



**ADMINISTRATIVE RECOMMENDATION
EAST**

Record Number: 3034443-LU

Address: 1422 Seneca St

Applicant: Lauren Garkel, Clark Barnes

Date of Report: Friday, August 28, 2020

SDCI Staff Present: Joseph Hurley

SITE & VICINITY

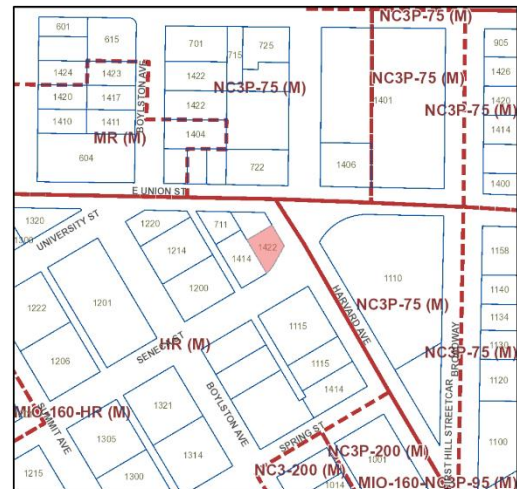
Site Zone: HR (M)

Nearby Zones: (North) NC3P-75 (M)
(South) NC3-200 (M)
(East) NC3P-75 (M)
(West) MIO-160-HR (M)

Lot Area: 6,988 sq. ft.

Current Development:

The subject site is trapezoidal in shape and is comprised of two existing tax parcels. The site is currently developed with a single-story structure built in 1949 and a surface parking lot. Approximately 24% of the site is covered by tree canopy. The site is generally flat.



Surrounding Development and Neighborhood Character:

The site is located on the southwest corner of East Union Street and Seneca Street in the First Hill Neighborhood. This area was recently upzoned from HR to HR (M) in April 2019. The surrounding development includes the historic city landmarks structures Knights of Columbus to the north, Old Fire Station #25 two blocks west, and Seattle First Baptist Church to the south. Adjacent buildings include The Polyclinic to the east and 3-4 story apartment buildings to the

west. The neighborhood character consists of brick materials, grid window patterns, established street trees, and multifamily residential structures ranging two to eight stories in height.

Three existing parking lots nearby are currently under review for proposed development: 722 East Union Street to the north, 704 East Union Street to the northwest, and 1100 Boylston to the south. Seneca Street is a minor arterial and intercepts the Broadway commercial corridor one block to the east.

Access:

No vehicular access is proposed. Pedestrian access is proposed from the northeast frontage adjacent to a wide sidewalk.

Environmentally Critical Areas:

There are no mapped environmentally critical areas located on the subject site.

PROJECT DESCRIPTION

Design Review Land Use Application to allow an 18-story, 135-unit apartment building (68 small efficiency dwelling units and 67 apartment units). No parking proposed. Existing building to be demolished. Early Design Guidance review conducted under #3034493-EG.

The design packet includes information presented at the meeting, and is available online by entering the record number at this website:

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

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

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

EARLY DESIGN GUIDANCE August 14, 2019

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned about the reduction of open space.

- Noted that this project is too different and does not fit into the existing context and suggested that brick and a traditional window grid organization would help.
- Noted that the Board has asked other nearby projects to meet provide context appropriate materials, and this design does not seem to do that.
- Recommended a standard window pattern and taking cues from the Phillips House.
- Support for the opening created by the courtyard.
- Supported the preferred scheme as providing needed housing and development.
- Suggested the use of brick on lower levels to match existing context and suggested including cherry trees in the landscape.
- Discouraged the use of park benches in the park as they will be slept on, encouraged the addition of public art and that utilities be undergrounded including the transformer room.

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

- Expressed interest in maintaining a park-like greenspace. (CS1, CS2, CS3)
- Remarked that the building is in a prominent location in the northeast portal to the First Hill neighborhood. (CS2)
- Concerned about scale relative to adjacent buildings. (CS2)
- Suggested using brick from top to bottom to provide continuity with the historic character of nearby buildings. (CS3)

SDOT offered the following comments:

- Encouraged the project to consider ways to provide a wider pedestrian area and/or opportunity for integration of King County Metro (KCM) stop facilities into their development on Seneca St.
- Recommended providing space for a bench, shelter or awning, and/or possibly a waste receptacle at the metro stop.
- Noted Options B-D appear to provide more space to accommodate transit users and potential amenities.
- Suggested reviewing the First Hill Public Realm Action Plan for recommendations for plazas in other nearby right-of-way areas.
- Stated solid waste collection will need to occur from E Union St on the northwest corner of the project parcel.
- Stated the project will either need to plan for a solid waste staging point on private property within 50' of a collection point, or develop the planter strip area to accommodate dumpster staging on collection day. Depending on solid waste container type, this may require the project to build a dedicated solid waste access ramp for SPU drivers to transport dumpsters to/from the roadway for collection.

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 citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

Concerns with traffic, off-street parking and construction impacts are reviewed as part of the environmental review conducted by SDCI 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. Massing:** The Board had a wide ranging discussion of the merits of the four massing schemes and concluded that the applicant's preferred scheme (Option D) was the most likely to result in a project that meets the criteria in the Design Guidelines.
 - a. The Board supported the thinness of the massing for both its expression of the innovative construction type and its potential to lessen impacts on light and air on adjacent sites and streets. (CS-2, CS-3)
 - b. The Board agreed that the composition and detailing of exterior expression would be of critical importance. (DC-4)
 - c. The Board questioned the connection between the height of this project and that of the spire at the landmarked Seattle First Baptist Church, and asked that a more rigorous conceptual analysis be developed of the forms in this neighborhood and this proposal's response to that context. (CS-3)
- 2. Context:**
 - a. The Board recognized the eclectic character of First Hill and its history as a location for new design styles and building typologies and agreed that this project could be an appropriate addition. (CS-2)
 - b. Given the applicant's intent to specify a high-quality but very modern cladding system for this project, the Board agreed that analysis of the rich surrounding historical context and demonstration of how this modern expression will connect with that context would be required for the next meeting. (CS-2, CS-3, DC-4)
- 3. Design Concept:**
 - a. The Board expressed unanimous support for the proposed Mass Timber construction system and agreed that this innovative technology should read clearly in the exterior expression. (CS-3, DC-2)
 - b. The Board recognized that the concrete base that typical creates a podium expression would not be required for this project but agreed that a change in exterior expression recognizing connection to the ground would likely still be appropriate. (PL-1, DC-1)
- 4. Site Planning/Street Edges:**
 - a. The Board was concerned to find few details regarding the design of the ground plane and pedestrian experience. The Board provided guidance that those edges

should activate the sidewalk without appropriating the associated public spaces, and that complete details be provided for the next meeting, including entrance locations, inside/outside relationships, resolution of grade issues, and the courtyard area enfronting Maxmillian Apartments. (DC-3, PL-3, PL-1)

- b. The Board recognized that the park-like triangle of space directly north east of the site is part of the city right of way but emphasized how important the development of this space would be to the pedestrian experience of this project. (DC-3)
- c. The Board supported the provision of additional space for the bus stop on Seneca St. (PL-4)
- d. The Board discussed the lobby and amenity spaces at some length and concluded that regardless of their disposition, they should activate and engage the surrounding streets and open spaces. (PL-3, DC-1)

5. Exterior Expression:

- a. The Board supported the applicant's intent to allow the wood structure to show through as much possible and the high percentage of glazing shown in the preferred option. (DC-2, CS-3)
- b. The Board expressed concerns regarding the roof canopy expression in the preferred option and requested further study of this element and its role in the larger composition. (DC-2)
- c. The Board agreed that although brick may not be an appropriate cladding material for this project, the character of the immediate context and the prominence of this site would require exterior materials of the highest quality. (CS-2, DC-4)

6. Solid Waste:

- a. The Board supported the staging of all solid waste on-site and recognized comments from SDOT identifying E. Union St. as the appropriate location. (DC-1)

7. Departures

- a. The Board expressed qualified support for the requested departures, recognizing their importance in creating a viable project on this unusual site and their expectation of highest quality design solutions given the magnitude of the requests. (DC-2, CS-3)
- b. The Board agreed that for the departures to be considered, a clear rationale would be required demonstrating how they help the project better meet the intent of adopted design guidelines. (DC-2, CS-3)

RECOMMENDATION August 28, 2020

PUBLIC COMMENT

SDCI staff received the following design related comments:

- Concerned by the height added to the project.
- Requested an additional review cycle to strengthen the design.
- Concerned the triangle area will not look public.

- Concerned that the exterior was not wood and that the proposed metal siding did not meet the intent of the Board's previous guidance.
- Concerned that the proposed materials do not relate well to existing historic structures and context.
- Concerned this project will negatively impact nearby historic structures.
- Requested that the project make a more direct connection to the existing historic context.
- Concerned by the project's lack of conformance with the Design Guidelines.
- Requested the use of traditional red brick
- Requested the preservation of existing trees on the site.
- Concerned by the proposed height of the project.
- Concerned about negative impacts to light and air for neighboring properties and to birds who nest in the existing trees.
- Opposed to the additional height proposed.
- Concerned by the project's contemporary expression and lack of brick and the contrast that it will create with the existing historic character of the neighborhood.
- Requested a matte rather than shiny finish for the metal siding, and careful consideration of its color.
- Concerned by the loss of greenspace.
- Noted that this project will be a poor fit with the neighborhood.
- Concerned regarding the negative impact the height of this project will have on the First Baptist Church

SDCI received non-design related comments concerning parking, growth, the zoning code, housing costs, the speed of development in the city, congestion, the loss of an opportunity to create a public park on this site, and traffic.

One purpose of the design review process is for the 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 off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI 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/>

SDCI PRELIMINARY RECOMMENDATIONS & CONDITIONS

SDCI visited the site, considered the analysis of the site and context by the proponents, and considered public comment. SDCI design recommendations are summarized below.

1. Massing:

- a. Staff recognizes and concurs with the Board's previous support for the thinness of the proposed massing for both its expression of the innovative construction type

and its potential to lessen impacts on light and air on adjacent sites and streets. Staff recommends the massing be approved as designed. (CS2, CS3)

- b. Staff notes that prior to this Recommendation review the project's cross-laminated timber construction system was recategorized from Type III to Type IV-A construction type, which allowed the applicant to propose an additional six residential stories. After reviewing the Board's previous guidance and public comment and the applicable Design Guidelines for this site, SDCI Staff determined that the additional structure height proposed would not prevent the design from meeting that previously identified Early Design Guidance and Design Guidelines. Staff notes in particular the Board's strong support for the project's thin profile and innovative construction system, and their identification of First Hill as historically welcoming to innovation in design and construction. Staff also notes that the proposed 209-foot height would still be far below the 440-feet allowed by code in this Highrise Zone. (CS2-D, DC-4, CS3)

2. Context:

- a. Staff recognizes and concurs with the Board's previous recognition of the eclectic character of First Hill and its history as a location for new design styles and building typologies and agrees that that this project could be an appropriate addition. (CS2, CS3-B)
- b. Staff agrees that the very modern metal cladding system proposed for this project is an appropriate response to the existing historic context, noting its high level of expressive detailing and human scale proportions, and recommends its approval. (CS2, CS3, DC4)

3. Design Concept:

- a. Staff concurs with the Boards previous unanimous support for the proposed Mass Timber construction system, agrees that that this innovative technology should read clearly in the exterior expression, and recommends approval of the design per 5.a, below). (CS3, DC-2)
- b. Staff notes and concurs with the Board's recognition that a concrete base will not be required for this project and support for a change in exterior expression recognizing a connection to the ground. Staff agrees that the combination of changes in proportion and expression of the ground floor provide that distinction and recommends approval. (PL1, DC1)

4. Site Planning/Street Edges:

- a. Staff appreciates the inclusion of complete drawings of the site, landscaping and interior spaces and agrees that the building edges connect to and activate the right of way without appropriating any associated public spaces. Staff recommends approval of the design (DC3, PL3, PL1)
- b. Staff concurs with the Board's focus on the site planning and landscape design of the park-like triangle of space directly north east of the site, and agrees that the work for this area (planned in conjunction with SDOT) will create vibrant usable space that fosters human interaction. (PL1A, PL3B, DC3)

- c. Staff notes that the ground level lobby and amenity spaces are well configured and detailed to activate and engage the surrounding streets and open spaces and recommends their approval. (PL3, DC1)

5. Exterior Expression:

- a. Staff recognizes and concurs with the Board's earlier support for the use of this project's unique Mass Timber construction system to inform its exterior expression, and agrees that the wood-clad massing reveal, exposed timber floors and high percentage of low-iron (clear) glazing help the wood structure show through. Staff recommends approval of this aspect of the design. (DC2, CS3)
- b. Staff agrees that the proposed cladding system meets Design Guidelines and is responsive to the Board's specific request for the highest quality materials and detailing. Staff recommends approval of the cladding system. (CS2, DC4)

DEVELOPMENT STANDARD DEPARTURES

SDCI Staff's preliminary recommendation on the requested departure(s) are 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. **HR setbacks (SMC 23.45.518):** The code requires a 7-foot average; 5-foot minimum setback below 45-feet and a 20-foot minimum setback above 45-feet. The applicant proposes a minimum setback of 7.10' and an average setback of 12.48' both below and above 45-feet at the west elevation, per the drawings in the Recommendation packet dated August 5th, 2020.

Staff concurs with the Board's earlier support and recommends approval of this departure, noting that the tower's resulting small footprint and thin profile will mitigate light and air impacts on adjacent sites, create a strong recognizable form, and reduce the bulk and scale of the structure. These aspects of the design will help the project better meet the intent of adopted Design Guidelines CS1-B Sunlight and Natural Ventilation, CS2-A-2. Architectural Presence, and CS2-D Height, Bulk, and Scale.

2. **HR setbacks (SMC 23.45.518):** The code requires a 7-foot average; 5-foot minimum setback below 45-feet and a 10-foot minimum setback above 45-feet. The applicant proposes an average setback of 0' and an average setback of 0.39' both below and above 45-feet at the east property line, per the drawings in the Recommendation packet dated August 5th, 2020.

Staff concurs with the Board's earlier support and recommends approval of this departure, noting that the tower's resulting small footprint and thin profile will mitigate light and air impacts on adjacent sites, create a strong recognizable form, and reduce the bulk and scale

of the structure. These aspects of the design will help the project better meet the intent of adopted Design Guidelines CS1-B Sunlight and Natural Ventilation, CS2-A-2. Architectural Presence, and CS2-D Height, Bulk, and Scale.

3. **HR setbacks (SMC 23.45.518):** The code requires a 7-foot average; 5-foot minimum setback below 45-feet and a 10-foot minimum setback above 45-feet. The applicant proposes a minimum setback of 0' and an average setback of 7.91' both below and above 45-feet at the north property line, per the drawings in the Recommendation packet dated August 5th, 2020.

Staff concurs with the Board's earlier support and recommends approval of this departure, noting that the tower's resulting small footprint and thin profile will mitigate light and air impacts on adjacent sites, create a strong recognizable form, and reduce the bulk and scale of the structure. These aspects of the design will help the project better meet the intent of adopted Design Guidelines CS1-B Sunlight and Natural Ventilation, CS2-A-2. Architectural Presence, and CS2-D Height, Bulk, and Scale.

4. **HR setbacks (SMC 23.45.518):** The code requires a 7-foot average; 5-foot minimum setback below 45-feet and a 10-foot minimum setback above 45-feet. The applicant proposes a 0' minimum setback and an average setback of 7.91' both below and above 45-feet at the south property line, per the drawings in the Recommendation packet dated August 5th, 2020.

Staff concurs with the Board's earlier support and recommends approval of this departure, noting that the tower's resulting small footprint and thin profile will mitigate light and air impacts on adjacent sites, create a strong recognizable form, and reduce the bulk and scale of the structure. These aspects of the design will help the project better meet the intent of adopted Design Guidelines CS1-B Sunlight and Natural Ventilation, CS2-A-2. Architectural Presence, and CS2-D Height, Bulk, and Scale.

5. **Upper Level Development Standards (SMC 23.45.520):** The code allows an average gross floor area per story of 60% of the lot area. The applicant proposes an average gross floor area per story of 63.78%.

Staff concurs with the Board's earlier support and recommends approval of this departure, noting that the tower's resulting small footprint and thin profile will mitigate light and air impacts on adjacent sites, create a strong recognizable form, and reduce the bulk and scale of the structure. These aspects of the design will help the project better meet the intent of adopted Design Guidelines CS1-B Sunlight and Natural Ventilation, CS2-A-2. Architectural Presence, and CS2-D Height, Bulk, and Scale.

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.

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

CS2-A Location in the City and Neighborhood

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

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

CS2-B Adjacent Sites, Streets, and Open Spaces

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

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

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

CS2-C Relationship to the Block

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

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

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

CS2-D Height, Bulk, and Scale

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

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

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

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

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

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

CS3-A Emphasizing Positive Neighborhood Attributes

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

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

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

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

CS3-B Local History and Culture

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

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

PUBLIC LIFE

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

PL1-A Network of Open Spaces

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

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

PL1-B Walkways and Connections

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

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

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

PL1-C Outdoor Uses and Activities

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

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

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

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

PL2-A Accessibility

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

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

PL2-B Safety and Security

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

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

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

PL2-C Weather Protection

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

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

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

PL2-D Wayfinding

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

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

PL3-A Entries

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

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

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

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

PL3-B Residential Edges

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

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

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

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

PL3-C Retail Edges

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

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

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

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

PL4-A Entry Locations and Relationships

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

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

PL4-B Planning Ahead for Bicyclists

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

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

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

PL4-C Planning Ahead For Transit

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

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

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

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

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

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

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

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

DC1-B Vehicular Access and Circulation

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

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

DC1-C Parking and Service Uses

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

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

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

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

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

DC2-A Massing

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

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

DC2-B Architectural and Facade Composition

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

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

DC2-C Secondary Architectural Features

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

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

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

DC2-D Scale and Texture

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

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

DC2-E Form and Function

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

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

DC3-A Building-Open Space Relationship

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

DC3-B Open Space Uses and Activities

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

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

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

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

DC3-C Design

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

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

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

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

DC4-A Exterior Elements and Finishes

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

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

DC4-B Signage

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

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

DC4-C Lighting

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

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

DC4-D Trees, Landscape, and Hardscape Materials

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

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

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

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

DC4-E Project Assembly and Lifespan

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

RECOMMENDATIONS

At the conclusion of the Administrative RECOMMENDATION phase, Staff recommended approval of the project.

The analysis summarized above was based on the design review packet dated Wednesday, August 05, 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 no conditions.

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REC REPORT SENT 8/28/2020 BCC