Seattle Department of Construction & Inspections

DESIGN REVIEW

RECOMMENDATION OF THE
SOUTHEAST DESIGN REVIEW BOARD

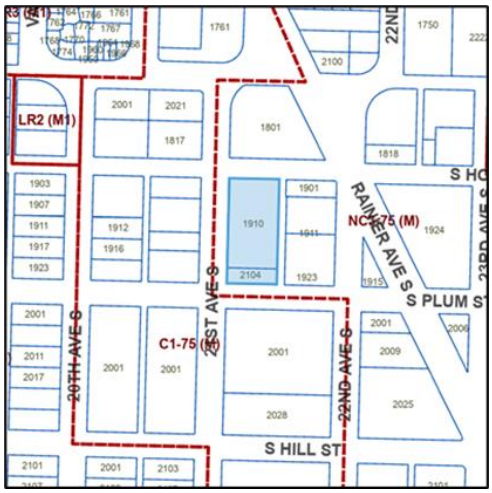
Record Number:	3038035-LU
Address:	1910 21st Ave S
Applicant:	Steve Bull
Date of Meeting:	March 12, 2024
Board Members Present:	Stewart Germain (Chair) Lisa Richmond Ben Maritz
Board Members Absent:	Zi Zhang Adriana De Giuli
SDCI Staff Present:	David Sachs

SITE & VICINITY

Site Zone: Neighborhood Commercial 3-75 (M)

Nearby Zones: (North) Neighborhood Commercial 3-75 (M)
(South) Commercial 1-75 (M)
(East) Neighborhood Commercial 3-75 (M)
(West) Commercial 1-75 (M)

Lot Area: 25,500 sq. ft.



Current Development:

The subject site is comprised of two existing tax parcels currently developed with a masonry service building constructed in 1950, a prefabricated steel warehouse constructed in 1979, and surface parking lots. The site is rectangular in shape and slopes downward southwest to east approximately eight feet.

Surrounding Development and Neighborhood Character:

The subject site is located in the Mount Baker Hub Urban Village and occupies half a block bound by S Holgate St to the north, 21st Ave S to the west, and S Plum St to the south. Midrise multifamily residential buildings are adjacent to the north and east. Single-story warehouse structures are adjacent to the south and west. The site is situated in a transitional area: a mix of larger-scale multifamily residential structures and lowrise commercial and warehouse structures are present in the blocks along Rainier Ave S, transitioning to a lowrise residential area comprised of single-family, townhouse, and small-scale multifamily structures in the blocks to the west. S Holgate St intercepts principal arterial and SEPA Scenic Route Rainier Ave S at the east end of the block.

The proximate vicinity exhibits a transitional character. An industrial and warehouse character is present in the proximate blocks where amongst a mix of prefabricated steel warehouses, masonry warehouses, and lowrise wood frame buildings. Loading dock entries, informal street parking, and unimproved sidewalks are present. The blocks around Rainier Ave S were rezoned from Commercial 1-65 to Neighborhood Commercial 3-75 (M) on April 19, 2019. The area has experienced a development trend resulting from the zoning change of older lowrise structures being replaced by midrise residential buildings. Multifamily development completed in the 2010s and 2020s has introduced a contemporary design aesthetic identifiable by rectilinear massing above a defined podium, large glazing along a strong street wall, and cementitious fiber cement panel materials.

Access:

Vehicle access is proposed from the alley to the east. Pedestrian access is proposed from S Holgate St to the north, 21st Ave S to the west, and S Plum St to the south.

Environmentally Critical Areas:

The subject site is located in a mapped liquefaction-prone area.

PROJECT DESCRIPTION

Land Use Application to allow a 7-story, 212-unit apartment building with retail. Parking for 118 vehicles proposed. Early Design Guidance conducted under 3038159-EG.

The design packet includes information presented at the meeting, and is available online by entering the record number at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx
Any recording of the Board meeting is available in the project file. This meeting report summarizes the meeting and is not a meeting transcript.

EARLY DESIGN GUIDANCE – JANUARY 10, 2023

No public comments were offered at this meeting.

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

- Supported the attractiveness and revitalization of the proposed sidewalk and street trees.
- Appreciated the sleek and modern design.
- Noted the entrance is welcoming because it is sheltered from the rain and sun.
- Felt the courtyards are thoughtfully used to provide light to the central units.
- Favored how the courtyards double as a public space in the preferred option.

SDCI received a non-design related comment concerning community outreach. This comment is outside the scope of design review guidelines.

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 (3038159-EG): http://web6.seattle.gov/dpd/edms/

PRIORITIES & BOARD RECOMMENDATIONS

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

1. **Context Analysis:**
    a. The Board applauded the applicant's thoughtful diagrams and Design Guideline responses provided on pages 20-21 of the EDG packet. The Board noted that the clear and concise information related to the three street frontages, impacts to the right-of-way, benefits of an expanded public realm and multiple courtyards, ground level use, and implied material application and secondary elements helped the Board easily understand how the design moves respond to the Design Guidelines. **CS2.C, CS3-A-4, PL3-A, PL3-B, DC2-A-2**
    b. The Board specifically appreciated the inclusion of the realistic representation of the high-voltage power lines on page 18 and in the three-dimensional views in the EDG packet, noting that it made it easy to understand the impact on the proposed options. **CS2-D-2, DC2-A**
    c. The Board appreciated the applicant's thorough analysis of the overall neighborhood, the immediate context, and demonstration of how that analysis impacted the site planning and massing of three distinctly different alternative approaches. **CS2.C, CS3-A-4, PL3-A, PL3-B, DC2-A-2**

2. **Massing Options**:
    a. The Board discussed all massing options provided by the applicant, considered the responsiveness to the changing context, and agreed with the applicant's preferred approach

in Alternative C. The Board supported Alternative C because of the response to the existing lower-scaled commercial uses around the site and the future projects under development that will rapidly increase the overall height, bulk, and scale of the neighborhood. The Board also noted that the two courtyards with intentionally angled facades proposed in Alternative C were more successful in breaking down the full block along 21st Ave S into three appropriately scaled masses, as opposed to the top floor setback strategies employed in Alternatives 1 and 2. The Board also noted that the proportions of the massing on the north and south ends did not warrant any major modulation in response to the narrower street frontage and adjacent context. **CS2-C-3, CS2-D, DC2-B-1, DC2-C-1**

b. The Board specifically noted that the angled non-orthogonal facades of the courtyards along 21st Ave subtly add to the quality of the massing. The Board gave guidance to retain and refine the relationship of the angles to the overall architectural massing concept and ground-level interaction. **DC2-A-1, DC2-B-1, DC2-C-1, DC2-D**

c. After considering the impact of the high-voltage power lines along South Holgate St and 21st Ave S on the massing in Alternative C, the Board agreed with the applicant's proposed monolithic vertically stacked massing with a consistent setback from ground to sky, instead of a stepped volume that more closely followed the required power line clearances with a reduced setback at grade and a larger upper-level setback. The Board observed that the stacked massing allowed for a more cohesive modern design and wider setback at grade that would greatly improve the quality of the pedestrian realm along the 21st Ave S frontage. The Board gave guidance, however, for the applicant to study incorporating smaller intentional modulation of the ground level and building overhang to potentially help differentiate between various retail spaces, provide pockets of activity, and create visual interest. **CS2-B-2, CS2-3-C, PL1-B-3, PL3**

d. The Board appreciated the proposed clear architectural massing and modulation but stressed that its success relies on a strong and cohesive architectural concept for how the various parts of the form will be dynamically composed. This includes using the rhythm and depth of fenestration and push and pull of the window line, textured materials, balconies, lighting, and other secondary architectural elements to provide the necessary façade relief to help break down the perceived height, bulk, and scale of the overall massing. **CS3-A-2, DC2-B-1, DC2-C, DC2-D, DC4-A, DC4-C**

3. **Streetscape/Street Level Activation**: The Board supported the overall street level approach in Alternative C to activate the street frontages and enhance the pedestrian experience along S Holgate St, 21st Ave S, and S Plum St. The Board approved of this option's clearly identifiable residential entry and street tree grove, north facing live/work units, and the implied variety of retail entrances along 21st Ave S and S Plum St, including the massing setbacks that provide space for an activated retail street frontage and mid-block plaza space, if executed as illustrated in the landscape plan and inspirational images provided on page 42 of the EDG packet. The Board supported the proposed street level concept and had the following guidance moving forward.

   a. The Board supported the location for the residential lobby shown on Alternative C because of its relationship to the wider setback on 21st Ave S and street tree grove, and its connection to the northern courtyard with its implied seating area, landscaping, and overhead weather protection. The Board encouraged the applicant to continue to develop a safe and engaging street frontage and courtyard experience using the overall composition of

elements implied in the EDG packet. **CS2-B-2, PL1-A-2, PL1-C-1, PL2-B-1, PL2-C, PL3-A, DC4-D-4**

b. The Board appreciated the notion of the proposed street tree grove along 21st Ave S and specifically gave guidance for the applicant to consider varying the type and size of tree in this area to ensure that this portion of the frontage is clearly differentiated. (SDCI note: Street trees are subject to approval by SDOT. The applicant should reach out to SDOT to discuss street tree species and locations). **DC4-D-4**
c. The Board gave guidance to continue to study the exterior spaces between the retail and the sidewalk to ensure that they are well integrated into the overall pedestrian experience and complement the design of the retail facades. The Board specifically noted the importance of a well-designed and generous streetscape along the retail space at the corner of 21st Ave S and the more commercially oriented S Plum St. The Board also noted that the design of the retail space and its façades should allow for flexibility in size over time. Moving forward, the Board would like to see diagrams showing the various configurations of the space and how the facades and exterior spaces relate to each other. **PL1-B-3, PL3-C, DC1-A-3, DC2-B-1, DC2-E, DC3-A-1**
d. The Board agreed with the location of live/work units along S Holgate St 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 or stoops that add more residential character. The Board noted that the EDG packet include limited information on how the live/work spaces on the north side engaged with the sidewalk. They gave guidance to continue to develop this area to enhance the more neighborhood pedestrian feel along S Holgate St. The Board specifically mentioned a positive context example is the streetscape design for the Melody Jabooda Apartments, currently under development on the north side of S Holgate. **PL3-A-3, PL3-B, DC1-A-1**
e. Moving forward, the Board gave specific guidance for the applicant to consider how the design of the active ground floor can increase pedestrian safety through eyes on the street and adequate lighting of the ground plane. **PL2-B**

RECOMMENDATION – MARCH 12, 2024

PUBLIC COMMENT

No public comments were offered at this meeting.

SDCI did not receive any design related comments in writing prior to the meeting.

SDCI received non-design related comments concerning environmental impacts and the proposed building use. These comments are outside the scope of design review.

The Seattle Department of Transportation offered the following comments:

- Each project frontage is required to meet the minimum standards of 6” curbs, 5.5’ planting strips with street trees, and 6’ sidewalks.
- ADA compliant curb ramps are required at intersections.
- The project packet indicated the frontage standards are being met.

- Any retaining walls, bioretention planters, etc., proposed in the right-of-way require Public Space Management review and approval. It is unclear whether the walls are within the required right-of-way dedication or on private property.
- The scope of work in the right-of-way requires a Street Improvement Permit.

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 (3038035-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. **Architectural Concept and Massing:**
    a. The Board applauded the simplicity of the applicant's architecture concept, as shown on pages 12 and 13 of the Recommendation packet, with its responsiveness to the three street frontages, expanded public space, sensitivity to light and air, programing of the ground level uses verses the diversity of planting, visual interest created by the various raised planters, and seating proposed in the overall landscape plan. **PL1-B-3, PL3-C, PL3-A-3, PL3-B, DC1-A-3, DC2-B-1, DC2-E, DC3-A-1**
    b. The Board recommended approval of the simple and well-modulated overall massing with its two courtyards and intentionally angled facades that successfully break down the scale of the full block at 21st Ave S. **CS2-C-3, CS2-D, DC2-B-1, DC2-C-1**

2. **Façade Articulation and Materiality**:
    a. The Board recommended approval of the well-organized facade articulation on all sides of the building including its regularized pattern of punched openings with various window types, occupiable balconies, Juliet railings, infill panel and large scale horizontal ship lap panel as shown throughout the Recommendation packet. The Board noted that these elements successfully provided the necessary façade relief to help break down the perceived height, bulk, and scale of the overall massing and clearly responded to guidance given at EDG. **CS3-A-2, DC2-B-1, DC2-C, DC2-D, DC4-A, DC4-C**
    b. The Board recommended approval of the overall simple and high-quality material palette including integral through-color horizontal lap siding fiber cement panel, painted flat panel fiber cement, black metal balconies and Juliet railing, black vinyl windows and doors, black storefront, and black stained wood soffits, benches, and walls. The Board specifically noted that the deep recessing of the punched openings in the façade and the shimmed lap siding helped accentuate the rhythm and dynamic pattern of the overall façade composition. Therefore, the Board recommended a condition of approval for the enlarged architectural details provided on page 31 in the Recommendation packet to be included in the Master Use Permit set and the Building Permit drawing set, to ensure that these crucial details,

which help break down the perceived height, bulk, and scale of the building, are retained in the design. **CS3-A-2, DC2-B-1, DC2-C, DC2-D, DC4-A, DC4-C**

3. **Streetscape/Street Level Activation and Landscape**:
    a. The Board recommended approval of the overall ground level uses, clearly identifiable and differentiated residential and commercial entries, north facing live/work units with engaging patios, the variety of retail entrances along 21st Ave S and S Plum St, and the activated retail street frontage and mid-block plaza space. The Board noted that the overall design successfully increased pedestrian safety by providing eyes on the street. **CS2-B-2, PL1-A-2, PL1-C-1, PL2-B-1, PL2-C, PL3-A, DC4-D-4**
    b. The Board recommended approval of the overall landscape design, including the specific selection and mix of native and supportive planting for each location along S Holgate St, 21st Ave S, and S Plum St. The Board appreciated the landscape buffer between the street and the building along all three frontages the appropriate balance of transparency and privacy provided within the design of the courtyard, and the addition of the tree grove along 21st Ave S, with its varying type and size of trees to clearly differentiate this portion of the street frontage from those along S Holgate St and S Plum St. **PL1-B-3, PL3-A-3, PL3-C, DC1-A-3, DC2-B-1, DC2-E, DC3-A-1, DC4-D-4**

DEVELOPMENT STANDARD DEPARTURES

At the time of the Recommendation meeting no departures were requested.

DESIGN REVIEW GUIDELINES

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

CONTEXT & SITE

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

CS1-A Energy Use

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

CS1-B Sunlight and Natural Ventilation

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

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

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

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.
CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D Plants and Habitat

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

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

CS1-E Water

CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

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

CS2-A Location in the City and Neighborhood

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

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

CS2-B Adjacent Sites, Streets, and Open Spaces

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

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

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

CS2-C Relationship to the Block

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

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

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

CS2-D Height, Bulk, and Scale

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

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

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

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

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

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

CS3-A Emphasizing Positive Neighborhood Attributes

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

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

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

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

CS3-B Local History and Culture

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

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

PUBLIC LIFE

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

PL1-A Network of Open Spaces

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

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

PL1-B Walkways and Connections

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

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

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

PL1-C Outdoor Uses and Activities

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

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

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

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

PL2-A Accessibility

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

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

PL2-B Safety and Security

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

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

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

PL2-C Weather Protection

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

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

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

PL2-D Wayfinding

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

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

PL3-A Entries

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

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

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

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

PL3-B Residential Edges

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

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

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

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

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

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

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

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

PL4-A Entry Locations and Relationships

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

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

PL4-B Planning Ahead for Bicyclists

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

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

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

PL4-C Planning Ahead For Transit

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

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

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

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

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

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

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

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

DC1-B Vehicular Access and Circulation

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

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

DC1-C Parking and Service Uses

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

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

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

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

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

DC2-A Massing

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

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

DC2-B Architectural and Facade Composition

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

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

DC2-C Secondary Architectural Features

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

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

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

DC2-D Scale and Texture

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

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

DC2-E Form and Function

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

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

DC3-A Building-Open Space Relationship

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

DC3-B Open Space Uses and Activities

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

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

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

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

DC3-C Design

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

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

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

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

DC4-A Exterior Elements and Finishes

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

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

DC4-B Signage

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

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

DC4-C Lighting

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

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

DC4-D Trees, Landscape, and Hardscape Materials

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

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

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

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

DC4-E Project Assembly and Lifespan

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

BOARD RECOMMENDATIONS

The recommendations summarized above were based on the design review packet dated March 12, 2024, and the materials shown and verbally described by the applicant at the March 12, 2024 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the three Design Review Board members recommended APPROVAL of the subject design with the following condition.

1. Include the enlarged architectural details provided on page 31 in the Recommendation packet in the Master Use Permit set and the Building Permit drawing set to ensure that these crucial details, which help break down the perceived height, bulk, and scale of the building, are retained in the design. **CS3-A-2, DC2-B-1, DC2-C, DC2-D, DC4-A, DC4-C**

REC Report Sent 3/29/2024 BCC
Project 3038035-LU

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