

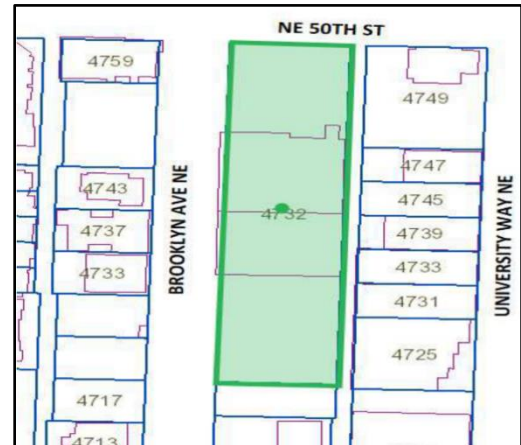


ADMINISTRATIVE* RECOMMENDATION NORTHEAST

Record Number: 3033508-LU
Address: 4732 Brooklyn Avenue NE
Applicant: Jodi Patterson-O'Hare, Permit Consultants NW
Date of Report: Tuesday, June 16, 2020
SDCI Staff: Crystal Torres, Senior Land Use Planner

SITE & VICINITY

Site Zone: SM-U 75-240 (M1)
Nearby Zones: (North) NC3-75 (M1), (South) SM-U 75-240 (M1), (East) NC3P-65, (West) SM-U 75-240 (M1)
Lot Area: 41,200 square feet



Current Development:

There is existing grocery store and associated parking on the project site.

Surrounding Development and Neighborhood Character:

The project site is bound by 50th Street NE to the north, a public alley to the east, a 24-story residential tower to the south (under construction), and Brooklyn Avenue NE to the west. Existing development across the alley to the east consists of 1-2 story commercial buildings with frontage on University Way NE. Development to the north, west and south is generally characterized by a small-scale and mid-rise residential development with interspersed small-scale commercial uses. The site is located with the University District Urban Center.

Access:

Vehicular access to the site for underground parking for passenger vehicles is proposed along the Brooklyn Avenue NE frontage. Access for truck loading areas is proposed along the alley to

*On April 27, 2020, the Seattle City Council passed emergency legislation Council Bill 119769 which allows projects subject to full design review to opt into Administrative Design Review temporarily. As one of the projects impacted by Design Review Board meeting cancellations, this project has elected to make this change.

the east of the site. Pedestrian access is provided along both street frontages, on Brooklyn Avenue NE and 50th Street NE.

Environmentally Critical Areas:

There are no mapped environmentally critical areas associated with the site.

PROJECT DESCRIPTION

Design Review Early Design Guidance for a 7-story, 186-unit apartment building with retail. Parking for 172 vehicles proposed. Existing building to be demolished. Early Design Guidance review conducted under Project 3033507-EG.

The design packets include information presented at the meeting and to staff, and are available online by entering the record number at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

Any recording of the Board meeting is available in the project file. This meeting report summarizes the meeting and is not a meeting transcript.

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

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

Email: PRC@seattle.gov

FIRST EARLY DESIGN GUIDANCE May 6, 2019

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned over trucks at loading dock extending into alley, especially in relation to existing parking spaces in the alley. Even some blocking of alley could have significant impact on alley uses.
- Concerned about alley vehicle passenger vehicle access to underground parking in Option 1. The placement of this access adjacent to the parking access for the M Tower could result in significant alley traffic problems that would also affect the alley needs of business facing University Way.
- Concerned about making sure that the enclosed open space is open to the public, but also sufficiently managed to prevent inappropriate uses of the space. The Board should get clear commitment that the open space will be open to the public, sufficiently maintained, and carefully managed. Conditions should ensure that the open space becomes successful and does not become a nuisance.
- Appreciated the attractiveness of trying to join the proposed open space with that of the adjacent open space for the M Tower.

- Pleased that the proposal would provide a transition between new tall buildings and smaller neighborhood buildings.
- Pleased that open space is consolidated into one significant space instead of two smaller spaces. Concerned over too much utilization of alley by too many users.
- Cited a retail saturation study of the area showing that more grocery space is needed. This grocery store must be sufficiently sized to accommodate the amount of residential growth projected in the nearby areas, and also for the opening of the new LINK station.

SDCI staff also summarized updated SDOT comments received in writing prior to the meeting:

- Brooklyn Avenue NE is part of a Green Street concept plan and will be the primary pedestrian way to the University Link light rail station. Brooklyn Avenue NE driveway access is not supported. The project site should use the alley.
- Trucks within loading bays are not permitted to extend into the public alleys.

Staff clarified the necessary process for approval of the proposed driveway connection to Brooklyn Avenue NE, beginning with the Type I Director’s Decision that is based on safety analysis, and the potential subsequent review by the Northeast Design Review Board that would be based on applicable design 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. Concerns with building height calculations and bicycle storage standards are addressed under the City’s zoning code and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD RECOMMENDATIONS

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

- 1. Early Design Concept/Massing Options:** The Board observed the inherent challenges of developing a nearly full-block site, specifically, determining the appropriate amount of scaling and modulation while avoiding hyper-modulation. The Board noted their disappointment in the lack of massing options, however, continued their discussion noting the merits and concerns of each option.
 - a. The Board noted that the upper massing of Option 1 utilized the same scale of volume manipulation and repetition of elements as Option 3. However, they noted that the placement of the back-of-house portion of the grocery store along the Brooklyn Avenue NE frontage would detract from the continuity of active uses along the frontage making this option less successful than Option 3. (*University DC2-1-b-3. Purposeful modulation, University PL3-3-d Non-activating uses*)

- b. The Board noted that Option 2's courtyard shape limited solar access and provided minimal modulation of the upper massing volume (*University CS1-1-a. Arrangement of building massing*).
- c. The Board supported the preferred massing Option 3, Courtyards, commenting on the success of the simple repeating c-shaped courtyards to provide modulation while not overmodulating, as well as, providing a subtle tie to the historic c-shaped courtyard buildings in the University District neighborhood. In addition, this massing form offered the most successful response to mitigating height, bulk, and scale and maximized solar access. (*University CS2-1-e. U District Core, University CS3-1-c. Articulate building forms*)
- d. However, the Board was not supportive of the 430' unbroken podium expression along Brooklyn Avenue and provided several suggestions for addressing this item:
 - i. The Board strongly suggested pulling down one or more of the upper level courtyards down to street-level in order to better integrate the podium and upper stories, as well as, breaking up the continuous podium expression.
 - ii. Integrating massing forms and building materials between the ground floor and upper floors (DC2-A-2. Reducing Perceived Mass).
 - iii. "Notching" or folding the podium to create small spaces along the street level (DC2-A-1. Site Characteristics and Uses).
 - iv. The Board clarified that its comments are not about integrating residential uses into the retail uses, but about carving the podium to create volume at ground level (DC2-A-2. Reducing Perceived Mass).
- e. The Board was also concerned with the lack of images provided along the alley. The Board was concerned this might be proposed as an unbroken continuous façade. At the next meeting the board expects to see additional graphics clarifying the massing along the alley edge and addressing concerns related to continuous flat façade along the entire length of the alley. The Board commented the alley side of the building would be very visible and should provide some interest and relief along this façade. (CS2-D Height, Bulk, and Scale, CS2-C-3. Full Block Sites)

2. Open space design:

- a. The Board generally supported the applicant's stated intent to provide versatile year-round open spaces that could be used in various types of weather (DC3-B-2. Matching Uses to Conditions, DC3-B-3. Connections to Other Open Space).
- b. The Board supported the direction of the landscaping noting the language of planting beds and pavement, which had the potential to integrate into the broader architectural language of the project moving forward (4-D-1. Choice of Plant Materials, C4-D-2. Hardscape Materials)
- c. The Board was also supportive of the attempt to group the open space with that of the adjacent M-Tower project in order to create a large pocket park (DC3-B-2. Matching Uses to Conditions, DC3-B-3. Connections to Other Open Space).
- d. However, the Board had major concerns related to the open space as proposed:
 - i. The Board was concerned with the configuration of programming elements (residential entry, covered open space, enclosed public amenity) adjacent to the open space. Specifically, the Board had major concerns with locating the open space adjacent to the residential entry combined with pushing the

- enclosed public amenity away from the street and placing a portion of the open space under several stories of residential, which further diminished the appearance of the open space as a public open space. The Board commented these cues would discourage potential users, leaving the space sparsely-used and subject to loitering unless heavily managed (DC3-B-1. Meeting User Needs, *University* DC3-1. Open space organization, DC3-A-1. Interior/Exterior Fit).
- ii. Related to the configuration ground floor uses, the Board also struggled to understand the rationale behind locating the open space away from the grocery store, which could support a more viable open space DC3-A-1. Interior/Exterior Fit)
 - iii. In addition to the configuration of the open space and adjacent uses, the Board echoed public concern related to the lack of clarity related to the use of the enclosed public amenity (DC3-B-1. Meeting User Needs).
- e. The Board provided the following guidance moving forward:
- i. Refine the ground floor layout with the goal of improving the overall relationship of the interior and exterior programming elements. The Board noted the code compliant option on page 44 of the packet showing the placement of public open space, both open and enclosed, along the Brooklyn Avenue NE frontage as a more successful approach to reduce the perception of private space and to allow for more activation of the open space. The Board also suggested the exploration of open space placement along 50th Street (DC1-A-1. Visibility, DC3-A-1. Interior/Exterior Fit, *University* DC3-1. Open Space Organization).
 - ii. Study the relationship of the carved podium notches and larger open space area. Perhaps allowing for an ebb/flow along the street, creating a variety of open space scales rather than a continuous blunt frontage, which culminates with a larger open space area (DC3-1-a. Arrangement).
 - iii. Provide more information related to the intention and programming of the enclosed public amenity. The Board would like to understand how the space would function and be managed to support an active and viable public amenity. (DC3-B-1. Meeting User Needs).
 - iv. Study the appropriate height of the covered open space (if maintained). The Board noted that the height of the covered open space should remain a minimum 20', however, suggested this volume could increase in height in order to better mark the space as special and create greater legibility of the covered area as public. (DC3-B-1. Meeting User Needs, DC3-1-a. Arrangement).
 - v. Continue to refine and integrate the landscaping and hardscape design into the overall architectural language of the project. (DC4-D-4. Place Making).
 - vi. Clarify programming or landscape elements that would draw people into the open space such as art or water feature (PL1-B-3. Pedestrian Amenities, PL2-D-1. Design as Wayfinding, C4-D-1. Choice of Plant Materials, C4-D-2. Hardscape Materials).
 - vii. Strongly suggested exploring placement of the open space near the grocery store entrance as a means to greater legibility of the open space as public,

activating the open space, and creating a stronger project identity (DC3-A-1. Interior/Exterior Fit).

- viii. Further consideration of how the future LINK light rail station might inform the location entries (PL4-C Planning Ahead For Transit).

3. **Brooklyn Avenue NE driveway access:** The Board stated that any vehicle driveway connection to a street will need to demonstrate a design improvement over alley access. Though the Board acknowledged public concern regarding vehicular conflicts at the alley, the Board unanimously agreed that they could not support the current design of the driveway connection to Brooklyn Avenue NE. The Board added that the project design would benefit from a driveway location that does not separate the open space from the grocery store entrance (PL1-B-3. Pedestrian Amenities, DC1-A-2. Gathering Places, DC1-B-1. Access Location and Design).
4. **Façade design and materials:** The Board discussed the importance of high-quality material application moving forward and provided the following guidance:
 - a. **Façade depth:** Though the Board generally supported the relatively simple massing form, they emphasized the application of high-quality materials, legible depth, and secondary architectural detailing as critical to the successful execution of these simple c-shaped forms.
 - i. The Board added that the choices of materials will mean the difference between a well-designed building with façade depth and a building with a flat monotonous appearance. Flat untextured materials and apertures that are flush with the exterior façade will not suffice in breaking up the upper volumes. (, DC2-C-1. Visual Depth and Interest, DC4-A-1. Exterior Finish Materials, *University* DC4-A-1. Exterior Finish Materials, *University* DC4-1-a. Durable & Permanent).
 - ii. At the next meeting the Board requested additional detail regarding design intent for material application and façade articulation. The Board noted a façade hierarchy study would be a helpful addition (DC2-B-1. Façade Composition, DC2-C-1. Visual Depth and Interest, DC4-A-1. Exterior Finish Materials).
 - b. **Four-sided design language:** The Board emphasized the importance of a four-sided building design due to the high visibility of all facades. The north and west facades will face street frontages, and the south façade will be highly visible in Option 3 due to the open space placement along the south property line. The Board further emphasized the importance of the alley façade. The applicant should provide massing images along this edge at the next EDG meeting (CS2-C-1. Corner Sites, DC2-B-1. Façade Composition).

SECOND EARLY DESIGN GUIDANCE August 5, 2019

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported the design of few building entrances, which are better for activation, crime prevention, and safety for businesses along street.
- Appreciated the increased height on covered open space.
- Supported the that the proposed Safeway is larger than current store size, which is important for neighborhood health and vitality.
- Supported the project and the intent to provide stronger street activation than the current store.
- Appreciated the proposed open space and breaking up volume of buildings to decrease impact along the 50th Street frontage.
- Appreciated the proposed awning over sidewalk.
- Concerned about the use of exposed concrete. Encouraged quality exterior materials and public art, with mosaic tiles on the large pillar.
- Concerned about façade materials. Stated the proposed corrugated metal should be brick. Tiles or brick is preferred over concrete.
- Concerned about the high contrast of the panel colors and would like to see other color options. Also concerned that panels look cheap and will quickly become dated.
- Excited to hear about three additional feet of alley width. Happy with proposed vehicle entrance along Brooklyn. Stated that the alley is the best place for vehicle entrance with proximity to businesses on the opposite side of the alley.

PRIORITIES & BOARD RECOMMENDATIONS

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

1. Massing and Entrances:

- a. The Board discussed the presented EDG 2 proposal, unanimously agreeing they had expected to see actual carving of the podium in response to the EDG 1 guidance. The Board questioned if and how the concept of eroding the building had been studied, expressing concern with the lack of massing changes made since EDG 1. (DC2-A-2. Reducing Perceived Mass)
- b. Overall the Board reiterated their previous guidance regarding the need to erode and notch the podium in order to provide relief to the 400+ foot continuous podium and justify the related departure request. (DC2-A-2. Reducing Perceived Mass)
- c. The Board continued to support the strength of the simple repeating c-shaped courtyard massing along Brooklyn Avenue. The Board emphasized that the massing should be supported by a simple material palette and consistent language of materials, façade openings and parapet walls to provide façade depth without overmodulating. The Board also offered guidance focused on specific areas described below (*University CS2-1-e. U District Core, University CS3-1-c. Articulate building forms*).
- d. The Board gave guidance to further refine the massing of the northeast and northwest corners of the building to coincide with the intended prominence of building entrances and exits and to more strongly relate to the overall design concept. (DC2-E-1. Legibility and Flexibility)

- e. Related to the northwest and northeast corners, the Board also stated that corner massing forms should extend through the podium and upper-façade (DC2-A-2. Reducing Perceived Mass).
- f. The Board gave guidance to further develop the notches in the podium to create a varied experience along the Brooklyn Avenue frontage. The notch adjacent to the primary commercial entrance along Brooklyn Avenue was considered insufficient to meet the applicant’s intent to integrate the upper floor massing with the podium and for the open space notches to impact pedestrian movement along the podium. The Board recommended larger and more consistent notches that could create occupiable open space that would go beyond token modulation. (DC3-B-1. Meeting User Needs, *University* PL1-1-b Projects located on Green Streets).
- g. The Board recognized the incorporation of façade modulation into the alley façade design to improve the perception of scale. The Board stated that additional massing shifts along this façade would further break down its scale while reflecting the courtyard design concept evident from the Brooklyn Avenue facade. The Board suggested exploring shifting the mass adjacent to courtyards to the west to allow for greater modulation along the alley. (CS2-D Height, Bulk, and Scale, DC2-A-2. Reducing Perceived Mass)
- h. The Board expressed concern over the close proximity of the primary commercial entrance along Brooklyn Avenue to the sidewalk and gave guidance to deepen its setback to allow for a more generous entrance (*University* PL3-1-a. Design prominent, accommodating entries).

2. Street-level and open space design:

- a. The Board generally supported the redesign of the open space design at the EDG 2 meeting. They specifically cited the placement of the open space closer to the Brooklyn Ave and the two-story height of the covered open space as improvements from the First EDG meeting (DC3-B-2. Matching Uses to Conditions, DC3-1-a. Arrangement)
- b. The Board expressed concern over the legibility of the open spaces as accessible to the public, and requested two items of additional study related to the open space and adjacent commercial programming to address this concern:
 - i. More information related to the intended programming of the open spaces. The Board specifically requested a furniture layout as a way to illustrate the size of the open spaces. (DC3-B-1. Meeting User Needs).
 - ii. More information showing the connection between the open spaces and the programming of the commercial space (DC3-A-1. Interior/Exterior Fit)
- c. The Board requested additional information to show the intent for linking the project’s open space to that of the adjacent M-Tower through ground materials and landscaping (DC3-B-3 Connections to Other Open Spaces).
- d. The Board gave guidance to set back the façade just north of the garage entry to create stronger integration of the landscape concept throughout the project as well as reduce the abrupt transition created by the driveway along the street

frontage and the division it creates in the building design/design concept (PL1-B-3. Pedestrian Amenities, DC1-B-1. Access Location and Design).

- e. In addition, the Board suggested pulling the hardscape and landscape materials across the driveway as feasible to further integrate and mitigate the garage entry. (PL1-B-3. Pedestrian Amenities, DC1-B-1. Access Location and Design).
 - f. Along with the guidance to further develop the podium notches along Brooklyn Avenue, the Board recommended strengthening the link between the open space created by the notches, the open space at the southeast corner, and to the Green Spine concept as promoted by the University District Design Guidelines. (*University* PL1.b.1 Projects Located on Green Streets)
 - g. Consider how tree wells and overall landscaping concept can support maximum flexibility and openness of the public open space. (DC4-D Trees, Landscape, and Hardscape Materials)
 - h. The Board recommended stronger façade activation of the north façade and suggested the incorporation of elements like a primary building entrance, transparent storefront windows along the podium, or the use of art (*University* DC1-1-a. Maximize uses along street frontages).
3. **Façade design and materials:** The Board expressed unanimous concern regarding the presented material application, which appeared to detract and diminish the initial architectural concept of a simple eroded mass. The Board reiterated its guidance from the First EDG meeting, stating the use of a simple palette of high-quality materials combined with a consistent pattern of facade openings is critical to expressing facade depth. The attempt to modulate the building facade using a variety of color within the same plane was considered unsuccessful. Any changes to material should coincide with changes in plane (DC2-C-1. Visual Depth and Interest). The Board offered additional design guidance related to specific portions of the building façade:
- a. Moving forward the Board again directed the design team to further study how the upper mass comes down to the street as a possible means to provide variation in a more coherent simplified manner than multiple material changes in the same plane.
 - b. Along with the guidance for additional massing variation along the alley façade (see massing comment 1d), the Board emphasized the importance of a simple material palette that reflected the design guidance for materials on the other façades. (*University* DC2-2-c. Reinforce the massing and design concept with a deliberate palette, DC2-B-1. Façade Composition).
 - c. Along the alley, the Board gave guidance for additional façade treatment in addition to the massing comments (see comment 1d) in the form of high windows to add light and safety and an art wall to add interest (*University* PL1-1-d. Treat all alleyways as potential pedestrian routes).
 - d. The Board encouraged the use of vision glass windows along the street frontages to promote street frontage activation (PL2-B-3. Street-Level Transparency).
 - e. The Board gave guidance to reduce the prominence of CMU along the south façade, echoing a public comment that the material was not appropriate for this location in such a large application. The Board recommended reducing its visual

mass using elements that add detail and visually segment its appearance. The Board added that the use of different concrete finishes and characters would not be sufficient to achieve this intent (DC4-A-1. Exterior Elements and Finishes, DC2.D.1.Human Scale)

- f. The Board gave guidance to design the south façade to activate the adjacent open space of the M-Tower. The Board suggested wrapping the character of the open space façade to the south façade or using artwork on the south façade to connect to the adjacent open space (DC3-B-3. Connections to Other Open Space, DC2-B-1 Façade Composition, *University* PL1-2-c. Façade design adjacent to mid-block connection).
- g. The Board emphasized that the design team should revisit the EDG 1 guidance in addition to addressing the reiterated concerns described at EDG 2.

THIRD EARLY DESIGN GUIDANCE September 23, 2019

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Appreciated work of the Board to get grocery to fit in to the neighborhood, adding that the function of a grocery store is important to neighborhood.
- Concerned about the design of the Brooklyn Avenue driveway entrance combined with the curb blub out and midblock crossing. With the likelihood of significant vehicle and pedestrian activity in this location, the combined location could become a problem. If they are combined, they should be aligned in the safest way possible.
- Appreciated the transition from the Safeway open space to that of the M-Tower and the continuity of the building design and open space along the Brooklyn Avenue frontage with a building design that isn't monolithic.
- Appreciated the inviting design of open space that helps to meet open space goals of the surrounding area.
- Supported the incorporation of art in the project, and add that there is a need for art in neighborhood.
- Appreciated that the building design will help to activate a block that is uncomfortable for pedestrians.
- Emphasized that the grocery will be a focal point for the community that will have a lot of activity. Appreciated the clean, green, and safe development design.
- Appreciated the intent for artwork in the alley and the design of the modulated and fenestrated alley façade.
- Appreciated the connection between Safeway open space and M-Tower open space.
- Concerned with the interaction of the development with the adjacent alley and pleased that the current design places a well-designed and safe frontage on the alley. Appreciated the inviting open space design, which the site currently lacks.

PRIORITIES & BOARD RECOMMENDATIONS

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

1. **Massing and Design Concept:** The Board agreed that the building design currently does not use the long building length along Brooklyn Avenue as an asset. Guidance was provided to improve this through the expression of the individual bays along Brooklyn Avenue as unique parts of the overall design while utilizing secondary design elements to create a rhythm along the street frontage (DC2-A-2. Reducing Perceived Mass, DC2-C-2. Dual Purpose Elements, DC2-E-1. Form and Function).
 - a. The Board identified improvement to the design since the Second EDG meeting in clarifying the expression of the massing concept and specifically commended the stronger legibility of the protrusions and indentations using light and dark material changes. The Board recommended additional refinement in the application of materials to complement the overall massing concept, such as using a more simplified material palette (see previous guidance related to materials at EDG 1 and 2) and employing material changes to coincide with larger massing shifts (DC2-B-1. Façade Composition, *University* DC4-1-c. Texture & Complexity).
 - b. The Board encouraged additional refinement of the connection between the podium and upper floors on the three northern bays so that they do not appear as separate parts with abrupt changes of materials (DC2-B-1. Façade Composition).
 - c. The Board provided guidance for additional resolution in the expression of the “bookend” musings on the northern and southern most sides of the building, stating that the bookend expression should include the entire bay rather than using smaller façade modulation changes and material changes to express portions of the bays (DC2-B-1. Façade Composition, DC2-E-1. Legibility and Flexibility).
 - d. Expressing concern that the middle four bays along Brooklyn Avenue would appear as a static series of boxes, resulting in a repetitive appearance, the Board encouraged the treatment of these bays to express the individuality of each, and suggested exploring techniques, such as:
 - i. Varied expression of materials using gradients of color, tonal changes, or panel orientations (*University* CS3-1-a. Architectural Styles).
 - ii. Stitching together the larger bays using secondary elements to create a rhythm along the street frontage. The grouping of windows was cited as a technique that could be used throughout the project to strategically express portions of the building façade (DC2-B-1. Façade Composition, DC2-C-1. Visual Depth and Interest).
2. **Open Space and Street Frontage:**
 - a. The Board acknowledged the improved legibility of the open space as public space, specifically citing the additional open space height, clear sight lines and the addition of unique furnishings. The Board identified inconsistencies in the packet related to the intent for exterior doors along the north side of the open spaces, and added that the presence of doors connecting the open space to the commercial space on the north side of the open space was necessary for the

activation of the open space. (DC3-B-2. Matching Uses to Conditions, *University* DC3-1-a. Arrangement)

- b. The Board provided guidance to refine the placement of columns within the open space and in relation to the upper building masses. The Board preferred the placement of columns to express the upper masses as cantilevers rather than edge-supporting columns. Cantilevered upper massing was preferred for its airy and accessible appearance. (DC2-A-2. Reducing Perceived Mass, DC3-C-2. Amenities and Features)
- c. Identifying the public comment expressing concern related to the adjacent locations of the Brooklyn Avenue driveway and midblock crosswalk, the Board requested additional information to be submitted at the Recommendation phase to explain the following questions related to the driveway and mid-block crosswalk design (PL1-B-1. Pedestrian Amenities):
 - i. Do the driveway and mid-block crosswalk have to be next to each other?
 - ii. Can the crosswalk be moved to a different location where there might be fewer conflicts with vehicle movements?
 - iii. If the crosswalk cannot be moved to another location, can it be shifted to the north side of the driveway crosswalk where it would be aligned with the grocery store entrance?

3. Façade Design and Materials:

- a. The Board expressed the need to strengthen the massing and material transition along the alley façade between the ground level to the upper floors. Additional façade carving and the use of high windows on the ground level were promoted by Board members. Noting that the ground level of the alley façade would be the back-of-house for the grocery, the Board strongly supported the use of artwork along the alley façade if the carving and window options are not possible. The Board provided guidance that the use of artwork along the alley should be intentional and should complement the building concept (*University* PL1-1-d. Alleyways).
- b. In addition to the guidance above for the lower alley façade, the Board suggested the addition of balconies along the alley façade for safety through “eyes on the street” and to add interest due to the high visibility of the alley façade (PL2-B-1. Eyes on the Street, DC2-C-1. Visual Depth and Interest).
- c. The packet included two alternative approaches (page 13) for the design of the north elevation: one, where a vertical tower elements ground itself at the corner with the alley and another option where the alley facade treatment wraps onto the northern elevation. The Board agreed that the expression of the northeast corner should be simplified from a separate massing expression that could conflict with the overall concept and therefore supported the latter of the two alternatives.
- d. The Board further recommended treatment of the northeast corner with a muted corner expression through secondary architectural features like the grouping of windows. Additionally, the Board recommended wrapping the alley artwork to the north façade to supplement the expression of the residential

entry (*University* PL1-2-e. Signage & Wayfinding, PL3-A-2. Ensemble of Elements).

- e. The Board reiterated the need for a thoughtful and special design of the highly visible south façade that faces the open space of the adjacent M-Tower and supported the idea of an art feature on the south façade that wraps the corner from the alley façade. (DC3-B-3. Connections to Other Open Space, DC2.D.1.Human Scale)

RECOMMENDATION June 16, 2020

PUBLIC COMMENT

- Supported redevelopment of the Safeway site and design

SDCI also received non-design related comments concerning construction impacts and environmental review.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, Staff provides the following siting and design guidance.

1. Massing and Architectural Expression.

- a. Overall the massing has remained consistent with the Board supported massing shown at EDG 3. Staff appreciates studies of the architectural expression provided within the Recommendation packet. (DC2-A-2. Reducing Perceived Mass, DC2-B-1. Façade Composition, *University* DC4-1-c. Texture & Complexity)
- b. Staff recommends approval of the revised design changing the orthogonal column expression to an angular column expression, which better emphasizes the cantilever and minimizes impacts to the ground plane of the public plaza. (DC2-A-2. Reducing Perceived Mass, DC3-C-2. Amenities and Features)
- c. Staff recommends approval of the overall architectural expression including the variety of material changes and window layouts. However, to further deemphasize the parking, staff is recommending a condition to change the light grey cladding of the northern most massing volume to match the parking volume. (DC2-A-2. Reducing Perceived Mass, DC2-B-1. Façade Composition, *University* DC4-1-c. Texture & Complexity)
- d. Entries.
 - i. Staff is concerned with the change from a highly glazed grocery entry shown at EDG 3 (page 17) to an increase in solid cladding (page 19 REC). As such, staff recommends a condition to increase the height of the glazing at the main grocery store entry located between the parking entry and courtyard. (PL3-A Entries)
 - ii. Staff is concerned with the sunken entry located on the north side of the garage entry. In order to improve the pedestrian experience and entry

expression, as well as emphasize the entry over the garage entry, staff recommends a condition to revise the entry to create an at grade entry from the street, moving the steps interior to the grocery store. (PL3-A Entries, PL3-1-b. Grade Separations, DC1-C-2. Visual Impacts)

- iii. Staff maintains significant concern related to the lack of any architectural acknowledgement of the corner. Furthermore, locating the parking garage entry along Brooklyn and emphasizing the garage entry and massing volume has create significant hierarchy issues with the architectural expression. In order to improve the hierarchy, pedestrian connections, activation, vibrancy of the corner and long street frontage, staff recommends a condition to incorporate an additional grocery entry at the corner of 50th and Brooklyn Avenue. In addition, this entry should be at grade from the side walk and location of any stairs placed on the interior. This may require some refinement of the canopy location and /or changing the scale or design of the cladding pattern at this volume. (DC2-3 Pedestrian-Scaled Streetscape Design – DC2-3-a. Visual Interest, CS2-3 Gateways & Placemaking Corners, PL3-1-b. Grade Separations, PL3-3-b. Human-Scaled Experience)

2. Street-level and Plaza Design.

- a. Staff strongly supports and recommends approval of the design of the plaza including landscaping, hardscape, integration of murals on the south facade and wrapping to the courtyard, movable chairs and table, soffit treatment and lighting, as well as the connection created to the adjacent open space to the south. (DC4-D Trees, Landscape, and Hardscape Materials)
- b. Staff appreciates the integration of vines and plantings within the recessed notches along Brooklyn Avenue. However, staff remains concerned with the long term solution to addressing these blank areas. Staff recommends a condition to integrate additional murals or special cladding treatment at the two recessed notches north of the parking garage. (DC2-5 Blank Walls – DC2-5-a. Materials & Expression, DC4-2-d. Green Walls)
- c. In addition, staff recommends a condition to maintain bench seating at both notch locations and integrate wood top or warmer material better relating to the material palette of the open space. (DC4-D Trees, Landscape, and Hardscape Materials)
- d. Staff recommends a condition that all murals for the project shall not be branding for the grocery store or apartment, but rather should serve a greater civic purpose and use art as means to further reflect the project’s location within the University District. (DC4-2-a. Placemaking, DC2-5 Blank Walls – DC2-5-a. Materials & Expression)
- e. Staff would also like to ensure that the transparency along the street frontage is maintained as the project moves forward, as such, is recommending a condition to prohibit application of vinyl window covers that would obstruct view from the sidewalk into the store, as well as prohibiting shelf storage along the street frontage of Brooklyn Avenue and 50TH. (PL3-C Retail Edges – PL3-C-1. Porous Edge & PL3-C-2. Visibility)

3. Materials.

- a. Staff is supportive of the overall material palette illustrated within the packet, including location of murals, and recommends a condition to maintain the material palette and murals moving forward. (DC4-1 Durable, High-Quality Exterior Materials)
- b. However, staff has some concern with the lack of residential scale to the upper levels. As such, staff is recommending a condition to study integration of balconies into the project to improve visual interest and further animate the street-facing façades. (DC2-A-2. Reducing Perceived Mass, DC2-C Secondary Architectural Features, DC2-D Scale and Texture)
- c. Staff is strongly supportive of the window depth indicated in the Recommendation packet and recommends a condition to maintain window depth as shown in the Recommendation packet along all sides of the project moving forward. (DC2-2-i. Depth)
- d. In addition, staff recommends a condition to clarify all downspout locations and illustrate how these elements will be integrated into the architectural expression. (DC2-4-b. Façade Design)

DEVELOPMENT STANDARD DEPARTURES

Staff's recommendation on the requested departure(s) is based on the departures' potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s).

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

1. **Building Width (SMC 23.48.635.A – Maximum width and depth limits in SM-U zones):**

The Code limits the width of structures to 250 feet wide. The applicant proposes a building width of 430 feet along Brooklyn Avenue NE.

Staff recommends approval of the requested departure, subject to all of the conditions are addressed to improve the way the building meets the street (specifically revising entries and notches). Staff appreciates the work done to create an engaging plaza space and connection existing open space, as well as the evolution of the architectural expression to create a unique cladding pattern. If all of the conditions are satisfied, staff fully supports the requested departure as the plaza, massing expression, and revised street-level will better meet the intent of the design guidelines *University* DC3-1-a. Arrangement, DC2-1 Massing & Reducing Bulk and Scale.

2. **Open Space (SMC 23.48.650 B.2 – Required open space for large lot developments in the SM-U zones):** The Code requires a minimum of 60% of open space area to be open to the sky. The applicant proposes 39.7% of the open space area to be open to the sky.

Staff recommends approval of the requested departure as the height of the covered area and design of the open space and connection to existing open space located to the south

create an engaging and dynamic plaza better meeting the intent of design guidelines DC2-3-b. Layout, DC3 Open Space Concept, *University* DC3-1-a. Arrangement.

Staff Note:

- 1) Departure for street access shown in the REC packet (p. 79) is no longer required as this item is being approved through a Type 1 decision by the Director.
- 2) The Design Recommendation packet (pg. 80) lists a variance request in the Departures section. This code requirement cannot be modified through design review departures per SMC 23.41.014. A separate variance review is required for this request.

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.

DC2-3 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 Façade Composition

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

RECOMMENDATIONS

At the conclusion of the RECOMMENDATION review, Staff recommends approval of the project with conditions. The analysis summarized above was based on the design review packet dated Friday, April 10, 2020. After considering the site and context, considering public comment, reconsidering the previously identified design priorities and reviewing the materials, the Recommendation phase of the subject design and departures are APPROVED with the following conditions:

1. Change the light grey cladding of the northern most massing volume to match the parking volume. (DC2-A-2. Reducing Perceived Mass, DC2-B-1. Façade Composition, University DC4-1-c. Texture & Complexity)
2. Increase the height of the glazing at the main grocery store entry located between the parking entry and courtyard. (PL3-A Entries)
3. Revise the sunken entry located on the north side of the garage entry to create an at grade entry from the street, moving the steps interior to the grocery store. (PL3-A Entries, PL3-1-b. Grade Separations, DC1-C-2. Visual Impacts)
4. Incorporate an additional grocery entry at the corner of 50th and Brooklyn Avenue. In addition, this entry should be at grade from the side walk and location of any stairs placed on the interior. This may require some refinement of the canopy location and /or changing the scale or design of the cladding pattern at this volume. (DC2-3 Pedestrian-Scaled Streetscape Design – DC2-3-a. Visual Interest, CS2-3 Gateways & Placemaking Corners, PL3-1-b. Grade Separations, PL3-3-b. Human-Scaled Experience)
5. Integrate additional murals or special cladding treatment at the two recessed notches north of the parking garage. (DC2-5 Blank Walls – DC2-5-a. Materials & Expression, DC4-2-d. Green Walls)
6. Maintain bench seating at both notch locations and integrate wood top or warmer material better relating to the material palette of the open space. (DC4-D Trees, Landscape, and Hardscape Materials)
7. All murals for the project shall not be branding for the grocery store or apartment, but rather should serve a greater civic purpose and use art as means to further reflect the project's location within the University District. (DC4-2-a. Placemaking, DC2-5 Blank Walls – DC2-5-a. Materials & Expression)
8. The following are prohibited: any application of vinyl window covers and any shelf storage along the street frontage of Brooklyn Avenue and 50TH that would reduce or obstruct views from the sidewalk into the store. (PL3-C Retail Edges – PL3-C-1. Porous Edge & PL3-C-2. Visibility)
9. Maintain the material palette and murals moving forward. (DC4-1 Durable, High-Quality Exterior Materials)
10. Study integration of balconies into the project to improve visual interest and further animate the street-facing façades. (DC2-A-2. Reducing Perceived Mass, DC2-C Secondary Architectural Features, DC2-D Scale and Texture)
11. Maintain window depth as shown in the Recommendation packet along all sides of the project moving forward. (DC2-2-i. Depth)
12. Clarify all downspout locations and illustrate how these elements will be integrated into the architectural expression. (DC2-4-b. Façade Design)

3033508-LU (3033507-EG) - edg rpt sent 6/3/19 bcc **/others
2nd edg mtg sent 7/18/19 drl edg2 rpt sent 8/19/19 bcc 3rd
edg sent 9/5/19 rgc edg3 rpt sent 9/27/19 bcc **/others
application **application & checklist sent 10/7/19 rgc
**/others rec mtg sent 3/23/2020 rgc **/others revised
application sent 3/26/2020 drl **/Others cancel rec mtg sent
4/2/2020 rgc **/Others Re-Notice Revised NOA sent
4/9/2020 rgc **/Others DR change to ADR sent 5/11/2020 bg
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