Seattle Department of Construction & Inspections

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

Project Number: 3035869-LU

Applicant Name: Brenda Barnes, Clark Barnes

Address of Proposal: 8521 15th Ave NW

SUMMARY OF PROPOSAL
Land Use application to allow a 7-story, 194-unit apartment building with retail, office and restaurant. Parking for 92 vehicles proposed. Existing buildings to be demolished. Administrative Early Design Guidance review conducted under 3035843-EG.

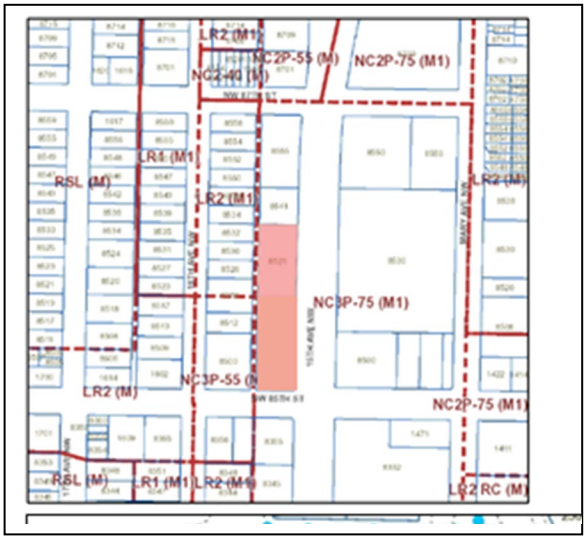
The following approvals are required:

Administrative Design Review with Departures (Seattle Municipal Code 23.41)*
**Departures are listed near the end of the Design Review Analysis in this document*

SITE AND VICINITY

Site Zone:
Neighborhood Commercial 3P-75 (M1)[NC3P-75]

Nearby Zones:
(North) Neighborhood Commercial 3P-75 (M1) [NC3P-75 (M1)]
(South) Neighborhood Commercial 3P-75 (M1) [NC3P-75 (M1)]
(East) Neighborhood Commercial 3P-75 (M1) [NC3P-75 (M1)]
(West) Lowrise 2 (M1) [LR2 (M1)] & Nborhood Commercial 3P-55 (M) [NC3P-55 (M)]



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

Environmentally Critical Areas:
No environmentally critical areas are mapped on the subject site.

Current and Surrounding Development; Neighborhood Character; Access:
The subject site is comprised of five existing tax parcels and is generally flat. The site is currently developed with five lowrise commercial structures built in 1927, 1937, 1963, and 1972, and two surface parking lots. The subject site is located on the northwest corner of 15th Ave NW

and NW 85th St in the Crown Hill Residential Urban Village. Adjacent to the site are a mixed-use residential and commercial structure to the north, two commercial structures and a surface parking lot to the east, a commercial structure and surface parking lot to the south, and two multifamily residential, three single-family residential, and one townhouse structure to the west. Principal arterial 15th Ave NW is an auto-oriented street and one of the primary commercial arterials in northwest Seattle, providing connection south to Ballard and northeast to Northgate. Minor arterial NW 85th St connects to the Greenwood neighborhood and Aurora Ave N to the east. Nearby recreational opportunities exist at Baker Park on Crown Hill, Soundview Playfield, and Crown Hill Park. The immediate vicinity is comprised of lowrise commercial and service uses along 15th Ave NW, transitioning to single-family residential development to the east and west. The area has been primarily experiencing residential growth: single-family houses have been replaced with townhouse developments while larger mixed-use and multifamily residential developments have contributed to creating more pedestrian-oriented streetscapes. The area was rezoned from Neighborhood Commercial 3P-40 to Neighborhood Commercial 3P-75 (M1) on 4/19/19. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 8311 15th Ave NW and 8530 15th Ave NW.

Public Comment:

The public comment period ended on December 16, 2020. In addition to the comment(s) received through the Design Review process, other comments were received and carefully considered, to the extent that they raised issues within the scope of this review. These areas of public comment related to increased traffic, structure height, construction impacts and perking. Comments were also received that are beyond the scope of this review and analysis per SMC 23.41 and 25.05.

I. ANALYSIS – DESIGN REVIEW

ADMINISTRATIVE EARLY DESIGN GUIDANCE August 28, 2020

The design packets include materials that are available online by entering the record number at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

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

Mailing Address of Proposal:	**Public Resource Center** 700 Fifth Ave., Suite 2000 P.O. Box 34019 Seattle, WA 98124-4019
Email:	PRC@seattle.gov

PUBLIC COMMENT

SDCI staff did not receive any design review-related public comments.

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 Project Number: http://web6.seattle.gov/dpd/edms/

PRIORITIES AND 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.

ADMINISTRATIVE EARLY DESIGN GUIDANCE

1. **Massing Options:** Staff identifies Option B as the most responsive to Guideline criteria but also recognize positive qualities in Options A and C, and would support the development of a hybrid design concept that incorporates a combination of the positive aspects of all these schemes. (CS2-D, DC2, DC2-A)

2. **Option A**
    a. Staff supports the scale mitigation provided by the articulation of a two-story base for portions of the 15th Ave facade. (CS2-D, DC2)
    b. Staff supports the nascent development of a recognizable corner element marking the important gateway at the intersection of 15th Ave NW and NW 85th Street. (CS2-C, CS3, DC2)
    c. Staff supports the compositional strength and scale mitigating effect of the major/minor hierarchy of these two masses, as well as their differentiated but still related articulation. (CS2-B, DC2)
    d. To strengthen this scheme, staff suggests the development of a more clearly distinct expression at the corner and additional variety of scale elements to distinguish the two masses. For example, modify the two massing elements at either side of the break between buildings (p. 21, and elsewhere) to provide a variety of scale. The current Option A design shows these elements being comprised of four bays with a top floor setback above four uniformly expressed floors, over uniformly expressed two-story bases. (DC2-A, CS2-D, DC2)

3. **Option B:**

a. Staff supports a number of aspects of this scheme, among them:
    i. The use of both changes in material and plane to clearly delineate modulation elements;
    ii. The well-ordered and harmonious organization of those elements;
    iii. The scale mitigation provided by the break in the two principal masses;
    iv. The compositional strength brought by the creation of a uniquely programmed and expressed element linking those two masses;
    v. The legible major/minor hierarchy of the two masses;
    vi. The scale mitigation provided by upper level setbacks;
    vii. The high percentage of glazing in the street facing elevation and the clearly ordered and well-proportioned glazing of the units; and
    viii. The distinct corner expression at NW 85th Street and 15th Avenue NW. demonstrated in this scheme. (DC2-B, CS2, DC2, CS3, DC2-A, DC2-C)
b. Guidance Areas:
    i. The major/minor hierarchy of principal massing elements is visible but requires strengthening to become clearly legible and effectively mitigate the scale of this 360-foot project (CS2-D, DC2).
    ii. The principal massing elements currently exist at two scales (i.e., extra-large, large, and small) and will likely require the development of an additional level of scale (i.e. Medium) to meet guideline criteria. This could be done in a number of ways. Among them staff suggests exploration of a two-story base expression (for one or both elements) and the development of a differently scaled and uniquely expressed component (assemblies of oriel windows, recessed outdoor spaces, partially projecting decks, etc.). (DC2-A, CS2-D,
    iii. The scale mitigating effect of this two-part massing scheme should be strengthened by exploring how the two pieces can be further distinguished from one another while remaining conceptually connected. (DC2, CS2-D)

4. Option C

a. Staff supports the idea of an open space at the corner of 15th Ave NW and NW 85th Street but is concerned that its small size and less-than ideal proportions (15 feet wide and 72 feet long) will limit its legibility as a 'public plaza' and attendant use. (PL1-A, DC4, PL1-C)
b. Staff is also concerned that the current design does not articulate this area as a recognizable 'place' or indicate its availability for public use. (PL1-A, PL1-C)
c. If this component remains in the project it will require some combination of additional size, clear articulation, and a design that invites and encourages public activity, in order to form part of a rationale for the departure request. (DC2, PL1, CS2)

5. Street Edges

a. Staff supports the fully glazed commercial space at the street edge shown in all schemes and asks that complete details be provided demonstrating the porosity

of this edge, its ability to connect the private spaces to the public realm, and how the design will foster human interaction. (CS2-B, PL3)

b. Staff supports the indication of a unique and larger-scaled expression for the principal residential entry in Options B and C. This should continue to be developed to create an entry that is obvious, identifiable and distinctive with clear lines of sight to the lobby from the street, and that is welcoming and identifiable to visitors. This can be accomplished with a combination of elements overhead and in the ground plane, unique doors, transitional space, porches, seating walls or areas, as well as with lighting, landscaping, signage and expressive architectural detailing. (PL3-A, PL3-B)

6. Scale, Context and Character

a. Staff recognizes the design challenges for this project created by the great length of the site and by the much smaller built environment on 15th Avenue NW.
b. Although the zoning designation of this site is NC3P-75, existing development in the area is at a much lower scale and the Guidelines clearly indicate that an appropriate transition to this smaller context is needed. (CS2-D-1)
c. This transition can be achieved in a number of ways, including the scale mitigating aspects of the elements identified elsewhere in this guidance report. Staff also suggests the development of a wider variety of heights (or perceived heights) for the massing elements, noting that the proposal of a uniform structure height for 360 feet of street frontage at this location would create significant difficulty for the proposal to meet Design Guideline criteria. (CS2-D, CS3, DC2)
d. Staff notes the zone transition (to a less intensive zone) at the west property line. A step in perceived height, bulk and scale will be necessary between the anticipated development potential of the adjacent zone and the proposed development. (CS2-D.3)
e. Staff notes the lack of an established and defined architectural character in this area, and the important role this project will play in establishing precedent for future development in this evolving neighborhood (CS3-A.4)

7. **Exterior Materials.** Staff supports the indicated use of high-quality materials that are attractive when viewed up close, lend themselves to high quality of detailing, have texture, pattern, or integral color, have sufficient thickness to prevent warping or deformations, and demonstrably age well in Seattle's climate. (CS3, DC4-A.1, DC4-A2, DC4-1.c, DC4)

DEVELOPMENT STANDARD DEPARTURES

SDCI's preliminary recommendation on the requested departure(s) will be based on the departure's 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 EARLY DESIGN GUIDANCE review, the following departures were requested:

1. **Street Level Development Standards (23.47A.008.C.5.A):** The Code limits facade width to 250 feet. The applicant proposes facade width of 338 feet.

   Staff will consider support for this departure request if criteria identified in this EDG review are met and a clear rationale is developed showing how this departure helps the project better meet the intent of the Design Guidelines.

ADMINISTRATIVE EARLY DESIGN GUIDANCE August 24, 2021

PUBLIC COMMENT

SDCI received the following design-related public comments.

- (multiple) Concerned about the size of the project relative to the much smaller existing neighborhood.

SDCI received non-design related comments with support for the provision of housing in this project, and comments concerning parking quantity, electric vehicle charging, congestion, construction impacts, weather-related degradation of on-site notices, and housing affordability.

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 Project Number: http://web6.seattle.gov/dpd/edms/

SDCI PRELIMINARY RECOMMENDATIONS AND 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.

ADMINISTRATIVE RECOMMENDATION

1. **Preferred Scheme Design Development:** During the EDG phase for this project Staff reviewed multiple design and packet iterations and provided notes and feedback prior to the submission of the final EDG packet. In reviewing that submission, Staff recognized many positive guideline-responsive elements in the proposed design and recommended the project move forward to MUP submittal with guidance (see EDG Report, above).

a. As documented in SDCI correction notices, meetings with the applicant, and emails to the applicant, the subsequent design submitted for MUP did not adequately respond to EDG guidance and changes were made to the subsequent design which conflicted with that guidance, weakened the design and adversely affected its responsiveness to the Design Guidelines. (CS2, CS3, DC2)
b. The positive aspects of the design shown at EDG that have been eliminated from the current design are as follows: (CS2, CS3, DC2)
    i. The highly glazed appearance of the street-facing facades,
    ii. The well-composed pattern of large modern glazing units (now a uniform pattern of smaller standard-grade sash),
    iii. The fully-glazed expression of the southeast corner, and
    iv. The overall street-facing façade design shown at EDG, which was harmoniously composed of clearly ordered, hierarchically organized and well-proportioned elements.
c. Staff acknowledges that these changes make it difficult for the design to respond to EDG and the guidelines, and therefore recommends conditions as outlined in the analysis below.

2. Composition, Context and Scale Mitigation at 15th Ave. NW

a. Although the zoning designation of this site is NC3P-75, existing development in the area is at a much lower scale and (as noted in multiple previous corrections, meetings, and email) the Guidelines clearly indicate that an appropriate transition and response to this existing context is needed. (CS2-D, DC2-A)
b. Staff also notes that the unrelenting code-maximum parapet height over nearly the full length of this site presents a significant challenge to any strategy to mitigate the height bulk and scale of its great (≈335') length relative to existing context. This aspect of the design makes the provision of effective scale mitigation strategies particularly important in helping the project better fit this context. Staff recommends conditions to address this issue, as described below. (CS2-D, DC2-A, DC2-B)
c. As previously directed in the Early Design Guidance, SDCI communications to the applicant, and in agreement with public comment, the design needs to be modified and design strategies included to mitigate the scale of this building, particularly its great length.
d. The applicant's intent to employ a two-part massing scheme as design strategy has been supported by Staff throughout the process. Staff provided specific guidance to strengthen the two-part massing legibility through the development of related but recognizably different expressions. In the current design (as with all previous iterations), it is the lack of differentiation between the two masses that limits the scale mitigating effect of this approach. (CS2-D, DC2-A, CS3, DC2-B)
e. Due to the issues described in 1.b, 2.a, 2.b, 2.c, and 2.d, Staff recommends a condition to revise the compositional elements of the East facade to mitigate the height bulk and scale (and particularly the great length) and improve the

response to existing context. Include pedestrian (eye-level) renderings in support of the revised design. (CS2-D, DC2-A, CS3, DC2-B)

f. In order for the two-part massing scheme to successfully mitigate height, bulk, and scale, the two masses must be sufficiently differentiated to read as two smaller elements that together make the whole. A revision that significantly differentiates the two masses of the building would likely meet the intent of the Condition described in 2.e (Condition #1). This differentiation could be achieved by revising one of the massing elements to exhibit characteristics of the EDG design identified above (at 1.b.), or through a combination of the following strategies:
    i. Increased upper-level setbacks
    ii. Increased setback at recessed exterior spaces
    iii. Partial reduction of structure height
    iv. Introduction of balconies (projecting, partially recessed or Juliet)
    v. Window proportions, window types and operation, window details
    vi. Exterior materials
    vii. Type, location and role of accent materials
    viii. Simplification of exterior materials palette
    ix. Full (or increased) glazing at bays
    x. Fenestration pattern
    xi. Varied parapet heights and parapet expression
    xii. Bay expression (at top, bottom, and/or in composition)
    xiii. Window projection or recession from the adjacent wall plane
    xiv. Local fenestration pattern
    xv. Local compositional order

3. Composition, Context and Scale Mitigation at NW 85th Street

a. Although the zoning designation of this site is NC3P-75, existing development in the area is at a much lower scale and (as noted in multiple previous corrections, meetings, and email) the Guidelines clearly indicate that an appropriate transition and response to this existing context is needed. (CS2-D)

b. Staff also notes public comment concerns with the height, bulk and scale of this building, and the high degree of visibility and architectural presence that will accrue to this 80-foot wide and 75-feet tall facade, particularly as viewed from the south and west, where its location on rising ground will emphasize its height relative to existing context. (CS2-A-2)

c. Staff approves of the depth of the cladding assembly on levels 3-6 as shown on pages 15, 38 and 40. The three significant planar offsets (totaling an estimated 12”) have the potential to create visual depth and interest and add scale and texture to this element, which can help mitigate its height and bulk relative to context. Staff recommends approval of this aspect of the design. To ensure that the challenges identified in 3.a and 3.b are resolved by this aspect of the design, Staff recommends a condition to provide scaled and dimensioned details of the

middle section of the South facade showing the depth of each of the three steps shown in the renderings. (CS2-D, DC2-A, CS3, DC2-B)

4. Entry

a. Staff supports the deep recess, two story expression, large-angled weather canopy and full glazing of the principal residential entry on 15th Avenue and recommend its approval. (PL3-A, PL3-B)

5. Street Edges

a. Staff supports the fully glazed commercial bays at both street fronts and recommends approval of this aspect of the design. (CS2-B, PL3)

6. Zone Transition

a. Staff notes the smaller scale of existing development to the west of this site, public comments concerned with the size of this building compared to nearby existing development, the mid-block transition to a less intensive zone at the alley, and Guideline direction to provide an appropriate and complementary transition at this edge. (CS2-D)
b. On the west elevation Staff supports the vertical niches, upper-level setback, and what appears (p. 32-33) to be a change in plane above Level 4 provided in response to the zone transition, but is unable to recommend approval of this aspect of the design due to a lack of sufficient documentation in the Recommendation packet. (CS2-D, DC2-A)
c. Staff therefore recommends a condition to provide documentation, particularly perspective renderings, of the west facade that demonstrate how the design mitigates height bulk and scale relative to existing context and creates an appropriate and complementary transition at the zone edge. The renderings should include context and be a combination of views taken from adjacent streets and yards sufficient to provide a complete understanding of how the project will appear from the west and the efficacy of the scale mitigation strategies. (CS2-D, DC2-A)

7. **Exterior Materials.**

a. The Design Guidelines specify the use of high-quality materials that are attractive when viewed up close, lend themselves to high quality of detailing, have texture, pattern, or integral color, have sufficient thickness to prevent warping or deformations, and demonstrably age well in Seattle's climate. (CS3, DC4-A.1, DC4-A2, DC4-1.c, DC4)
b. Staff recommends a condition to provide additional information regarding the proposed fiber-cement panel thickness and details. (CS3, DC4-A.1, DC4-A2, DC4-1.c, DC4)
c. Where fiber-cement panel siding is indicated, the specification of a material with integral texture and color or with a minimum thickness of 7/16" will meet the intent of these Guidelines. (CS3, DC4-A.1, DC4-A2, DC4-1.c, DC4)

d. If painted 5/16" fiber-cement panel siding is specified, complete details of the high-quality installation required for this material to appear as it does in the Design Review documents will be required in the building permit plan set.
    i. Alternatively, notes specifying minimum acceptable quality standards can be provided, with a caution: on projects approved through the Design Review process, exterior elements of the built work must match the approved drawings, and verification of this condition is the principal work for Land Use staff when conducting inspections. Because the first Land Use inspection does not occur until the project nears completion, an issue with the appearance of exterior cladding materials could cause significant delay in approval at Final Inspection.

DEVELOPMENT STANDARD DEPARTURES

SDCI's preliminary recommendation on the requested departure(s) are based on the departure's 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. **Street Level Development Standards (23.47A.008.C.5.A):** The Code limits structure width in NC zones to 250 feet. The applicant proposes a structure width of 336 feet.

   Staff does not recommend approval of this departure for the project as currently designed. As currently designed, the proposed departure conflicts with the design's ability to mitigate height, bulk, scale, and sufficiently respond to nearby context. Staff recognizes the possibility that a modified design could potentially better meet the intent of Design Guideline CS2 – Urban Pattern and Form and DC3 Open Space Concept, subject to a full and complete responses to the recommended conditions as described in this report.

   Staff therefore recommends conditional approval of the departure, subject to full resolution of recommended conditions 1, 2, and 3. With those conditions, the proposal has the potential to better meet the intent of Design Guidelines CS2 – Urban Pattern and Form and DC3 Open Space Concept.

DESIGN REVIEW GUIDELINES

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

CONTEXT & SITE

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

CS1-A Energy Use

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

CS1-B Sunlight and Natural Ventilation

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

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

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

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D Plants and Habitat

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

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

CS1-E Water

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

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

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

CS2-A Location in the City and Neighborhood

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

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

CS2-B Adjacent Sites, Streets, and Open Spaces

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

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

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

CS2-C Relationship to the Block

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

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

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

CS2-D Height, Bulk, and Scale

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

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

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

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

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

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

CS3-A Emphasizing Positive Neighborhood Attributes

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

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

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

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

CS3-B Local History and Culture

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

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

PUBLIC LIFE

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

PL1-A Network of Open Spaces

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

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

PL1-B Walkways and Connections

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

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

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

PL1-C Outdoor Uses and Activities

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

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

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

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

PL2-A Accessibility

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

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

PL2-B Safety and Security

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

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

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

PL2-C Weather Protection

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

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

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

PL2-D Wayfinding

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

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

PL3-A Entries

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

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

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

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

PL3-B Residential Edges

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

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

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

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

PL3-C Retail Edges

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

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

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

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

PL4-A Entry Locations and Relationships

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

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

PL4-B Planning Ahead for Bicyclists

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

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

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

PL4-C Planning Ahead For Transit

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

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

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

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

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

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

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

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

DC1-B Vehicular Access and Circulation

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

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

DC1-C Parking and Service Uses

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

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

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

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

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

DC2-A Massing

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

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

DC2-B Architectural and Facade Composition

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

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

DC2-C Secondary Architectural Features

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

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

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

DC2-D Scale and Texture

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

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

DC2-E Form and Function

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

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

DC3-A Building-Open Space Relationship

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

DC3-B Open Space Uses and Activities

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

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

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

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

DC3-C Design

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

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

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

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

DC4-A Exterior Elements and Finishes

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

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

DC4-B Signage

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

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

DC4-C Lighting

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

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

DC4-D Trees, Landscape, and Hardscape Materials

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

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

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

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

RECOMMENDATIONS

The analysis summarized above was based on the design review packet dated July 21, 2021. 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 preliminary conditions:

1. Revise the compositional elements of the East facade to mitigate the height bulk and scale (and particularly the great length) and improve the response to existing context. Include pedestrian (eye-level) renderings in support of the revised design. (CS2-D, DC2-A, CS3, DC2-B)
2. Provide scaled and dimensioned details of the middle section of the South facade showing the materials and depth of each of the three steps shown in the renderings. (CS2-D, DC2-A, CS3, DC2-B)
3. Provide documentation, particularly perspective renderings, of the west facade that demonstrate how the design mitigates height bulk and scale relative to existing context and creates an appropriate and complementary transition at the zone edge. (CS2-D)
4. Provide additional information regarding the proposed fiber-cement panel thickness and details. (CS3, DC4-A.1, DC4-A2, DC4-1.c, DC4)

ANALYSIS & DECISION – DESIGN REVIEW

Director's Analysis

The design review process prescribed in Section 23.41.016.G of the Seattle Municipal Code describing the content of the SDCI Director's administrative design review decision reads as follows:

> 1. A decision on an application for a permit subject to administrative design review shall be made by the Director.
>
> 2. The Director's design review decision shall be made as part of the overall Master Use Permit decision for the project. The Director's decision shall be based on the extent to which the proposed project meets the guideline priorities and in consideration of public comments on the proposed project

Subject to the preliminary conditions identified during the recommendation phase of review, the design of the proposed project was found by the SDCI Staff to adequately conform to the applicable Design Guidelines.

Staff identified elements of the Design Guidelines which are critical to the project's overall success.

SDCI staff worked with the applicant to update the submitted plans to address the preliminary design review conditions identified during the recommendation phase of review.

Applicant response to the preliminary Design Review Condition(s):

Condition #1 Response:

Compositional elements of the East facade have been revised to mitigate the height bulk scale and great length of the proposal, improving the response to existing context. Those revisions include changes to the window pattern and creation of additional depth, shadow, and texture on the north half of the east elevation by recessing the window units on the primary mass (field area) by 9-1/2" and by using a deep profiled metal panel as the primary finish for the projecting bays in this areaThe response resolves the preliminary condition from the design recommendation phase of review for the MUP decision.

Condition #2 Response:

Scaled and dimensioned details of the middle section of the South facade have been provided showing the materials and depth of each of the three steps shown in the renderings. The response resolves the preliminary condition from the design recommendation phase of review for the MUP decision.

Condition #3 Response:

Documentation, including perspective renderings, have been provided of the west facade that demonstrate how the design mitigates height bulk and scale relative to existing context and creates an appropriate and complementary transition at the zone edge. The response resolves the preliminary condition from the design recommendation phase of review for the MUP decision.

Condition #4 Response:

Additional information regarding the proposed fiber-cement panel thickness and details have been provided. The response resolves the preliminary condition from the design recommendation phase of review for the MUP decision.

These responses resolve the preliminary conditions #1 - #4 from the design recommendation phase of review for the MUP decision.

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

The Director of SDCI finds that the proposal is consistent with the City of Seattle Design Review Guidelines.

DIRECTOR'S DECISION

The Director CONDITIONALLY APPROVES the proposed design and the requested departures with conditions listed at the end of this document.

CONDITIONS – DESIGN REVIEW

Prior to Issuance of a Construction Permit

1. Fiber-cement Exterior Materials: Specify fiber-cement materials with integral texture and color or inherent structural integrity or describe the means through which the high-quality appearance of these materials shown in packet will be created in the built work.

For the Life of the Project

2. The building and landscape design shall be substantially consistent with the materials represented at the Recommendation meeting and in the materials submitted after the Recommendation meeting, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner (Joe Hurley email is joseph.hurley@seattle.gov).

Joseph Hurley, Senior Land Use Planner Date: March 24, 2022
Seattle Department of Construction and Inspections

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