



**FINAL RECOMMENDATION OF THE
NORTHEAST DESIGN REVIEW BOARD**

Record Number: 3034272-LU

Address: 4131 Brooklyn Ave NE

Applicant: Hans Fagerlund, Ankrom Moisan

Date of Meeting: Monday, March 14, 2022

Board Members Present: Tim Carter (chair)
Manuel Castaneda
Christian Gunter

Board Members Absent: Dan Rusler
Katherine Liss

SDCI Staff Present: Joseph Hurley, Senior Land Use Planner

SITE & VICINITY

Site Zone: SM-U/R 75-240 (M1)

Nearby Zones: (North) SM-U 75-240 (M1)
(South) MIO-240-MR (M)
(East) SM-U 75-240 (M1)
(West) SM-U 75-240 (M1)

Lot Area: 20,608 sq. ft.



Current Development:

The subject site is comprised of two existing tax parcels currently developed with multi-family residential buildings constructed in 1954 (northern parcel) and 1963 (southern parcel). Mature landscaping borders the street facing façade. The two sites slope approximately 20 feet downward from northeast to southwest.

Surrounding Development and Neighborhood Character:

This midblock site is located in the University District neighborhood and University District Urban Center, immediately west of the University of Washington campus. The surrounding area includes multi-family residential housing, single-family housing, mixed-use, and commercial structures. Across from the project site on Brooklyn Ave NE are a new apartment building, the University Methodist Episcopal Church and Parsonage landmark structure, an older apartment building, and a mixed-use residential and commercial building. Across the alley to the west there are several multi-family buildings.

The vicinity includes many notable buildings, including UW Tower, Burke Museum of Natural History and Culture, the University Bookstore, and the College Inn. The neighborhood features a variety of architectural styles, with no one style dominating. A recent growth trend has seen primarily high-rise mixed-use structures replacing existing single-family structures. Two nearby properties are currently under review for proposed development: #3034825-EG (1205 NE 42nd St) and #3035132-EG/3035064-LU/3035063-LU (4103 Brooklyn Ave NE).

Brooklyn Ave NE is a designated neighborhood green street and a collector arterial. Dining and retail opportunities are found one block to the east on University Way NE. This site is additionally near University Way NE (The Ave), NE 45th St, and the Burke Gilman Trail.

Access:

Vehicular access is proposed from the alley. Pedestrian access is proposed from Brooklyn Ave N and from the open space to the north.

Environmentally Critical Areas:

A steep slope is located on the south property line.

PROJECT DESCRIPTION

Land use application to allow a 23-story, 229-unit apartment building with retail. Parking for 70 vehicles proposed. Existing buildings to be demolished. Early Design Guidance conducted under 3034393-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

FIRST EARLY DESIGN GUIDANCE September 16, 2019

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported the contextual response of the base.
- Supported Option 3 as it incorporated the eclecticism encouraged in the University District Neighborhood Guidelines.
- Supported the granting of departure as it would make the mass smaller along Brooklyn Avenue.
- Supported the design of the open space, noting its importance to this neighborhood.
- Noted the importance of the tower form as the University District skyline develops and supported all of the options because they were not simply stacked floor plates like some previous projects.

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

The Seattle Department of Transportation offered the following comments:

- Supported taking all vehicular access and solid waste service from the alley.
- Encouraged designing solid waste collection to allow containers to be staged for collection outside of the alley right-of-way on collection day to maintain a clear alley.
- Recommended sidewalks wider than the minimum 6' on Brooklyn Ave NE.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number: <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. Design Review Packet Materials:

- a. The Board recognized positive elements in the proposal but agreed that it should return for a second EDG meeting to provide the information described below.
- b. The Board agreed that the collection of materials presented for Early Design Guidance provided insufficient contextual analysis, site planning options, and ideas for program organization. The Board expects to see this information in the Second EDG packet. (CS2, DC3, DC1)
- c. The Board did not recognize clear design concepts in the proposed schemes and was surprised to hear that the applicant did not have a preferred option. The Board expects to see a clear design concept in the Second EDG packet. (DC2, CS3)

2. Massing Schemes:

- a. The Board had a productive and wide-ranging discussion of the five massing schemes and agreed that Option 4 should be further developed.
- b. The Board based this preference on the relative simplicity and quietness of the composition, the contextual response of the base, the balance and scale of the design moves, and its potential to incorporate some of the eclecticism of the University District. (DC4, CS3, CS3-1.a, CS3-1.d)
- c. In developing this scheme, the Board directed the applicant to demonstrate a clear design concept that incorporates contextual responses to each of the four elevations within a strong and cohesive architectural language. The Board supported the design concept of a base tied to existing datum lines with a tower above, but agreed that the base need not be uniform, noting the strength of the street edge composition of Option 4. (DC2, DC2-1, DC2-2, DC2-3)
- d. The Board noted their appreciation for the precedents provided in the packet showing modern interpretations of historic University District forms and encouraged the applicant to pursue a similar approach. (DC2, DC2-2)
- e. The Board encouraged the applicant to explore multiple variations of the Option 4 scheme and to provide two strong options for the next meeting.

3. Site Planning / Open Space

- a. The Board recognized validity of the choice to locate the project's open space to the north but directed the applicant to provide an additional option locating it at the south property line. That option should include a complete exploration of programming options on the first floor that would provide activation, and a clear rationale for the hierarchy and disposition of programmed and unprogrammed open space areas. (DC3, DC3-1, DC3-2)
- b. The Board expressed concern about personal safety issues if the space were to have only one way in and out and asked for a complete study of this issue and a design to enhance safety. (PL2, PL2-B)

4. Tower Spacing

- a. The applicant indicated they will be seeking a Director's decision for a Special Exception to allow the tower to be located 60' from the other tower on the same block (SMC 23.48.645.E.4). The criteria for this special exception includes consideration of design review related issues.
- b. The Board noted that the long and narrow form of the code-compliant scheme presented difficulties regarding height bulk and scale and agreed that those issues could likely be better managed in the schemes that would require a reduction of tower spacing from 75-feet to 60-feet. (CS2-D, DC2-1)
- c. The applicant should be prepared to provide additional information at the 2nd EDG meeting related to how the proposed tower spacing affects:
 - i. Additional impact to views from nearby buildings, nearby streets, and nearby open spaces,
 - ii. Additional privacy impacts to the nearby buildings,
 - iii. Additional shadows on the streets/open spaces/nearby buildings,
 - iv. The design of any proposed public benefit listed in this code section, and
 - v. Any anticipated aspects of the design proposed to enhance the relationship between the two towers.

SECOND EARLY DESIGN GUIDANCE January 27, 2020

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported the tower separation departure, noting that the proposed design better meets the intent of the University District's design guidelines than a code-compliant design, including DC2-1 and DC2-6, which direct that buildings should express an intentional response to context, should minimize shadow and light and air impacts, and should provide variety in the skyline.
- Supported the location of the open space to the north as it will provide a good connection to high-volume pedestrian routes.
- Supported the provision of public open space, but concerned that lack of sunlight would make the location at the north less usable.

SDCI staff summarized the following design related comments received in writing prior to the meeting.

- Noted that the proposed design better meets the intent of the University District's design guidelines than a code-compliant design, including DC2-1 and DC2-6, which direct that buildings should express an intentional response to context, should minimize shadow and light and air impacts, and should provide variety in the skyline.
- Noted that the applicant's preferred design is shorter in the north-south direction compared to a code compliant design, which is an appropriate response to context because this design better preserves views east-west and minimizes shadow impacts,
- Noted that the tower separation proposed is comparable to separation allowed on separate blocks across City rights-of-way, which is adequate to ensure privacy, light and air for the residential units.

- Supported the proposal for open space on the northern side as this location will provide a generous space with logical connections thru to the alley and to adjacent uses.

The Seattle Department of Transportation offered the following comments:

- Supported taking all vehicular access and solid waste service from the alley.
- Encouraged designing solid waste collection to allow containers to be staged for collection outside of the alley right-of-way on collection day to maintain a clear alley.
- Recommended sidewalks wider than the minimum 6' on Brooklyn Ave NE.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number: <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. Design Review Packet Materials:

- a. The Board recognized the value of the additional contextual analysis provided for this review, particularly the study on page 14 of the scale and rhythm of historic structures and the additional analysis of positive elements in the immediate context on pages 86 and 87. (CS3-A, CS3-1)
- b. The Board expressed disappointment not to see a broader analysis of pedestrian movement and the impact the open space and entry location would have on this, as well as on future placemaking and organizational opportunities. The Board will expect to see that analysis incorporated into the design process for the next meeting. (CS2, DC3, DC1)

2. Massing

- a. The Board found the composition of simple volumes and lower level scale mitigation demonstrated in Scheme A the most likely to successfully meet guideline criteria and directed the applicant to pursue this approach in combination with the schematic site planning in Scheme C. (PL1-1, DC4, CS3, CS3-1.a, CS3-1.d)

3. Site Planning / Open Space

- a. The Board agreed that the code-required open space could be successful on the north side of the site, provided it were better connected to and activated by the principal pedestrian entrance and other active-use ground floor programming. For

the next meeting, the Board asked for detailed exploration of the programming of these areas, including pedestrian circulation, bike routes and furnishings. (PL1-1, DC3, DC3-1, DC3-2, PL4-1)

- b. The Board directed the applicant to explore the possibility of providing a portion of the code-required open space at the south, to facilitate a potential through block connection and, if feasible, indicated their preliminary support for a related departure. (PL1-2, PL1-1)
- c. The Board continued to support the proposed stair access to the alley but agreed that to promote user safety it should provide a clear line of site from top (open space) to bottom (the alley), be clearly visible from all points on site, and should be fully integrated into the site planning and landscape design of the open space. (PL2, PL2-B, PL1-1)

4. Exterior Expression:

- a. The Board expressed appreciation for the more fully realized context analysis provided for this meeting, but agreed that the contrast between the base and tower expressions was very high and that they would support the development of a more graduated transition, utilizing the architectural language demonstrated in the compositional studies on p. 14. (DC2, DC2-1, DC2-2, DC2-3)

5. Tower Spacing

- a. The applicant indicated they will be seeking a Director's decision for a Special Exception to allow the tower to be located 60' (less than the 75' required) from the other tower on the same block (SMC 23.48.645.E.4). The criteria for this special exception includes consideration of design review related issues.
- b. Echoing public comment, the Board agreed that the long and narrow form of the code-compliant scheme presented difficulties regarding height bulk and scale and that those issues could likely be better managed in a scheme with a more compact tower shape. (CS2-D, DC2-1)

FIRST RECOMMENDATION December 13, 2021

PUBLIC COMMENT

SDCI staff received the following between the time of the EDG2 meeting and the First Recommendation meeting:

- Strongly supported the requested departure to reduce tower separation from the adjacent building across the alley (at 4216 12th Ave NE) from 75' to 55'-60'.
- Stated that the preferred option with the departure better meets the intent of the University District Design Guidelines, including DC2-1 and DC2-6, regarding response to context, minimizing shadow and air impacts, and providing variety to the skyline.
- Multiple comments supported the proposed open space located on the northern side of the site, noting connectivity through the alley and the respectful space created amongst the historic buildings.

- Pleased with the design at EDG2 and felt it has evolved meaningfully since EDG1.
- Discouraged a ground-level fitness room, citing lack of activation.
- Requested a winter solstice shade study for the northern public space.
- Stated the alley and side entrances should be ADA compliant.
- Felt the glass office tower look was better suited to Downtown and countered the natural materials, color, and eclecticism desired in the design guidelines.
- Encouraged more native plants and evergreen species in the landscaping.
- Liked how the podium refers to the historic masonry buildings on the Ave.
- Liked the massing of option C and the integration of green space on multiple levels of option 04.
- Preferred locating the green space to the south side for better solar exposure and midblock pedestrian connectivity east-west. (PL1, DC3)

SDCI received non-design related comments concerning environmental regulations, cultural report, housing affordability and availability, parking, and crosswalk location.

The following public comments were offered at this meeting:

- Expressed support for the great building design and the additional housing it would provide.
- Supported the small retail spaces and bicycle parking and infrastructure. Great building more housing hope it is approved
- A representative of The U District Partnership provided the following comments:
- Appreciated the additional context analysis, its consideration, and the resulting well-scaled and responsive design.
- Supported the provision of two open spaces and particularly the retail open space for seating at the south.
- Noted the large lobby space is not characteristic of the University District, and would like to see a smaller lobby with additional space allocated to other more active uses.

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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. Design Development Since EDG

- a. The Board agreed that the overall response to guidance was good, noting in particular the provision of further contextual analysis, a clarified through-block connection for bikes and pedestrians, additional outdoor space at the south property line and a stronger design concept. (CS2, CS3, PL1-1, PL1-2, PL2-B, PL4-1, DC2, DC3-1,)

2. Architectural Concept and Tower Design

- a. The Board enthusiastically supported the “Connector” design concept, particularly the process through which it was developed as a vertical manifestation of the neighborhood open space patterns, which were identified in the new contextual analysis provided for the Recommendation phase. (CS2, CS3, DC2)
- b. The Board considered the proposed variation in color of the cladding panels at length and, while some concern remained regarding the efficacy of this approach under our usually gray skies, unanimously supported the intent to create a “shimmering” effect that would help reinforce the metaphoric connection to water and sky that is intended. The Board noted that this metaphoric effect might be strengthened through a reductive process (e.g., less variation in window types) that simplified and refined the texture. (DC2)
- c. The Board supported the formal execution of the design concept on the East elevation, where full glazing and a significant plane change make the Connector element clearly legible. The Board encouraged increasing the size and strengthening the expression of the Connector so that it will read more as a distinct spatial element rather than a fissure between two massing components. (DC2, DC2-1, DC2-2, DC2-6)
- d. The Board did not support the proposed design of the East facade. The Board recognized the alley elevation would be less visible but agreed that mirroring the Connector with coplanar rust-colored panels and the unarticulated coplanar roof transition from high to low did not cohere with the design concept. The Board agreed that the East elevation required further refinement to mitigate its great size and suggested study of additional modulation, materials and other strategies to add visual interest and break down the scale of this elevation. (DC2-A.2, CS2-D, DC2-B, DC2-C, DC2-D, DC2-1, DC2-2, DC2-6)
- e. The Board recognized the change in programming between the East and West facades and the complexity this brought to the expression of the design concept on the West façade. The Board suggested the applicant the following, in order to resolve this challenge:
 - i. Strengthen the legibility of the Connector on the West facade with a more distinct material expression and larger planar offset that works to help distinguish and articulate the two roof levels.
 - ii. Explore a new solution consistent with the overall design concept while recognizing the lack of the programmatic ‘Connector’ elements on this facade.

- iii. Explore a solution that mitigates the scale of this facade by creating legible hierarchy and depth, shadow and texture in the cladding system. (CS2-D, DC2-B, DC2-C, DC2-D, DC2-1, DC2-2, DC2-6)
- f. The Board agreed that given the great size of the project, refining and strengthening the Connector design concept will be critical in meeting the Design Guidelines. The Board further clarified that the expression of the Connector design concept should appear deliberate and cohesive from the ground plane to the sky. (DC2-A.2, CS2-D, DC2)

3. Ground Plane and Street Edge

- a. The Board recognized the requirement that the North Plaza provide publicly accessible neighborhood open space and agreed that in the current proposal this area appeared privatized, conflicting with the requirement and Design Guidelines. (PL1-A, PL1-B, PL1-1, PL1-2, PL1-2-c, PL1-2-d, PL3-1, DC1-A)
- b. The Board recognized that some of the North Plaza area must be dedicated to circulation but expressed concern that in the current design the Plaza appeared too much like pass-through space. The Board agreed that the size of the active use areas should be increased and clearly defined and articulated to encourage use and to clearly convey their potential use as neighborhood gathering space. (PL1-C-2, PL1-1, PL1-2)
- c. The Board agreed that the North Plaza should be revised to provide more usable open space, to be more open to the sidewalk, to be better activated by adjacent programming, to improve and clarify bicycle parking and circulation (ideally direct connected to Plaza), and to make this area appear more clearly public and available for use to passersby. (PL1-A, PL1-B, PL1-1, PL1-2, PL1-2-c, PL1-2-d, PL3-1, DC1-A)
- d. The Board discussed a variety of additional strategies to provide visual connections and cues that would draw the public in to this area but did not provide any specific recommendations. (PL1-1)
- e. Echoing public opinion, the Board did not support the large lobby area facing the street and questioned the level of activity that would be generated by the leasing offices. The Board agreed that active uses should be programmed at the edges of both the street and the North Plaza area to encourage human interaction and activity. (PL3, PL1-2-c)
- f. The owner stated their intention to bring the activity and architectural expression of the Connector element to the street edge and this was supported by the Board. (PL3)

4. Exceptional Tree

- a. The Board agreed that the preferred design including the removal of the exceptional tree better met the intent of the Design Guidelines DC1- Project Uses and DC2 – Architectural Concept, than the alternate design that preserves the exceptional tree.

PUBLIC COMMENT

SDCI received design-related comments in writing prior to this meeting, summarized by staff as follows:

- Multiple comments stated it is a beautiful and interesting building.
- Multiple comments supported the proposed development.
- Appreciated the simple design and the accent separating the two main blocks.
- Felt the building is a nice addition to the skyline.
- Recognized the features abutting the street are friendly, welcoming, and will provide activation.
- Suggested locating bike storage in the basement.
- Requested adding ground-level retail.
- Recommended considering a Coast Salish design similar to the Duwamish Longhouse and the UW Intellectual House, one that incorporates communal gathering areas and Coast Salish art.
- Highly recommended using only native vegetation for landscaping, including trees, bushes, and low ground cover

SDCI also received non-design related comments concerning housing demand, parking, and cultural and archeological resources.

There were no public comments offered at this meeting.

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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. Response to Guidance

- a. The Board agreed that the revised design presented at this meeting had responded to their previous guidance in an exemplary manner and recommended approval of the proposed design. (CS2, CS3, PL1-1, PL1-2, PL2-B, PL4-1, DC2, DC3-1)

2. Architectural Concept and Tower Design

- a. The Board continued to strongly support the “Connector” design concept, revisited their previous guidance to strengthen the expression of this element and agreed that the increased scale and careful detailing shown in the recommendation packet had made the Connector more clearly legible and strengthened the design concept. (DC2, DC2-1, DC2-2, DC2-6)
- b. The Board noted their previous concern with the expression of the Connector on the West facade (as a mirroring of the pattern on the East with coplanar rust-colored panels) and recognized the design challenge posed by the change in programming between the East and West facades. The Board agreed that the glazed and recessed notch shown in the revised design was more clearly connected to and strengthened the design concept and recommended its approval. (DC2-A.2, CS2-D, DC2-B, DC2-C, DC2-D, DC2-1, DC2-2, DC2-6)
- c. The Board expressed concern regarding what appeared to be the arbitrary termination point of the notch on the West façade. However, through their discussion, the Board recognized its programmatic connection to the largest of the shared study spaces on the east and the contextual connection made to the vertical expression of the proposed tower to the west, and recommended approval of the design. (DC2, DC2-1, DC2-2, DC2-6)

3. Facade Materials and Composition

- a. The Board expressed their appreciation for the studies and analysis of potential solutions generated through variety in the composition, organization, pattern and appearance of both the windows and the opaque cladding elements. The Board recognized that the proposed reduction in the number of window types and more constrained palette of cladding materials was directly responsive to their previous guidance and expressed general support for the proposed solution. (DC2, DC4)
- b. The Board considered and ultimately supported the proposed variation in color of the cladding panels and their potential to create the “shimmering” effect described by the applicant in the presentation. The Board recognized and reiterated their previous guidance that the difference in appearance of the two panel colors be subtle, but also that it still be legible. (DC2, DC4)
- c. The Board discussed the possibility of requiring a full-scale mock-up of the exterior materials prior to construction but ultimately agreed to recommend a condition that additional studies be provided for review by the Planner showing the appearance of the proposed cladding materials from a variety of viewpoints and in a variety of weather and lighting conditions. (DC2, DC4, DC4-1.C, DC2-1, DC2-2, DC2-6)
- d. The Board recommended a condition that the materials, composition, and detailing of exterior materials be maintained as shown in the Recommendation packet. (CS2, CS3, PL1, PL2, PL4, DC2, DC4)

4. Ground Plane and Street Edge

- a. The Board revisited their earlier guidance that the North Plaza be revised to provide more usable open space, to be more open to the sidewalk, to be better activated by adjacent programming, to improve and clarify bicycle parking and circulation and to make this area appear more clearly public and available for use to passersby. The

Board agreed that the increase in usable area, changes to interior programming, direct access bike entry, additional daylight provided through the removal of mechanical screening at the alley, and larger opening to the sidewalk shown in the revised design had effectively responded to that guidance and recommended approval of the design. (PL1-A, PL1-B, PL1-1, PL1-2, PL1-2-c, PL1-2-d, PL3-1, DC1-A)

5. Lighting and Signage

- a. The Board recommended approval of the lighting and signage plan and recommended a condition that the design of these elements be maintained as shown in the Recommendation packet. (DC4-B, DC4-C)

6. Exceptional Tree

- a. The Board agreed that the preferred design including removal of the exceptional tree better met the intent of the Design Guidelines DC1 Project Uses and DC2 Architectural Concept, than the alternate design that preserves the exceptional tree. The Board recommended approval of the proposed design including removal of the exceptional tree. (DC1, DC2)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departures 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 departures. The Board's recommendation will be reserved until the final Board meeting.

At the time of the **FINAL** Recommendation meeting the following departures were requested:

1. **Tower Spacing (SMC 23.48.645.E)**. The Code requires a minimum separation of 75 feet between the highrise portions of structures on a lot and between any existing highrise structures located on a separate lot in the same block. The applicant proposes a 60-foot separation.

The Board noted public comment in support and recommended approval of this departure, unanimously agreeing that the more compact form of the tower would reduce bulk and scale and shadow impacts and would better meet criteria in Design Guidelines CS3-1 University District Architectural Character, DC2-1 Massing & Reducing Bulk and Scale, DC2-6 Tall Buildings, and DC2-2 Architectural Concept & Façade Composition.

2. **Street Facade Setback (SMC 23.48.640)**. The Code requires an average setback of 5 feet from all street lot lines. The applicant proposes a reduction in average setback to 4 feet 4-1/2 inches.

The Board recommended approval of this departure, noting their strong ongoing support for the Connector design concept and the potential for this departure to

strengthen the design concept and help the project better meet criteria in DC2 Design Concept.

3. **Rooftop Feature Setback (SMC 23.48.025).** The Code requires rooftop features to be set back a minimum of 10 feet from the roof edge. The applicant proposes rooftop features (mechanical screening) with zero setback from the roof edge for the north portion of the tower.

The Board recommended approval of this departure, agreeing that the contrasting treatment of roof edges served to strengthen the two-part tower massing and helped strengthen the legibility of the design concept and would better meet the intent of Design Guideline DC2 - Design Concept.

4. **Overhead Weather Protection (SMC 23.48.640.F.4).** For weather protection extending less than 6 feet from the structure, the Code requires the lower edge of the weather protection to be a minimum of 8 feet and a maximum of 13 feet above the sidewalk or covered walking area. For weather protection extending more than 6 feet from the structure, the Code requires the lower edge of the weather protection to be a minimum of 10 feet and a maximum of 15 feet above the sidewalk or covered walking area. The applicant proposes the lower edge of the weather protection to vary in height and be a maximum of 18'-4" at the South Plaza area and 20'-8" at the North Plaza (an average height of 16'7" above the sidewalk).

Board recommended approval of this departure, reiterating their earlier support for the design of the street edge and provision of ground level open space and agreeing that this departure would help the project better meet criteria in PL1 Open Space and Connections and PL3 Street-Level Interaction.

DESIGN REVIEW GUIDELINES

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

CONTEXT & SITE

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

CS1-A Energy Use

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

CS1-B Sunlight and Natural Ventilation

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

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

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

CS1-C Topography

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

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

CS1-D Plants and Habitat

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

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

CS1-E Water

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

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

University Supplemental Guidance:

CS1-1 Plan for Daylight & Trees

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

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

CS1-1-c. Trees: Incorporate new and existing trees. Site the buildings and design building massing to preserve and incorporate existing mature trees, especially on slopes; this is especially relevant in the Ravenna Springs character area. Where removal is unavoidable, configure open space to accommodate large canopy trees that replace those removed.

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

CS2-A Location in the City and Neighborhood

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

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

CS2-B Adjacent Sites, Streets, and Open Spaces

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

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

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

CS2-C Relationship to the Block

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

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

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

CS2-D Height, Bulk, and Scale

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

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

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

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

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

University Supplemental Guidance:

CS2-1 Character Areas & Corridor Character Areas

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

CS2-1-b. University Park South & 17th Ave Boulevard: Reinforce the existing pattern of generous front setbacks. Incorporate occupiable amenity spaces into front setbacks with

areas for large shade trees and landscaping. Take cues from the design, scale, and character of historic buildings, including: grand entries; sloped roofs; the use of brick, masonry, and wood; vertical window proportions; and a high degree of architectural detailing.

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

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

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

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

CS2-2 Neighborhood Context

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

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

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

CS2-3 Gateways & Placemaking Corners

CS2-3-a. Special Site Features: For new buildings located on a corner, including, but not limited to the corner locations identified in Map 3 of the full Guidelines, consider providing special building elements distinguishable from the rest of the building such as a tower, corner articulation or bay windows. Consider a special site feature such as

diagonal orientation and entry, a sculpture, a courtyard, or other device. Corner entries should be set back to allow pedestrian flow and good visibility at the intersection.

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

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

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

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

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

CS3-A Emphasizing Positive Neighborhood Attributes

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

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

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

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

CS3-B Local History and Culture

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

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

University Supplemental Guidance:

CS3-1 University District Architectural Character

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

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

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

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

CS3-2 Adaptive Reuse & Preservation

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

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

PUBLIC LIFE

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

PL1-A Network of Open Spaces

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

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

PL1-B Walkways and Connections

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

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

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

PL1-C Outdoor Uses and Activities

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

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

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in

neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

University Supplemental Guidance:

PL1-1 Networks & Connections to Community Open Space

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

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

PL1-1-c. Burke-Gilman Trail: For projects adjacent to the Burke-Gilman Trail, provide physical and visual connections for pedestrians and cyclists. Design trail-facing facades with active uses, including retail, amenity space, and unit stoops or patios.

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

PL1-2 Shared Alleys & Mid-Block Pedestrian Connections

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

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

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

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

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

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

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

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

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

PL2-A Accessibility

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

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

PL2-B Safety and Security

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

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

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

PL2-C Weather Protection

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

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

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

PL2-D Wayfinding

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

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

PL3-A Entries

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

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

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

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

PL3-B Residential Edges

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

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

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

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

PL3-C Retail Edges

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

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

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

University Supplemental Guidance:

PL3-1 Entries

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

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

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

PL3-2 Ground-Level Residential Design

PL3-2-a. Articulate Units: Articulate individual dwelling units and provide usable stoops or patios for street-facing residential units. Include architectural detailing that expresses

a residential use, such as contrasting trim, hardware, awnings, mailboxes, address numbers, and appropriately scaled materials. Provide opportunities for personalization.

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

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

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

PL3-3 Mixed Use Corridors & Commercial Frontages

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

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

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

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

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

PL3-3-f. Adaptability: Design live-work units and all other non-commercial spaces for conversion to street-accessed commercial uses over the life of a building. Provide a direct path to the entry from the sidewalk, transitional areas that can be used as outdoor seating, awnings, and pavement treatments. Avoid or minimize tall, structural sills that would inhibit future storefront flexibility. Use recessed entries and non-permanent solutions for privacy for residential uses, such as movable planters. Unit layout should separate living spaces from work space, to provide appropriate privacy for living spaces.

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

PL4-A Entry Locations and Relationships

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

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

PL4-B Planning Ahead for Bicyclists

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

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

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

PL4-C Planning Ahead For Transit

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

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

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

University Supplemental Guidance:

PL4-1 Bicycle Circulation & Parking

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

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

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

PL4-2 Connections and Facilities for Transit

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

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

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

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

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

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

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

DC1-B Vehicular Access and Circulation

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

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

DC1-C Parking and Service Uses

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

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

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

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

University Supplemental Guidance:

DC1-1 Activating Uses

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

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

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

DC1-2 Visual and Safety Impacts

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

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

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

DC1-3 Shared Open Spaces

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

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

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

DC2-A Massing

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

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

DC2-B Architectural and Facade Composition

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

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

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the

façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

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

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

DC2-D Scale and Texture

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

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

DC2-E Form and Function

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

University Supplemental Guidance:

DC2-1 Massing & Reducing Bulk and Scale

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

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

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

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

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

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

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

DC2-2 Architectural Concept & Façade Composition

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

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

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

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

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

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

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

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

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

DC2-3 Pedestrian-Scaled Streetscape Design

DC2-3-a. Visual Interest: Design facades to a human-scaled rhythm and proportion and avoid monotonous repetition of the storefront or module by providing points of interest every 15-30 feet. Layer a hierarchical arrangement of articulation and detailing at a variety of scales to express a high degree of quality and visual interest by including

features such as articulated mullions, setbacks, patios, intricate architectural detailing, art, light fixtures, entries, planters, and window groupings.

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

DC2-4 Service & Mechanical Elements

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

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

DC2-5 Blank Walls

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

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

DC2-6 Tall Buildings

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

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

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

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

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

DC2-6-f. Adjusted Base Scale: To mediate the form's added height, design a 1-3 story base scale, and/or highly legible base demarcation to transition to the ground and mark

the 'street room' proportion. Tall buildings require several scale readings, and the otherwise typical single-story ground floor appears squashed by the added mass above.

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

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

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

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

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

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

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

DC3-A Building-Open Space Relationship

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

DC3-B Open Space Uses and Activities

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

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

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

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

DC3-C Design

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

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

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

University Supplemental Guidance:

DC3-1 Open Space Organization & Site Layout

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

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

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

DC3-2

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

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

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

DC3-3

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

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

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

DC4-A Exterior Elements and Finishes

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

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

DC4-B Signage

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

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

DC4-C Lighting

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

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

University Supplemental Guidance:

DC4-1 Durable, High-Quality Exterior Materials

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

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

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

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

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

DC4-2 Hardscaping & Landscaping

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

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

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

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

BOARD DIRECTION

At the conclusion of the FINAL RECOMMENDATION meeting, the Board recommended approval of the project with conditions.

The recommendation summarized above was based on the design review packet dated March 14, 2022, the materials shown and verbally described by the applicant at Monday, March 14, 2022, Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the three Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Provide additional studies showing the appearance of the two proposed opaque cladding material colors from a variety of viewpoints and in a variety of weather and lighting conditions. (DC2, DC4, DC4-1.C, DC2-1, DC2-2, DC2-6)
2. Maintain the materials, composition, and detailing of exterior materials as shown in the Recommendation packet. (CS2, CS3, PL1, PL2, PL4, DC2, DC4)
3. Maintain the design of the lighting and signage elements as shown in the Recommendation packet. (DC4-B, DC4-C)

REC2 REPORT SENT 3/29/2022 BCC

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