Seattle Department of Construction & Inspections

DESIGN REVIEW

RECOMMENDATION OF THE
SOUTHEAST DESIGN REVIEW BOARD

Record Number:	3038509-LU
Address:	9367 Rainier Ave S
Applicant:	Ricky Teht, BODE
Date of Meeting:	Tuesday, June 28, 2022
Board Members Present:	May So (Chair) Stewart Germain Ben Maritz Lisa Richmond Dan Maier
Board Members Absent:	None
SDCI Staff Present:	David Sachs

SITE & VICINITY

Site Zone: Neighborhood Commercial 2-55 (M) [NC2-55 (M)]

Nearby Zones: (North) Neighborhood Commercial 2-55 (M) [NC2-55 (M)]
(South) Residential Small Lot (M) [RSL (M)]
(East) Neighborhood Commercial 2-55 (M) [NC2-55 (M)]
(West) Neighborhood Commercial 2-55 (M) [NC2-55 (M)]

Lot Area: 24,157 sq. ft.

Current Development:

The subject site is currently developed with three, one-story structures built in 1951 and a surface parking lot. The site is rectangular in shape and slopes downward southwest to northeast approximately 22 feet, with the majority of the grade change occurring in the southwest corner and along the south property line.

Surrounding Development and Neighborhood Character:

The subject site occupies a half block on the south side of Rainier Ave S, with additional street frontage on 53rd Ave S to the west and 54th Ave S to the east. Adjacent to the site are a five-story multifamily residential structure under construction to the north, one-story commercial structures to the east and west, and four one-story single-family residences to the south. 53rd Ave S and 54th Ave S are steeply sloped neighborhood streets which descend north towards Rainier Ave S, resulting in the adjacent properties and public rights-of-way being elevated above the subject site. Commercial structures, multifamily residential buildings, and restaurants border principal arterial Rainier Ave S, transitioning to a lowrise multifamily residential area to the north and a single-family residential area to the south. A campus of educational buildings, a community center, and public swimming pool are located north of S Henderson St one third mile to the northwest. Several recreational spaces exist along the shores of Lake Washington one block to the east. The Sturtevant Ravine Natural Area and the Kubota Gardens are to the southwest. This section of Rainier Ave S provides east-west circulation for one half mile, a departure from its general north-south direction.

The subject site is located in a transitional area of the Rainier Beach Residential Urban Village, situated on a commercial corridor and between residential areas to the north and south. A wide right-of-way surrounded by surface parking lots and lowrise structures, Rainier Ave S lends the neighborhood an auto-centric character with limited pedestrian-oriented uses. Existing commercial structures are generally boxy, one- to two-stories in height, and set back from the arterial and adjacent developments by surface parking lots. A stronger street wall and pedestrian oriented design is present in the commercial area to the east. Existing development generally dates to the 1950s with additions in the 1990s and recent renovations. Common building materials include concrete block, brick, plaster, and lap siding. The immediate area is transitioning, as older lowrise commercial structures and parking lots are being replaced with larger mixed-use residential and commercial developments. The area was rezoned from Neighborhood Commercial 2-40 to Neighborhood Commercial 2-55 (M) on 4/19/19. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 9400 Rainier Ave S and 9420 Rainier Ave S.

Access:

Vehicular access is proposed from 53rd Ave S. Pedestrian access is proposed from Rainier Ave S.

Environmentally Critical Areas:

The majority of the site is located in mapped potential landslide and liquefaction prone areas. A mapped steep slope area is located along the south and west property lines.

PROJECT DESCRIPTION

Land Use application to allow a 6-story, 180-unit apartment building with 12 live-work units. No parking proposed. Existing buildings to be demolished. Design Review Early Design Guidance conducted under #3037501-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 reportsummarizes 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 SDCI:

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

Email: PRC@seattle.gov

FIRST EARLY DESIGN GUIDANCE May 18, 2021

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Questioned the intended social and cultural impacts of the project.
- Questioned the current BODE presence in Rainier Beach.
- Questioned why parking is not proposed.
- Asked for identification of a tangible design feature that reflects the Rainier Beach heritage.
- Questioned why no street-level retail is proposed.
- Questioned where other similar BODE construction units are located in the Seattle area.
- Supported affordable housing.
- Supported increased density and walkability in the neighborhood to minimize crime.
- Recommended the bus route on Rainier remain.

SDCI received the following comments from Seattle Public Utilities Solid Waste:

- SPU supports onsite collection.
- SPU does not support collection from Rainier Ave as it is a principal arterial with a bike line.

- The applicant will be required to provide truck turning studies to the solid waste collection vehicle can safely access and exit the site for services.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number (3037501-EG): http://web6.seattle.gov/dpd/edms/

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

1. Massing Options & Response to Context:

a. The Board discussed the three massing options and identified the importance of responding to both the full-block Rainier Avenue frontage as well as the single family zone transition at the south. The Board appreciated that massing Option B provided a massing break along both Rainier Avenue and at the zone transition to reduce the overall bulk but agreed that further development was needed to address the design guidelines. Therefore, the Board requested the project return for a second EDG meeting to present a revised Option B which maintains the elements which were supported and responds to the design guidance provided. (CS2-B Adjacent Sites, Streets, and Open Spaces, CS2-C Relationship to the Block, CS2-D Height, Bulk and Scale)

b. The Board was concerned about a monolithic street-level presence along Rainier Ave and appreciated the ground level articulation of the live/work units proposed in Option C. The Board provided guidance to further develop the massing to provide sufficient articulation at a human scale along Rainier. (DC2-B Architectural and Façade Composition, PL3-B-3 Buildings with Live/Work Uses, CS2-C-3 Full Block Sites)

c. The Board supported how the massing break at the courtyard signifies the primary entry and encouraged creating a connection between the entry and the courtyard. (CS2-C Relationship to the Block, DC2-B Architectural and Façade Composition)

d. The Board supported that Option B oriented more units to the street rather than the single family neighborhood, reducing privacy impacts to the neighbors. (CS2-D-5 Respect for Adjacent Sites)

e. The Board was disappointed that graphics which were included in the presentation describing the design rationale for each massing concept were not included in the EDG packet. This information should be included in the EDG 2 packet. (DC2-B Architectural and Façade Composition, CS2-C Relationship to the Block)

2. Ground Level & Courtyard Units.

a. The Board was concerned with the livability of units located within the courtyards and the "grotto" units along 53rd and 54th Avenue South. The Board identified CS1-B Sunlight and Natural Ventilation as a priority design guideline and requested further analysis be provided at the next meeting demonstrating how the units located in these areas will receive adequate natural light and air. (CS1-B Sunlight and Natural Ventilation)

b. The Board also identified PL3-B-2 Ground-level Residential as a priority guideline and stated that security and privacy for ground level and below-grade units should be adequately addressed. (PL3-B-2 Ground-level Residential)

3. Local History & Culture.

a. The Board identified CS3-B-2 Historical/Cultural References and CS3-A-4 Evolving neighborhoods as priority design guidelines and directed the applicant to develop the proposal to relate to the community and existing culture. The Board suggested the inclusion of local art as a potential successful strategy. (CS2-B-2 Historical/Cultural References, CS3-A-4 Evolving Neighborhoods)

4. Departure Requests.

a. The Board discussed the departure request from upper-level setback requirements requested for the applicant's preferred Option C and noted the grade change occurring across the site driving the departure and the relatively minor nature of the request. While the departure was not requested for massing Option B, the Board stated they were open to considering a departure request. If the applicant requests a departure, the Board expects the rationale to clearly articulate how the departure results in a design which better responds to the neighborhood and better meets the design guidelines. (CS2-D Relationship to the Block, CS2-D Height, Bulk, and Scale)

SECOND EARLY DESIGN GUIDANCE August 17, 2021

PUBLIC COMMENT

The following design related public comments were offered at this meeting:

- Requested a dedicated commercial space in the project along Rainier Ave S.
- Recommended designing for flexibility to allow a restaurant use in the future.

Public comments unrelated to design review were also offered at the meeting, related to parking.

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

- Strongly supported the proposed project.
- Concerned the live/work units along the Rainier Ave frontage will not activate the street or promote pedestrian activity.

- Suggested designing the Rainier Ave frontage for pedestrian traffic and providing retail or commercial uses.
- Encouraged including one or two rentable commercial areas, such as a restaurant.

SDCI received non-design related comments concerning parking, housing affordability, and density.

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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. **Massing Option & Response to EDG Guidance.**
    a. The Board discussed the response to the guidance provided at the first EDG meeting and agreed that the new preferred massing Option D was overall successful and supported this option as the basis for further refinement. (CS2-B Adjacent Sites, Streets, and Open Spaces, CS2-C Relationship to the Block, CS2-D Height, Bulk and Scale)
    b. The Board agreed that the new Option D appropriately balances the need for modulation along both the Rainier Ave and south facades, providing courtyards along each. (CS2-B Adjacent Sites, Streets, and Open Spaces, CS2-C Relationship to the Block, CS2-D Height, Bulk and Scale)
    c. The Boarded supported the fourth floor upper-level setback at along the south façade at the zone transition. (CS2-C Relationship to the Block, CS2-D Height, Bulk and Scale)
    d. The Board discussed the "sawtooth" setback at the live-work units at the northeast and the cantilever of the third level above. While one Board member was concerned with this condition, the majority supported this massing response as an appropriate solution to the previous guidance. The Board appreciated the interesting modulation which provides a wider setback from the street and mitigates the monolithic street presence while holding the corner. (DC2-B Architectural and Façade Composition, PL3-B-3 Buildings with Live/Work Uses, CS2-C-3 Full Block Sites)

2. **Zone Transition.**

a. The Board discussed the massing response to the zone transition and whether greater modulation was needed. Ultimately the Board agreed that the overall massing response was adequate, identifying the modulation provided at the eastcourtyard and the upper-level setback at the fourth level as successful elements.(CS2-C Relationship to the Block, CS2-D Height, Bulk and Scale)
b. The Board supported the applicant's intent to differentiate the "gasket" at the west courtyard with transparency or a different material treatment as shown on pg. 38 of the EDG2 to break up the long façade. The Board noted they would also be supportive of subtle modulation at this façade element. (CS2-C Relationship tothe Block, CS2-D Height, Bulk and Scale, DC2-B Architectural and Façade Composition)
c. The Board provided guidance to thoughtfully develop the treatment of the site wall along the zone edge to soften the transition to the single family neighbors. (CS2-C Relationship to the Block, CS2-D Height, Bulk and Scale, DC2-B Architecturaland Façade Composition)
d. The Board provided guidance to incorporate landscaping and vegetation along the
zone transition and provide screening along the site wall as well as at the upper- level terrace. Any greenery and landscaping elements should be designed to be viable and successful in execution. (CS2-C Relationship to the Block, CS2-D Height,Bulk and Scale)
e. The Board agreed that the material treatment and overall composition of the south elevation is highly important to providing a sensitive response at the zonetransition and breaking down the bulk of the long façade, particularly at the circulation corridors. (CS2-C Relationship to the Block, CS2-D Height, Bulk and Scale, DC2-B Architectural and Façade Composition)

3. Façade Composition & Material Application.

a. The Board agreed that the application of materials and detailing at the northeast corner differentiating the cantilevered upper level and stepping live/work units would be important to the success of this massing move. (DC2-B Architectural andFaçade Composition)
b. The Board provided guidance to carefully study the transition of material application
from the east façade around to the south façade and create a human scale at thezone transition. (DC2-B Architectural and Façade Composition)

RECOMMENDATION June 28, 2022

PUBLIC COMMENT

No design related public comments were offered at this meeting

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

- Concerned about shadow impacts and reduced sunlight to the nearby homes.

SDCI received non-design related comments concerning views and property value.

The Seattle Department of Transportation offered the following comments:

- Supported the onsite solid waste collection plan.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number (3038509-LU): http://web6.seattle.gov/dpd/edms/

1. Massing Option:

a. The Board appreciated the applicant's development of the overall design and massing with its clear and consistent architectural concept and expression. The Board recommended approval of the 'S' shape massing with two-story base, upper-level setbacks, expressed vertical circulation cores, and bridging element at the north side of the western courtyard and main residential entry. (CS2-B Adjacent Sites, Streets, and Open Spaces, CS2-C Relationship to the Block, CS2-DHeight, Bulk and Scale)

b. Although most of the Board supported the interesting modulation of the 3-story sawtooth and cantilever expression shown at EDG 2, the Board recommended approval of the refined two-story massing of the live-work units along Rainier Ave S with the reduced number of jogs and clear delineation and articulation between the live-work and the second-floor residential units above, which made for a more balanced and better understood massing composition along Rainier Ave S. (DC2-B Architectural and Façade Composition, PL3-B-3 Buildings with Live/Work Uses, CS2-C-3 Full Block Sites)

2. Zone Transition:

a. The Board recommended approval of the overall massing response to the zone transition to the south and appreciated how the ample upper-level setback along the entire length of the building and the generous recessed "gaskets" at the east and west courtyards successfully mitigated the height, bulk, and scale as seen from the lower zone to the south. (CS2-C Relationship to the Block, CS2-D Height, Bulk and Scale, DC2-B Architectural and Façade Composition)

b. Although the Board appreciated the applicant's overall approach to the massing at the upper levels of the building along the southern zone transition, the Board was concerned that the material treatment and overall composition of the various elements on the fourth-floor deck and on the south facing blank wall did not successfully break down the bulk of the long façade or provide a sensitive response to the single-family neighbors. The Board noted that the proposed planters, decorative green screens, recessed niches, and adequate trees and varied planting, could successfully mitigate the blank wall condition if combined in clear and

purposeful way and recommended a condition of approval for the applicant to continue to study the design and composition of elements at the zone transition. The Board encouraged the applicant to explore incorporating art that compliments the proposed art on the north side stair core, changes in material, and special detailing to provide more interest, texture, and connection back to the overall architectural concept. (CS2-C Relationship to the Block, CS2-D Height, Bulk and Scale, DC2-B Architecturaland Façade Composition)

3. Façade Composition and Material Application:

a. The Board recommended approval of the overall simple and straightforward approach to the articulation and material application on each façade which utilizes a consistent fenestration approach, high-quality brick veneer masonry, smooth fiber cement lap siding, flat panel fiber cement panel, limited use of accent color, highly transparent glass railing, and black vinyl windows. The Board also recommended approval of the steel and metal canopies at the live-work units, the steel and glass canopy at the main residential entry, and the subtle overhang at the roof parapet, as shown on the elevations on pages 44 to 47 and illustrated throughout the Recommendation packet. (DC2-B Architectural andFaçade Composition)

b. The Board commended the applicant for incorporating a large-scaled street art inspired mural on the west façade of the western vertical circulation core, with its integrated sail-style canopy over the third-floor exterior amenity space, and the wall art within the brick area to the east of the main residential entry along Rainier Ave S. In agreement that these elements provide critical visual interest and identity for the building, the Board recommended a condition of approval to retain the location, size, and orientation of the art murals, and for the size and materiality of the fabric canopy as shown on page 28 and illustrated throughout the Recommendation packet. The Board also strongly supported the vibrancy depicted in local street art precedent image shown on page 28 and unanimously agreed that the applicant should consider the treatment of the accent infill panels within the live-work storefront and the treatment of other blank wall conditions on the project so that each element compliments the art and the overall façade and material composition. (DC2-B Architectural and Façade Composition)

c. The Board recommended approval of the overall façade design at the western recessed building modulation on Rainier Ave S, with its multiple art murals, large expanse of fenestration on both sides of the upper-level bridge element, and large glass and steel canopy.The Board agreed this design provides a clear and identifiable main residential entry with a successful transition from the public realm. The Board was concerned, however, with the identifiability of the main residential entry and the overall quality and durability of the fiber cement material proposed at the two-story recessed façade. The Board recommended a condition of approval to study ways in which to call more attention to the main residential entry through a change in storefront type, unique entry door style and material, and other means, and to explore the use of brick in-lieu of the fiber cement panel. (PL3-A Entries, DC2-B Architectural and Façade Composition , DC4-A Exterior Elements and Finishes)

4. Lighting and Signage:

a. The Board recommended approval of the overall well designed exterior lighting plan and fixture selections, including landscaping up-lighting, exterior sconces, soffit lighting and string lighting, as proposed on page 50 of the Recommendation packet. (DC4-C Lighting)
b. The Board recommended approval of the overall signage concept, including a combination of blade, awning, and integrated wall mounted signage, as proposed of page 51 of the Recommendation packet. (DC4-B Signage)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) were 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 meeting the following departures were requested:

1. **Upper Level Setback (SMC 23.47A.014.B.3):** The Code requires an upper level setback of 15' for portions of the structure exceeding 13' in height. The applicant proposes to exceed the required setback by up to 5'-5" for approximately half of the south facing façade.

The Board recommended approval of this departure, as the resulting design responds to the topography and maintains a clear massing form, better meeting the intend of guidelines CS-1-C-2 Topography and DC2-B Architectural and Façade Composition.

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 itssurroundings as a starting point for project design.

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine howenergy 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. Uselocal 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 andminimize shading on adjacent sites through the placement and/or design of structureson site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west

facingfacades 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 structuresand 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 vegetationif retention is not feasible.

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

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

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity alreadyexists, 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 canadd distinction to the building massing.

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

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

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both requirecareful 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 todatum 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 thearea to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetationor structures to help make a successfulfit 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 siteplanning 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/orthe 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 throughuse 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 compatiblewith 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 potentialplacemaking 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 connectionswithin 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 projectis expected to add or attract pedestrians to the area.

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

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunnyexposure, 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'smarkets, 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 inneighborhood 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 slopedsites, 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 viewsopen 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, retailuses, and transit stops.

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

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

PL2-D Wayfinding

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

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 andsecurity 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 thestreet or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly importantin 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 thedesign 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 thebuilding 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 projectalong 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 forplacemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-relatedpedestrian 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 andattractive 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 asurface 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'splay 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 reducepossible 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 andits open space.

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

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visibleroofs— 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 thefaçade 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 fitbetween 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 timeeven 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 thearchitectural 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 openspace 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 conditionssuch 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 openspace 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 astrong open space concept that other projects can build upon in the future.

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

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhancesonsite 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 durableand 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 agewell 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 nightglare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

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

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfacedareas 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 materialswherever possible.

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

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

DC4-E Project Assembly and Lifespan

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

BOARD DIRECTION

The recommendation summarized above was based on the design review packet dated Tuesday, June 28, 2022, and the materials shown and verbally described by the applicant at the Wednesday, June 29, 2022 Design Recommendation meeting. After considering the site and context, hearing

public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departures with no conditions/ with the following conditions:

1. Study the design and composition of elements at the zone transition and explore incorporating art that compliments the proposed art on the north side stair core, changes in material, and special detailing to provide more interest, texture, and connection back to the overall architectural concept.

2. Retain the location, size, and orientation of the art murals. The size and materiality of the fabric canopy shall be consistent with the imagery as shown on page 28 and illustrated throughout the Recommendation packet.

3. Study ways in which to call more attention to the main residential entry through a change in storefront type, unique entry door style and material, and other means, and explore the use of brick in-lieu of the fiber cement panel in this area.

EDG REPORT SENT 8/12/2022 DEP	
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