windows, entries, art, lighting, and active uses on alley-facing facades to activate and improve safety in alleys.

PL1-2 Shared Alleys & Mid-Block Pedestrian Connections

PL1-2-a. Pedestrian-Priority Network: Reinforce existing movement patterns and introduce connections that weave a pedestrian-priority network throughout the neighborhood with mid-block pedestrian pathways and shared alleys.

PL1-2-b. Connect Street to Alley: East-west mid-block pedestrian connections from the street to alley are strongly encouraged on blocks within the "Mid-block Pedestrian Pathway Priority Area." Projects within the approximate middle third of the block are the preferred location for mid-block pedestrian connections.

PL1-2-c. Activate Second "Fronts": Design facades adjacent to mid-block pedestrian connections and shared alleys as a second "front" with activating uses:

1. Locate active ground-level uses along shared alleys and pedestrian pathways, including secondary entrances for businesses and individual unit entries separated by grade or setbacks for residential uses.
2. Avoid long blank walls. Where unavoidable due to service uses, treat blank walls with artwork, interesting materials, lighting, and/or architectural features.

PL1-2-d. People-Friendly Spaces: Create usable, safe, people-friendly spaces:

1. Include upper-level balconies or terraces so that occupiable spaces overlook shared alleys and mid-block connections.
2. Strive for clear sightlines. Where mid-block connections do not cross the right-of-way or do not align across an alley or street, provide a focal point and wayfinding features at the visual terminus.
3. Incorporate secondary spaces for impromptu gatherings, play opportunities, outdoor seating, and bike racks.

PL1-2-e. Signage & Wayfinding: Create consistent signage & incorporate wayfinding elements:

1. Install wayfinding elements on street and alley facades to highlight entrances to alleys and midblock crossings including special architectural treatments, creative signage, ground treatments, lighting, and façade design. Strive for continuity of design features throughout the neighborhood.
2. Incorporate street furniture, art installations, creative paving, paint patterns or lighting throughout shared alleys and mid-block connections.

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.

University Supplemental Guidance:

PL3-1 Entries

PL3-1-a. Prominent Design: Design prominent, accommodating entries with vertical emphasis and intricate architectural interest at a variety of scales. Use high-quality materials and detailing to create an identifiable entrance and welcoming experience for visitors and users.

PL3-1-b. Grade Separations: Avoid grade separations at retail entries: Step building floor plates along sloped sites to avoid raised or below-grade entries for commercial along the sidewalk.

PL3-1-c. Courtyard Entries: Courtyard entries should be physically and visually accessible from the street. Units facing the courtyard should have a porch, stoop, or deck associated with the dwelling unit to support community interaction. Any fences or gates should be set back from the sidewalk to incorporate a semi-public transitional space.

PL3-2 Ground-Level Residential Design

PL3-2-a. Articulate Units: Articulate individual dwelling units and provide usable stoops or patios for street-facing residential units. Include architectural detailing that expresses a residential use, such as contrasting trim, hardware, awnings, mailboxes, address numbers, and appropriately scaled materials. Provide opportunities for personalization.

PL3-2-b. Rowhouse-Style: Use rowhouse-style units at the base of residential structures to transition to the pedestrian sidewalk and street; they provide large windows, entries, patios and other activating features.

PL3-2-c. Buffer Space: Provide adequate buffer space as a transition from the sidewalk to residential uses for visual connection and passive surveillance of the public realm. Raise units slightly above grade or provide an adequate setback. Use buffers of low walls, planters, and layered landscaping; avoid tall fences and patios below grade.

PL3-2-d. Shared Space: Where direct-unit entries are challenging due to a site's physical constraints, include a generous main entry with occupiable shared space or forecourt to create a "front porch" for residents. Provide ample space for bicycles, seating, furniture, and planters.

PL3-3 Mixed Use Corridors & Commercial Frontages

PL3-3-a. Street Wall: Maintain a well-defined street wall on mixed-use corridors to create an urban character. Incorporate strategic setbacks at corners and entries for seating, usable open space, and landscaping.

PL3-3-b. Human-Scaled Experience: Provide frequent entrances, expressed breaks, and architectural interest at regular intervals of 20-30 feet (regardless of uses/ tenants occupying ground-level spaces) to create a human-scaled experience and accommodate the presence or appearance of small storefronts. Add unique features to long sections of storefront systems.

PL3-3-c. Residential Entries & Signage: Residential entries for upper-floor residential uses and residential signage should not dominate the street frontage over commercial uses.

PL3-3-d. Non-Activating Uses: Minimize the size and presence of residential lobbies and other non-activating uses to maintain the commercial intensity and viability of mixed-use corridors.

PL3-3-e. Edge: Design a porous, engaging edge for all commercial uses at street-level. Include operable windows at all levels of the building and especially at the street level to maximize permeability and activate the streetscape. Design street-level facades that open to or near sidewalk level allowing uses to spill out, and provide areas for outdoor seating.

PL3-3-f. Adaptability: Design live-work units and all other non-commercial spaces for conversion to street-accessed commercial uses over the life of a building. Provide a direct path to the entry

from the sidewalk, transitional areas that can be used as outdoor seating, awnings, and pavement treatments. Avoid or minimize tall, structural sills that would inhibit future storefront flexibility. Use recessed entries and non-permanent solutions for privacy for residential uses, such as movable planters. Unit layout should separate living spaces from work space, to provide appropriate privacy for living spaces.

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.

University Supplemental Guidance:

PL4-1 Bicycle Circulation & Parking

PL4-1-a. Efficient & Secure Parking: Design bicycle parking for efficiency and security. Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses. Bicycle racks should be plentiful, and either be from the Seattle Department of Transportation's bike parking program or be an approved rack of similar "inverted U" or "staple style".

PL4-1-b. Placemaking: Integrate design features into bicycle facilities that enhance placemaking, such as having a uniform color for bike racks within the U District or having distinctive place-names designed into the racks.

PL4-1-c. Convenient Location: Locate bicycle parking and bicycle racks in convenient locations for residents and temporary users with easy access, weather protection, and minimal grade changes. Provide direct routes from bicycle lanes to bicycle parking in garages or bicycle racks, and provide signage that directs bicyclists to these facilities. When bicycle parking is located indoors, minimize obstructions, and consider using sliding or automatic doors.

PL4-2 Connections and Facilities for Transit

PL4-2-a. Connections to Light-Rail: Ensure convenient connections to the light-rail station for development near the station or other high-volume transit stops. This might include voluntary setbacks to afford widened sidewalks, chamfered building corners, and/or recessed entries to facilitate higher pedestrian volumes near the stations.

PL4-2-b. Integrated Waiting Areas: Integrate waiting areas for transit and vehicle pick-up into the building design, rather than adjacent to the street, where possible and with approval of agencies. Include shelters, large canopies, lean bars, and benches.

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.

University Supplemental Guidance:

DC1-1 Activating Uses

DC1-1-a. Street Frontages: Maximize active uses along street frontages and minimize the amount of frontage dedicated to lobby/lounges, office, and leasing spaces - uses which can be located elsewhere in the building. Provide a high frequency of entries for both commercial and residential uses.

DC1-1-b. Commercial Spaces: Group commercial spaces (or live-work) at corners and clusters at street level rather than fragmenting them between lobbies and other ground-floor uses.

DC1-1-c. Passive Surveillance: Where residential uses face on-site or public open spaces, parks, or access drive, balance privacy layering with passive surveillance by incorporating stoops, patios, and balconies, lighting. Minimize garage frontages at these locations.

DC1-2 Visual and Safety Impacts

DC1-2-a. Service Entries & Trash Receptacles: Locate service entries and trash receptacles within the building, mid-block along shared alleys and away from pedestrian crossings or gathering spots at mid-block connections.

DC1-2-b. High-Quality Materials: Use high quality materials and finishes for all service screening and garage doors with artful treatments and architectural detailing that reinforces the design concept and contributes to visual interest at street level.

DC2-2-c. Above Grade Parking: Wrap any above grade parking with active uses to minimize 'dead facades'. Design any above-grade parking with a high degree of architectural detailing consistent with the non-vehicle design, possibly integrating changing displays or community artwork.

DC1-3 Shared Open Spaces

DC2-3-a. Access Drives: If access drives are provided on site, design them as shared space for pedestrians, cyclists, and vehicles to move slowly and safely. Include entries, windows, landscaping, and opportunities for personalization. Curbless drive aisles are desirable.

DC2-3-b. Layout: Design the layout of the open space and surrounding uses intentionally to function as shared community space. Include landscaping, pedestrian amenities, lighting, and paving treatments that clearly delineate paths from gathering areas.

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.

University Supplemental Guidance:

DC2-1 Massing & Reducing Bulk and Scale

DC2-1-a. Response to Context: Design building massing and form to express an intentional and original response to the context, streetscape and all guidelines, not merely a reflection of the code-allowable building envelope.

DC2-1-b. Large Buildings: Reduce the bulk and scale of large buildings: A large building should be legible as a series of discrete forms at multiple scales to reduce perceived bulk, create interest, and help users understand how the building is occupied.

1. Break up larger development into multiple buildings and smaller masses with pass-throughs and pathways
2. Alternatively, give the impression of multiple, smaller-scale buildings by employing different facade treatments at intervals that complement the context by articulating the building at regular intervals
3. Employ purposeful modulation that is meaningful to the overall composition and building proportion, or that expresses individual units or modules. Avoid over-modulation. Changes in color and material should typically be accompanied by a legible change in plane and/or design language.
4. Opt for distinctive and sculptural forms and elements, especially in highly visible locations or corners.

DC2-1-c. Building Base: Design the building base to create a solid and "grounded" form that transitions to a human-scale at the street. The height of the base/podium should be proportional to and substantial enough to "anchor" the upper massing.

DC2-1-d. Upper-Level Step-Backs: Use upper-level step-backs to maintain a human scale along the street and respond to historic datums.

DC2-1-e. Addressing the Public Realm: Ensure that building massing does not dominate the public realm: Setbacks along the sidewalk should be open to the sky. Where overhangs create usable open space at grade, provide an adequate ceiling height—generally at least two stories—with lighting and design detail to create a welcoming space.

DC2-1-f. Stairs & Elevator Cores: Locate vertical stair and elevator cores internally to minimize height impacts to the street. Stair cores visible to the street should be designed as a prominent feature with a high degree of transparency.

DC2-2 Architectural Concept & Façade Composition

DC2-2-a. Context-Sensitive Approach: Embrace contemporary design through distinctive, elegant forms that demonstrate a context-sensitive approach to massing and facade design.

DC2-2-b. Mix Styles: Create a finely-grained mix of complementary buildings and architectural styles on a block, taking cues from established patterns such as frequent entries, the use of brick and other highly-articulated materials.

DC2-2-c. Cohesive Design: Reinforce the massing and design concept with a deliberate palette that limits the number of materials, colors, and fenestration patterns to achieve design cohesion.

DC2-2-d. Base Materials: Use brick, stone or other high-quality, durable, and non-monolithic materials as the predominant base material to reinforce a strong base massing.

DC2-2-e. Color Application: Employ a restrained and purposeful application of bold or high-contrast colors and moments of whimsy to contribute to the eclectic character of the University District, without overwhelming the streetscape.

DC2-2-f. Roof Lines: Provide architectural interest with legible roof lines or the top of the structure that is clearly distinguishable from the facade walls.

DC2-2-g. Large Masses: Avoid expanses of large panels with minimal detailing, and do not rely on the use of colored cladding alone to provide visual interest: Break down large masses or facades by 1) using quality materials that provide relief and interest through shadow lines, depth of fenestration, and detailing, and 2) delineating a base, middle, and top with architectural detailing and massing.

DC2-2-h. Detailing: Intentionally detail joints, reveals, and fasteners to articulate and reinforce the design concept.

DC2-2-i. Depth: Incorporate depth into building facades, especially those with minimal modulation and boxy massing. Integrate facade depth and shadow casting detail, including projecting elements, setbacks and expression of window reveals, to give visual richness and interest. Recessed windows of 6-8 inches are preferable to window trims or fins applied to flush windows.

DC2-3 Pedestrian-Scaled Streetscape Design

DC2-3-a. Visual Interest: Design facades to a human-scaled rhythm and proportion and avoid monotonous repetition of the storefront or module by providing points of interest every 15-30 feet. Layer a hierarchical arrangement of articulation and detailing at a variety of scales to express a high degree of quality and visual interest by including features such as articulated mullions, setbacks, patios, intricate architectural detailing, art, light fixtures, entries, planters, and window groupings.

DC2-3-b. Retaining Walls: Limit the height and use of retaining walls along streets, open spaces, and in other areas of the public realm. Use stepped terraces as a preferred solution to resolve grade differences.

DC2-4 Service & Mechanical Elements

DC2-4-a. Design Concept: Intentionally design wall venting for commercial uses and other screening for mechanical equipment on the roof or affixed to the building into the overall design concept.

DC2-4-b. Façade Design: Integrate building service elements, such as drainage pipes, grilles, screens, vents, louvres, and garage entry doors into the overall facade design, and use these features as opportunities to provide artful or unique applications.

DC2-5 Blank Walls

DC2-5-a. Materials & Expression: Finish visible walls and rooftops with quality materials or artistic expressions that reinforce the design concept, avoiding simplistic treatments of cladding with only color changes.

DC2-5-b. Visual Scale & Interest: On party walls visible from streets, provide visual scale and interest with murals or other legible artistic or architectural expressions, including joint patterns, plane changes, and/or proportions that break down the scale of large walls.

DC2-6 Tall Buildings

DC2-6-a. Response to Context: Integrate and transition to a surrounding fabric of differing heights; relate to existing visual datums, the street wall and parcel patterns. Respond to prominent nearby sites and/or sites with axial focus or distant visibility, such as waterfronts, public view corridors, street ends.

DC2-6-b. Tall Form Placement, Spacing & Orientation: Locate the tall forms to optimize the following: minimize shadow impacts on public parks, plazas and places; maximize tower spacing to adjacent structures; afford light and air to the streets, pedestrians and public realm; and minimize impacts to nearby existing and future planned occupants.

DC2-6-c. Tall Form Design: Avoid long slabs and big, unmodulated boxy forms, which cast bigger shadows and lack scale or visual interest. Consider curved, angled, shifting and/or carved yet coherent forms. Shape and orient tall floorplates based on context, nearby opportunities and design concepts, not simply to maximize internal efficiencies. Modulation should be up-sized to match the longer, taller view distances.

DC2-6-d. Intermediate Scales: To mediate the extra height/scale, add legible, multi-story intermediate scale elements: floor groupings, gaskets, off-sets, projections, sky terraces, layering, or other legible modulations to the middle of tall forms. Avoid a single repeated extrusion from building base to top.

DC2-6-e. Shape & Design All Sides: Because towers are visible from many viewpoints/distances, intentionally shape the form and design all sides (even party walls), responding to differing site patterns and context relationships. Accordingly, not all sides may have the same forms or display identical cladding.

DC2-6-f. Adjusted Base Scale: To mediate the form's added height, design a 1-3 story base scale, and/or highly legible base demarcation to transition to the ground and mark the 'street room' proportion. Tall buildings require several scale readings, and the otherwise typical single-story ground floor appears squashed by the added mass above.

DC2-6-g. Ground Floor Uses: Include identifiable primary entrances-scaled to the tall form - and provide multiple entries. Include genuinely activating uses or grade-related residences to activate all streets.

DC2-6-h. Facade Depth & Articulation: Use plane changes, depth, shadow, and texture to provide human scale and interest and to break up the larger facade areas of tall buildings, especially in the base/lower 100 feet. Compose fenestration and material dimensions to be legible and richly detailed from long distances.

DC2-6-i. Quality & 6th Elevations: Intentionally design and employ quality materials and detailing, including on all soffits, balconies, exterior ceilings and other surfaces seen from below, including lighting, vents, etc.

DC2-6-j. Transition to the Sky & Skyline Composition: Create an intentional, designed terminus to the tall form and enhance the skyline (not a simple flat 'cut-off'). Integrate all rooftop elements and uses into the overall design, including mechanical screens, maintenance equipment, amenity spaces and lighting. Applicants should design and show how the tall buildings will contribute to the overall skyline profile and variety of forms.

DC2-6-k. Architectural Presence: Consider citywide visual appearance when designing tall buildings, both as an individual structure and as a collection with other tall buildings, as these will be visible from many vantage points throughout Seattle.

DC2-6-l. Landmarks & Wayfinding: Design tall buildings with memorable massing and forms, to serve as landmarks that enhance a sense of place and contribute to wayfinding in the U District.

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.

University Supplemental Guidance:

DC3-1 Open Space Organization & Site Layout

DC3-1-a. Arrangement: Design outdoor amenity areas, open space, and pedestrian pathways to be a focal point and organizing element within the development, break up large sites, and foster permeability. Arrange buildings on site to consolidate open space areas into designed, usable shared spaces or places for large trees instead of “leftover” spaces or drive lanes.

DC3-1-b. Pedestrian Routes: Extend pedestrian routes from entry courtyards or forecourts all the way through a project site to improve pedestrian walkability.

DC3-1-c. Street Orientation: Arrange residential development, especially townhouse and rowhouses, to orient units towards the street. Where units are oriented towards internal pathways or access drives, design these shared pathways that prioritize the pedestrian experience with paving, landscaping, lighting, stoops, and human-scaled design features.

DC3-2

DC3-2-a. Private Amenity Spaces: Provide a variety of types of outdoor private amenity space instead of only locating private amenity space on rooftops. Include usable patios, terraces, and balconies; opt for usable projecting or recessed balconies instead of flush railings.

DC3-2-b. Play Areas: Design shared play areas for children with sightlines to units.

DC3-2-c. Privacy: Design courtyards to incorporate layered planting and trees that provide privacy to units surrounding the courtyard as well as users.

DC3-3

DC3-3-a. Welcoming Design: Design open spaces at street-level to be welcoming: Semi-public spaces such as forecourts should engage the street and act as a "front porch" for residents. Minimize the use of gates, or visual and physical barriers, especially those adjacent to the street. Any necessary fences or gates should be set far back from the street to create a semi-public transitional space.

DC3-3-b. Community Interaction: Open space design and location should support lively community interaction rather than passive space within a development, as well as the larger University District community.

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.

University Supplemental Guidance:

DC4-1 Durable, High-Quality Exterior Materials

DC4-1-a. Durable & Permanent: Use materials that provide and evoke durability and permanence: Avoid thin materials that do not age well in Seattle's climate, including those that deform or warp, weather quickly, or require paint as a finish. Use materials in locations that have a durability appropriate for an urban application, especially near grade.

DC4-1-b. Brick & Masonry: Brick or other masonry units are the preferred materials, especially for podiums and the first 30-50 feet from grade.

DC4-1-c. Texture & Complexity: Use materials with inherent texture and complexity: Limit the use of large panels or materials that require few joints, reveals, or minimal detailing. Use materials that provide purposeful transitions and reinforce the design concept and building proportions.

DC4-1-d. Technology & Innovation: Utilize emerging technology and innovative materials that inspire inventive forms, applications, and design concepts.

DC4-1-e. Sustainability: Consider the life cycle impacts of materials, and choose those that are renewable, recyclable, reusable, responsibly sourced, and have minimal impacts to human and environmental health.

DC4-2 Hardscaping & Landscaping

DC4-2-a. Placemaking: Incorporate artistic, historical, and U District-unique elements into landscape materials to define spaces and contribute to placemaking, including mosaics, wayfinding elements, reused materials, and lighting.

DC4-2-b. Fine-Grained Texture: Use hardscape materials that contribute a fine-grained texture through joint patterns, scoring, or inherent material qualities. Avoid areas with minimal texture, especially in areas with pedestrian traffic.

DC4-2-c. Delineate Uses: Use pavers and ground treatments to delineate uses, including building entries and seating areas within the public right of way.

DC4-2-d. Green Walls: Integrate purposeful green walls into the construction and design of the building and landscape to avoid appearing "tacked on" as an afterthought. To maximize plant survival and potential for success, provide permanent irrigation and choose locations with appropriate growth conditions.

BOARD RECOMMENDATIONS

The recommendations summarized above were based on the design review packet dated October 23, 2023, and the materials shown and verbally described by the applicant at the October 23, 2023 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the five Design Review Board members recommended APPROVAL of the subject design and departure with the following conditions.

1. Working with the planner, specify a replacement tree of an appropriate species and size that would eventually grow to a similar size as the existing exceptional tree, if the Exceptional tree cannot be relocated or fails to thrive. **CS1-D-1, CS1-1-c, DC4-D**
2. Maintain the same level of transparency at the courtyard bridging element as shown in the recommendation packet and include the same glazing in the Master Use Permit drawing set. **DC2-A-2, DC2-B-1, DC2-C-1, DC2-2-c, DC2-2-f, DC2-3-a**

3. Implement a similar super-grouping of windows on the interior courtyard facades so that they have a similar proportion and composition as on the street and alley elevations. **DC2-B-1, DC2-2-c**
4. Include notes and details describing the depth of the recess/over-framing at the windows in the Master Use Permit drawing set. **DC2-2-i**
5. Clearly show the exhaust vents on the building elevations and include a note indicating that the vents should be painted to match the color of the surrounding material in the Master Use Permit drawing set. **DC2-4-b**

ANALYSIS & DECISION – DESIGN REVIEW

DIRECTOR'S ANALYSIS

The design review process prescribed in Section 23.41.008.F of the Seattle Municipal Code describes the content of the SDCI Director's decision 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.

Subject to the recommended conditions, the design of the proposed project was found by the Design Review Board to adequately conform to the applicable design review guidelines.

At the conclusion of the Recommendation meeting held on October 23, 2023, the Board recommended approval of the project with the recommendations described in the summary of the Recommendation meeting above.

Five members of the Northeast Design Review Board were in attendance and provided recommendations (listed above) to the Director and identified elements of the design review 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.F.3).

The Director agrees with the Design Review Board's conclusion that the proposed project and conditions imposed result in a design that best meets the intent of the design review guidelines (SMC 23.41.010) and accepts the recommendations noted by the Board.

Following the Recommendation meeting, SDCI staff worked with the applicant to update the submitted plans to include the recommendations of the Design Review Board. The applicant's response to the recommended design review conditions is as follows:

1. The applicant responded to condition 1 with a DRB Recommendation Condition Response memorandum dated January 17, 2024, noting that there are a number of acceptable replacement trees to the exceptional Magnolia Tree in the event that it does not survive the transplant. A list of suitable species all of which are to be at least 7 feet tall and 5 caliper inches thick (multiple species are being provided because this is a larger than standard size and selection should be based on the largest of the below species available at the time) was included. A note was also added to the Site Plan on sheet A100 of the revised MUP plan set, clarifying which tree species and size to provide in the event that the Magnolia does not survive. This response satisfies the recommended condition 1 for the MUP decision.

2. The applicant responded to condition 2 with a DRB Recommendation Condition Response memorandum dated January 17, 2024, noting that the same level of transparency at the courtyard bridging element as shown in the recommendation packet was maintained to provide adequate visual connection between the two courtyards. Refer to the elevation sheets A607 and A617 of the revised MUP plan set. This response satisfies the recommended condition 2 for the MUP decision.

3. The applicant responded to condition 3 with a DRB Recommendation Condition Response memorandum dated January 17, 2024, illustrating how the courtyard elevations have been updated by reducing the size of the groupings and allowing for punched openings for smaller fenestration elements, similar to what was shown at Recommendation for the North and South elevations. This design change works to maintain consistency of composition on each façade as directed by the Board. Refer to the elevation sheets A605, A606 A615 and A616 of the revised MUP plan set. This response satisfies the recommended condition 3 for the MUP decision.

4. The applicant responded to condition 4 with a DRB Recommendation Condition Response memorandum dated January 17, 2024, noting that details have been added to the drawing set illustrating the recessed/over-framing element used on the East/ street facing façade to create visual depth and relief on each facade. Refer to sheet A820 of the revised MUP plan set. This response satisfies the recommended condition 4 for the MUP decision.

5. The applicant responded to condition 5 with a DRB Recommendation Condition Response memorandum dated January 17, 2024, noting that vents and louvers are shown on the elevations and are called out to match adjacent paint color in the Keynote Legend and Elevation Notes to better reduce their visual impact on each elevation. Refer to the elevation sheets A601-A607 and A611-A617 of the revised MUP drawing set. This response satisfies recommended condition 5 for the MUP decision.

The applicant shall be responsible for ensuring that all construction documents, details, and specifications are shown and constructed consistent with the approved MUP drawings.

The Director of SDCI has reviewed the decision and recommendations of the Design Review Board made by the five members present at the decision meeting and finds that they are consistent with the City of Seattle design review guidelines. The Director is satisfied that all the recommendations imposed by the Design Review Board have been met.

DIRECTOR'S DECISION

The Director accepts the Design Review Board's recommendations and CONDITIONALLY APPROVES the proposed design and the requested departures with the condition at the end of this decision.

CONDITIONS – DESIGN REVIEW

For the Life of the Project

1. The building and landscape 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.

Davd Sachs, Senior Land Use Planner
Seattle Department of Construction and Inspections

Date: March 28, 2024

DS:bg

Sachs/3038614-LU Decision