



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

**Record Number:** 3037114-LU

**Applicant:** Josh Scott, KOZ Development

**Address of Proposal:** 300 W Republican St

**SUMMARY OF PROPOSAL**

Land Use Application to allow an 8-story, 169-unit apartment building. No parking proposed. Existing buildings to be demolished. Early Design Guidance Review conducted under 3036974-EG.

The following approval is required:

**I. Design Review – No Departures (SMC Chapter 23.41)\***

*\*Any departures are listed near the end of the Design Review Analysis section of this decision.*

**SEPA DETERMINATION**

- ☐ Determination of Nonsignificance (DNS)
  - ☐ Pursuant to SEPA substantive authority provided in SMC 25.05.660, the proposal has been conditioned to mitigate environmental impacts.
  - ☐ No mitigating conditions of approval are imposed.
- ☐ Determination of Significance (DS) – Environmental Impact Statement (EIS)
- ☐ Determination made under prior action.
- ☒ Exempt

**SITE AND VICINITY**

**Site Description:** The subject site, located on the northwest corner of 3rd Ave W and W Republican St in the Uptown neighborhood in Queen Anne, comprises two existing tax parcels currently developed with two commercial structures built in 1928 and 1951 and a surface parking lot. The site slopes downward northeast to southwest approximately 10-feet. An improved alley forms the western boundary of the property.

**Site Zone:** Seattle Mixed – Uptown with an 85' height limit (M1)  
[SM-UP 85 (M1)]

**Zoning Pattern:** (North) SM-UP 85 (M1)  
(East) SM-UP 85 (M1)



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

(South) SM-UP 85 (M)  
(West) Midrise (M) [MR (M)]

*Environmentally Critical Areas:* There are no mapped Environmentally Critical Areas located on the subject site.

*Current and Surrounding Development; Neighborhood Character; Access:* Adjacent to the site are a surface parking lot to the north, multifamily residential structures to the east and west, and a commercial structure to the south. The Uptown neighborhood is primarily comprised of multifamily housing uses to the north and west, and a mix of office, retail, and mixed-use residential to the south and east. Single-family residences are dispersed throughout the neighborhood. Recreational opportunities exist at the Climate Pledge Arena and the Seattle Center campus five blocks to the east and Centennial Park and the Elliott Bay Trail to the southwest. The street 3rd Ave W, a collector arterial, intersects W Mercer St at the north end of the block. Existing vehicular access to the site occurs from W Republican and 3rd Ave. Existing pedestrian access occurs from W Republican St and 3rd Ave W.

The Uptown neighborhood has witnessed new development joining older structures to form an eclectic mix of building types. West of the subject site, residential structures average 4 to 5-stories in height. More recent development exists east of the site, where residential structures average 5 to 6-stories in height and include street-level setbacks.

The area was rezoned from Neighborhood Commercial 3-40 to Seattle Mixed – Uptown 85 (M1) in November 2017. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 101 W Roy St.

#### PUBLIC COMMENT

The public comment period ended on May 5, 2021. Comments were received through the design review process. No other comments were received in response to this public comment period.

### **I. ANALYSIS – DESIGN REVIEW**

The design review packets include information presented at the meetings and are available online by entering the record numbers at this website:

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

The meeting reports and any recordings of the Design Review Board meetings are available in the project file. The meeting reports summarize the meetings and are not transcripts.

#### **EARLY DESIGN GUIDANCE MEETING: February 17, 2021**

#### **PUBLIC COMMENT**

The following public comments were offered at this meeting:

- Supported the applicant's preferred massing option.
- Referenced Uptown Design Guideline CS1, Site and Context, and PL1, Entries; recognized that grade change and powerlines create design challenges for the individual entries to ground-level units. Recommended screening and privacy measures for those units. Supported the landscape buffer along the sidewalk.

- Prioritized designing the street frontage for an attractive pedestrian experience.
- Supported the corner residential entry and eroded corner and resulting front porch.
- Regarding Uptown Design Guideline CS2, Sense of Place, would like special attention paid to lighting and its impact on the pedestrian experience along 3<sup>rd</sup> Ave W.
- Would like to see the development incorporate the arts and culture of the neighborhood.
- Requested the inclusion of creative signage that reflects the funkiness of the Uptown neighborhood.
- Supported the architectural concept and proposed use of brick and metal panels, but encouraged further consideration of how to make art a bigger part of the design at the

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

- Opposed to removing one of the community's few remaining older buildings with character.

SDCI received non-design related comments concerning parking, housing demand, and traffic.

The Seattle Department of Transportation offered the following comments:

- Standard 6-foot sidewalk and planting strip are required on 3<sup>rd</sup> Ave W; however, recommended an 8-foot sidewalk behind the planting strip to improve pedestrian access.
- Standard 6-foot sidewalk and planting strip are required on Republican St.
- A 2-foot alley setback is required in lieu of dedication as the project is not providing parking.
- Solid waste service must occur from the alley.
- Recommended the area of the alley setback be paved to roadway standards.
- Supported the proposal not providing vehicle parking.

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, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number (3036974-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 & Façade Treatment**

- a. The Board was concerned that the proposal lacked a strong design concept and was divided in their support for Option B and Option C. The Board majority ultimately supported Option C – the applicant’s preferred massing option – for further development in response guidance and priority Design Guidelines. (DC2)
- b. The Board directed further development of a clearly articulated mass and façade composition in a manner that emphasizes the “A-B-A” rhythm of the east façade, improves the legibility of modulation on all sides of the building, and breaks down the perceived bulk of the mass. To resolve this guidance, the Board recommended increasing the depth of the “B” façade and exploring other design solutions, such as materiality, secondary architectural elements, fenestration patterns, etc. (DC2, DC2-B-1, DC2-C, DC2-D-2)
- c. The Board directed further development of a high-quality material palette and fenestration pattern that create depth and texture, and wrap all facades for a consistent overall architectural expression. In response to public comment, the Board supported the proposed use of brick and metal panel, and specifically prioritized Uptown Design Guideline DC4-1, Building Materials. (DC2-B-1, DC4-A, DC4-1)
- d. The Board noted that the strength of the architectural expression will depend on high-quality detailing, and requested that material details be provided in the Recommendation packet. (DC2-B-1, DC4-A, DC4-1)
- e. The Board specifically prioritized Uptown Design Guideline DC2-3-b, Window Design, which encourages “substantial window detailing and recessed windows” and discourages “flush window treatments”. (DC2-3-b)
- f. In response to public comment, the Board specifically prioritized Uptown Design Guidelines CS2-1, Sense of Place; CS3-1, Placemaking; and DC2-1-a, Arts and Cultural District. (CS2-1, CS3-1, DC2-1-a)

## **2. Street-Level Uses & Entry Experience**

- a. The Board was divided in their support of the two alternative approaches to access to ground-level units (Options A/C versus Option B) and encouraged further study of the entry experience along 3rd Ave W. The Board heard public comment and stated that the final design should be supported by these studies; informed by the rigorous façade composition; as well as contribute to privacy for ground level units, functionality, and a comfortable pedestrian experience. The Board specifically prioritized Uptown Design Guideline PL3-3, Ground Level Residential Edges. (PL3-A, PL3-B, PL3-3)
- b. The Board specifically prioritized Uptown Design Guideline CS1-1, Topography; to be considered in the resolution of how the mass meets the ground plane, design of entries and circulation, and relationship to the public realm. (CS1-1)
- c. The Board directed further study of the entry experience and design of the private patios along the north property line in response to Uptown Design Guideline PL3-3, Ground Level Residential Edges, and requested more detail on the design of these individual ground-level units in the Recommendation packet. (PL3-A, PL3-B, PL3-3)
- d. The Board stated the bike storage room should be designed to be porous and transparent to engage the lobby and public realm. The Board specifically prioritized Uptown Design Guideline PL4-2, Planning Ahead for Bicyclists, and requested more information on the design of the bike storage room in the Recommendation packet. (PL4-2)

## **3. Open Space & Landscape**

- a. The Board supported the concept of the corner courtyard, but noted there was not much information in the EDG packet to comment on. The Board specifically prioritized Uptown

- Design Guidelines CS2-3-a, Address the Corner; CS2-3-c, Special Features; and PL1-1, Enhancing Open Spaces, to be applied as the design evolves. (CS2-3-a, CS2-3-c, PL1-1, DC3)
- b. In response to SDOT and public comment, the Board specifically prioritized Uptown Design Guideline PL1-3-c, Pedestrian Uses, which states, “All of Uptown should be considered a “walking district.” New development should strive to ...create an attractive and vibrant pedestrian environment. Consider widening narrow sidewalks...” (PL1-B, PL1-3-c)
  - c. The Board specifically prioritized Uptown Design Guideline DC4-4, Trees, Landscape and Hardscape Materials, and requested a landscape plan in the Recommendation packet that identifies plantings and hardscape materials. (DC4-D, DC4-4)
  - d. The Board specifically prioritized Design Guidelines DC4-B, Signage, and DC4-C, Lighting, and stated the lighting plan should avoid “up lighting”. (DC4-B, DC4-C)

### **FIRST RECOMMENDATION MEETING: August 18, 2021**

#### **PUBLIC COMMENT**

The following public comments were offered at this meeting:

- Concern that the large private patio at the corner of 3<sup>rd</sup> Ave and Republican does not promote activity at the street or activate the corner in accordance with Uptown Design Guidelines;
- Concerns of noise, privacy and security issues at the patio and questions about how the outdoor patio would be managed;
- Questions about security over the entire site, including exterior entrances to units;
- Concerns that amenity area is not being calculated correctly and that not enough amenity area is provided for the residents;
- Concerns about access from Republican St for deliveries;
- Concern about access for bicycles to the building.

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

- Multiple comments were opposed to the proposed 8-story building height as it is inconsistent with the 6-story height of the surrounding neighborhood.
- Encouraged a setback at the alley to improve visibility of traffic coming from 3<sup>rd</sup> Ave W and 4<sup>th</sup> Ave W.
- Opined that the landscaping is inadequate.
- Suggested adding a small café or other retail opportunity in the first floor space.
- Concerned the building height will block sunlight and sky.
- Suggested including a bike locker with access to the waterfront trail.
- Stated the outdoor private patio on the corner of Republican and 3<sup>rd</sup> Ave W fails to meet Uptown Design Guideline CS2 as the open space is private, not publicly accessible, and does not promote pedestrian activity.
- Concerned about noise, privacy, and security impacts caused by the private patio.
- Encouraged enlarging the rooftop deck to create a usable amenity area with barbeques, outdoor fireplaces, and outdoor seating.
- Asked that a large landscape barrier separate the 12 ground-level units from the sidewalk.
- Observed that the ground-level units should be elevated 2-4 feet above the adjacent sidewalk grade to meet Design Guideline PL3.

SDCI received non-design related comments concerning parking, traffic, housing demand, housing affordability, views, environmental review, and zoning code requirements.

The Seattle Department of Transportation offered the following comments:

- Stated that the transformer vault is required to be located wholly outside the area of the ROW setback.

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, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with building height calculations and bicycle storage standards are addressed under the City's zoning code and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number (3037114-LU): <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 recommendations.

### **1. Massing & Façade Treatment**

- a. The Board was concerned that the proposal still lacked a strong design concept. They noted that without a concept as a guide, commenting on massing moves and application of materiality was difficult to frame. They noted that the massing has not evolved since the preferred EDG massing. **DC2 Architectural Concept, DC2-B-1. Façade Composition**
  - i. The Board noted that the "A-B-A" rhythm on the east façade had become less legible than it was at EDG. They also commented that it was not clear how the rhythm of the architectural modulations of the east façade related to the south facade. **DC2-B-1. Façade Composition**
  - ii. The Board noted that secondary architectural elements, fenestration patterns, materiality, etc., need to be included and described as part of the overall architectural concept. **DC2 Architectural Concept, DC2-B-1. Façade Composition, DC2-C Secondary Architectural Features**
- b. The Board commented that the architectural treatment at the corner of 3<sup>rd</sup> Ave W and W Republican St did not appear to respond to the corner condition. The Board recommended strengthening the architectural design to address the corner, to highlight the location, and to create identity at the location with the building and associated site design. The Board again prioritized Uptown Design Guidelines **CS2-C-1. Corner Sites, CS2-1, Sense of Place and CS3-1, Placemaking.**
- c. The Board specifically prioritized Uptown Design Guideline **CS1-1, Topography** to be considered in the resolution of how the mass meets the ground plane, design of entries and circulation, and relationship to the public realm.

### **2. Architecture: Materials**

- a. The Board noted that the proposed materials palette was very difficult to understand as the materials board depicted in the package looked different than the renderings. They commented that colors and textures need to be more clearly identified and uniformly

portrayed across the package to show the proposal more realistically. **DC2-B-1. Façade Composition, DC4-A Exterior Elements and Finishes**

- b. The Board asked for a rationale for inclusion and placement of materials, including color and texture choices, in clear support of an architectural concept. The Board recommended simplifying the materials palette to only include necessary and relevant materials. **DC2-B-1. Façade Composition, DC4-A Exterior Elements and Finishes**
- c. At the EDG, the Board supported the proposed use of brick and metal panel, and specifically prioritized Uptown Design Guideline DC4-1, Building Materials. (DC2-B-1, DC4-A, DC4-1). The Board repeated this guidance and noted that the high-quality material palette should create a consistent overall architectural expression on all four sides of the building. **DC2-B-1. Façade Composition, DC4-A Exterior Elements and Finishes**
- d. The Board had positive comments relating the venting detailing that was integrated in the layout of materials and avoided shrouds. **PL2-C-2. Design Integration**
- e. Material detailing was included in the Recommendation package but the Board did not provide direct comment on specific details. The Board noted that the strength of the architectural expression will depend on high-quality detailing. **DC2-B-1. Façade Composition, DC4-A Exterior Elements and Finishes**
- f. At EDG, the Board specifically prioritized Uptown Design Guideline **DC2-3-b, Window Design**, which encourages “substantial window detailing and recessed windows” and discourages “flush window treatments”. Detailing was included in the Recommendation package showing punched windows at the masonry façade, but windows at the panel material were indicated to be proud of the façade. The Board noted that the window details were difficult to assess as it was hard to see how they supported a design concept. The Board will expect to see information showing how the window design and details support the design concept in the next Recommendation packet. **DC2-3-b, Window Design**

### 3. Site

- a. Southeast corner: At the EDG, the Board supported the concept of the corner courtyard presented and requested further development. The design options presented in the Recommendation package revised the corner entry to an enclosed patio space, accessible only from the interior of the building. **CS2-B Adjacent Sites, Streets, and Open Spaces**
  - i. The Board questioned the rationale of closing the corner entry and placing barriers at the exterior space. They noted that fences are the opposite of what the Design Guidelines are trying to achieve along the streetscape edges, and recommended the design be modified to resolve this concern. **CS2-3 Corner Sites, CS2-B-2. Connection to the Street**
  - ii. In response to public comments related to the enclosed patio, the Board recommended that the applicant to revise the landscape design to bring it closer to the design intent of the accessible corner courtyard presented at EDG. They noted that an integrated ADA accessible walk access, a semi-public exterior gathering area, and integration with active building uses, should be studied. The Board specifically prioritized Uptown Design Guidelines **CS2-3-a, Address the Corner, CS2-3-c, Special Features, PL1-1, Enhancing Open Spaces, and CS1-1, Topography**.
- b. East frontage at 3<sup>rd</sup> Ave W: The Board noted that the studies requested of entries to the individual units only included the most basic modifications of the entry patios. They requested further study and exploration of all elements of the entry experience, including façade composition, response to topography, privacy, functionality, and creation of an

enhanced pedestrian experience along the sidewalk. The Board specifically prioritized Uptown Design Guideline **PL3-3, Ground Level Residential Edges, CS1-1, Topography**.

- i. The Board questioned the lack of development of the site/landscape space between the sidewalk and the unit entrances. They commented the layout did not support either development of defensible private space for the units or enhancement of the public realm. **PL3-3 Ground Level Residential Edges**
  - ii. The Board did not support the predominance of fences and gates shown in the studies. The Board recommended evaluation of the need for fencing within the streetscape design development; if fences are necessary, the Board noted that they needed to be integrated with hardscape layout, planting, and other elements of the site/landscape design. **PL3-3-d. Gates & Fencing, PL3-A-3. Individual Entries**
  - iii. The Board also questioned the on-grade entrances in relation to the levels of the interior of the units. They noted that the studies looking at separation and privacy should also include the interior levels of the units as part of the studies, especially as they relate to Code requirements. **PL3-3-b. Elevate the Ground Floor**
  - iv. The Board specifically noted that there was also a lack of design elements that addressed privacy between units that would make the patios more usable, and recommended the design be modified to resolve that issue. **PL3-3 Ground Level Residential Edges**
- c. South frontage at W Republican St.:
- i. There was a consensus that the new ramp shown along the south frontage was not a positive addition to the entry sequence. They noted that the EDG preferred site layout, which created an on-grade entry to the patio and to the front entry door at the corner, accommodated ADA access with a simpler and more integrated design approach. **CS1-1 Topography, CS2-B-2. Connection to the Street**
  - ii. At EDG, the Board stated the bike storage room should be designed to be porous and transparent to engage the lobby and public realm. Although the bike room has retained the same visual transparency, the Board again questioned the lack of connectivity to the exterior that would allow for convenient usage by the residents. The Board specifically prioritized Uptown Design Guideline **PL4-2, Planning Ahead for Bicyclists**.
- d. North frontage: The Board did not provide direct comments on the revisions to the north ground level units. The applicant should continue to develop detailing, including fencing, plantings and other landscape design elements that supports integration of the units within the updates to the building and site design, and demonstrate these changes in the next Recommendation packet. **PL3-3 Ground Level Residential Edges**
- e. Roof: The Board questioned if bioretention planters were being used on the project and the applicant noted that green roof would be sufficient to cover all on-site stormwater needs. The location of green roof installation should be shown accurately in the next Recommendation packet. **DC4-D Trees, Landscape, and Hardscape Materials**
- f. The Board reiterated that the development and enhancement of the pedestrian environment was a very high priority for new projects in this neighborhood. The pedestrian experience along both street frontages needs to be considered and better incorporated into the design. The Board specifically prioritized Uptown Design Guideline **PL1-3-c, Pedestrian Uses**, which states, "All of Uptown should be considered a "walking district." New development should strive to ...create an attractive and vibrant pedestrian environment. Consider widening narrow sidewalks..."



- g. The Board noted that a rendered landscape plan, showing how planting and other site elements assist in the overall site plan, was not included in the package. Additionally, architectural renderings did not include plantings. They noted that plantings should be designed to support the site design and uses in the architecture. They noted that the landscape plan should be prepared by a landscape architect, show hardscape materials, and indicate intent of plantings. Include all this information in the next Recommendation packet.  
**DC4-D Trees, Landscape, and Hardscape Materials, DC4-4 Trees, Landscape and Hardscape Materials**
- h. The Board provided no comments on the lighting and signage plan presented. They reiterated that up-lighting should be avoided in accordance with dark sky recommendations.  
**DC4-B Signage, DC4-C Lighting**

## **SECOND RECOMMENDATION MEETING: February 16, 2022**

### **PUBLIC COMMENT**

The following public comments were offered at this meeting:

- Concerned about safety and security issues at entrance if package deliveries are stored in view of the windows and an associated suggestion for a package storage room to be included.
- Concerned that there was not enough space allotted to accommodate management which could monitor the entrances for safety.
- Requested a stipulation that no outdoor seating be included at the corner entrance area to prevent undesirable gatherings.
- Suggested accommodating design for pet impacts in the streetscape landscaping and to possibly include a pet relief area on site.

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

- Multiple comments supported the proposed development.
- Felt the design is consistent with other buildings in the vicinity and will be a positive asset to the Uptown neighborhood.
- Favored the preferred massing option.
- Observed the proposed building height is in scale with many buildings in the neighborhood.
- Pleased with the scaled back redesign of the corner plaza which eliminates the semi-enclosed design that separates the space from the sidewalk.
- Requested a condition to not allow outdoor seating on the plaza.
- Encouraged adding a package room to store deliveries.
- Suggested adding a rooftop pet relief area.
- Preferred an indoor or rooftop resident amenity area as opposed to the corner patio.
- Urged relocating the bicycle storage room to a less visible location, citing CPTED design principles.
- Requested modifying the short-term bike rack to be more aesthetically pleasing for the pedestrian and to use the Uptown Arts and Culture branding. (PL4)
- Requested adding a second pedestrian entrance, a separate entrance for deliveries, and a separate entrance for bicycles.
- Encouraged elevating the ground-level units, increasing privacy screening, and adding security enhancing design features.

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

The Seattle Department of Transportation offered the following comments:

- Stated that the transformer vault is required to be located wholly outside the area of the ROW setback.

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, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with building height calculations and bicycle storage standards are addressed under the City's zoning code and are not part of this review.

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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 recommendations.

### **1. Architecture: Concept and Massing**

- a. The Board recommended approval of the understandable 'erosion' architectural concept but recommended that this concept was not yet evident in the proposed design. The Board recommended that the design as shown did not provide an observable level of detail of façade development to demonstrate consistency with the proposed architectural concept. **DC2 Architectural Concept**
- b. The Board discussed whether the massing had been successfully modified to respond to the guidance from the first Recommendation meeting. They noted that no massing modifications had been made since the first Recommendation meeting. They noted that although there are modulations on the façade, it was not evident that the depth of modulations or the patterns of modulation were related to the proposed 'erosion' design concept. The Board also noted that the secondary massing moves indicated in the massing diagrams (shown on page 14 of the Recommendation package) did not include a change in plane but were only articulated with materiality. The Board recommended a condition to modify the massing to further emphasize the architectural concept. They noted the massing concept should include secondary massing moves, as shown in concept diagrams on page 14, accomplished with modulations of plane. **DC2 Architectural Concept, DC2-B-1. Façade Composition**
  - i. The Board also noted that although secondary depth at windows requested in previous guidance was shown in the renderings, the shadows in the renderings did not appear to correlate to the window installation details provided. They suggested that intentional detailing of window depth could add shadow lines and additional facade interest but the Board could not recommend approval of this aspect of the design, since the renderings showed shadow lines where the lack of building modulation and articulation would not result in shadows. Accurate renderings that illustrate the proposed details and shadows would be necessary for the Board to make a recommendation related to this item. **DC2-C Secondary Architectural Features, DC2-3-b, Window Design**

## 2. Architecture: Layout

- a. The Board generally recommended approval of the revised location of the main entry close to the corner. They noted, however, that the design of the main entry was not developed in a way that clarified the location of the entry within the architecture, nor was the entry area design supported with secondary detailing like signage, lighting or other wayfinding elements. The Board questioned whether the design of the entry was addressing and activating the corner, per the Uptown Guidelines. They noted that the entry area needed further development to better meet Design Guidelines related to entries. The Board recommended a condition to revise the entry design to better respond to the overall architectural expression, including secondary detailing such as signage, lighting, and other wayfinding elements, in order to provide an integrated entry design and corner development. **CS2-3-a. Address the Corner, PL3-1 Entries, PL3 Street-Level Interaction, PL3-A-1. Design Objectives, PL3-A-4. Ensemble of Elements, CS2-3 Corner Sites, and PL2-D Wayfinding.**
- b. The Board noted that there were no updates or revisions to the conditions at the entries of the individual units along 3<sup>rd</sup> Ave W, in response to the guidance at EDG and the first Recommendation meeting. The Board recommended that the design of the individual unit entries at 3<sup>rd</sup> Ave W did not yet meet the Design Guidelines. **PL3-3-b. Elevate the Ground Floor, CS1-1-e. Safe & Attractive Transition**
- c. The Board noted that the bike room, although located in generally the same location as previously shown, now had no visibility to the street, contrary to guidance given at EDG and the first Recommendation meeting. The Board did not recommend approval of the glass access door into the bike room from the alley as an adequate way to highlight access for residents. The Board did not recommend approval of the glass wall from the bike room into the lobby since it would not enhance this area as a common gathering space, and didn't meet the previous recommendations to provide a clear entrance for the residents into the bike room directly from the sidewalk. **PL4-2, Planning Ahead for Bicyclists**
- d. The Board questioned the 'graphic wall' indicated along the south frontage in relation to how this element worked as part of the street-level the façade composition. They also questioned the limited access to the proposed patio. The Board did not specifically recommend approval of this element. **CS2-B-2. Connection to the Street, DC2-B-1. Façade Composition.**

## 3. Architecture: Materials

- a. The Board did not recommend approval of materials selection and its correlation with the 'erosion' concept. **DC2-B-1. Façade Composition, DC2 Architectural Concept**
  - i. The Board noted that the stated material application in support of the concept, with use of dark materials on the recessed façade sections and light materials on the main façade volumes, did not carry through in all locations on the facade. They noted that this lack of discipline in applying the design principles worked against creating a legible concept. The Board again pointed out that an architectural concept should not rely on material selection and application alone. **DC2 Architectural Concept**
  - ii. The Board noted specifically that the light-colored windows in the dark background and the dark windows in the light background appeared opposite of the concept description. The Board recommended clarifying design principles and following through with the principles on all facades. **DC2 Architectural Concept**
  - iii. The Board noted the detailing at the 3<sup>rd</sup> Ave ground level units did not adhere to the stated materiality concept. They noted that the lack of relationship of the

- design and detailing at these entry locations did not create a successful identification on the façade of the different unit type. **DC2 Architectural Concept**
- b. The Board recommended approval of simplifying the materials palette in order to clarify the architectural concept. They noted that the multiple layering of materials may be obscuring a clarify of façade development. **DC2-B-1. Façade Composition**
  - c. The Board noted that, as at the first Recommendation meeting, the renderings did not match the materials palette so the materials could not be clearly evaluated for their effectiveness at enhancing the architectural concept. **DC2-B-1. Façade Composition, DC4-A Exterior Elements and Finishes**
    - i. They questioned the level of contrast of off-white, ivory and light beige materials and asked if the variation would be visible. They questioned whether the color selections supported the architectural concept. **DC4-A Exterior Elements and Finishes**
    - ii. The Board also specifically noted that the brick color and contrasting grout, as noted on the materials page with would contribute a layer of contrast and texture that was not shown accurately in the renderings. **DC2-B-1. Façade Composition, DC4-A Exterior Elements and Finishes**
  - d. The Board generally supported the installation details provided. They recommended a condition to retain the corner detailing of metal and Nichiha panels that indicate continuity around the corner without use of a trim piece. **DC4-A Exterior Elements and Finishes**
  - e. The Board questioned how the lighting design shown in the package was supporting the plans. They noted that the entry location at the 'lantern' corner was the darkest area of the plan. The Board recommended a condition to revise the lighting plan to include clear wayfinding to the entry and a hierarchy of design intent around the building and site. **DC4-C Lighting**
  - f. The Board questioned the revisions to signage presented. The Board did not recommend approval of the main building identifier sign located to the southwest corner which does not appear to aid in wayfinding to the main entrance at the southeast corner. The Board did not recommend approval of the decal sign near the entry area that would limit transparency at the entry. The Board noted that signage should be integrated into the ensemble of façade element and should be designed to logically aid in wayfinding for residents and guests. The Board recommended a condition to revise the signage plan to include clear wayfinding to the entry, maximize transparency at the entry, express the hierarchy of entries, and relate to the architectural design concept. **DC4-B Signage**

#### 4. Site

- a. The Board noted that landscape plans, including site and landscape design concepts, are requirements for this phase of submittal. The Board recommended a condition to provide Landscape plans completed by a Landscape Architect, with planting plans that indicate specific plant selections that express the design concept and plants that are appropriate for site conditions. **DC4-D Trees, Landscape, and Hardscape Materials**
  - i. In the MUP plans and any future Recommendation packets, architectural renderings should be updated to accurately represent site and landscape design plans to illustrate how the site and architectural plans are integrated. **DC4-D Trees, Landscape, and Hardscape Materials**
- b. The Board noted that the revised entry courtyard located near the corner was more successful than the entry layout shown at the first Recommendation meeting. The Board recommended approval of the on-grade access to the entry door from the sidewalk. **CS2-3 Corner Sites, CS2-B-2. Connection to the Street**

- i. Board members questioned the visibility of the entrance paths for pedestrians and recommended a condition that the pathway widths should be widened to create more gracious and identifiable connections from the public sidewalk to the main entrance. The Board noted that there were several Design Guidelines that the applicant should focus on when updating the entry sequence including **CS2-3-a, Address the Corner, PL1-B-1. Pedestrian Infrastructure.**
- ii. The Board noted that although there was a public comment about preventing or eliminating exterior seating at the corner entrance, they noted that this went against the general direction of the Uptown Design Guidelines. The Board recommended approval for including seating opportunities near the entrance. They noted that walls intended as potential seats should be identified on the plan. **CS2-3-a, Address the Corner, CS2-3-c, Special Features, PL1-1, Enhancing Open Spaces**
- iii. The Board asked about paving patterns shown in the right-of-way but the applicant noted that they do not have approval from SDOT for that work. **DC4-D-2. Hardscape Materials**
- iv. The Board noted that the planting plan at the corner entry area was not designed to highlight visibility to the entrance and therefore they did not recommend approval of the planting layout at the entry location. **DC4-D-1. Choice of Plant Materials**
- c. The Board supported the removal of fences and gates along the south and east façade exterior spaces, as shown in the first Recommendation meeting. At the 3<sup>rd</sup> Ave W unit entrances, the Board noted that plantings should provide adequate screening from the sidewalk into the units and between units. They noted plantings should be re-evaluated with the updated landscape plan for design intent and suitability to site conditions. **PL3-3, Ground Level Residential Edges, CS1-1, Topography**
- d. The Board noted that the units along the ground and first level along the north façade should be shielded from the parking uses in the adjacent lot. They recommended a condition to provide a safety barrier for vehicles and provide a more opaque fence type in order to provide privacy and to block headlights into those units. **PL3-3, Ground Level Residential Edges**
- e. The Board questioned what the retaining walls would be like at the north property line for the ground level units. The applicant noted that the walls were intended to be a taller shoring wall with an intermediate height planter wall, both with similar finishes. **PL3-3, Ground Level Residential Edges**

## DEVELOPMENT STANDARD DEPARTURES

At the time of the Second Recommendation meeting, no departures were requested.

## 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.

***Uptown Supplemental Guidance:***

**CS1-1 Topography**

**CS1-1-a. Street Grade:** Step the elevation of ground floors so that building entrances and ground floors roughly match the street grade.

**CS1-1-b. Step with the Grade:** Design the building massing to step with grade using techniques such as changes in the levels of upper floors, breaks in the roofline, vertical and horizontal modulation, stepping facades.

**CS1-1-c. Service & Access Impacts:** Use existing grade changes to minimize service and access impacts in through-block developments.

**CS1-1-d. Step Fencing:** If fencing or screening is included in the design, it should step along with the topography.

**CS1-1-e. Safe & Attractive Transition:** Design ground-level treatments that create a safe, attractive transition between the building, site and the sidewalk such as terraces, stoops, rockeries, stairs, and landscaping, or other positive approaches used on adjacent properties. Create a transition between ground level interior and adjacent pedestrian areas and public sidewalks that achieves a balance of transparency for safety (eyes on the street) and screening for privacy.

**CS1-2 Plants and Habitat**

**CS1-2-a. Habitat Landscapes:** Create habitat landscapes of native species in building setbacks, right-of-ways, green roofs, walls and gardens. Look for opportunities to contribute to neighborhood and citywide connective habitats for insects and birds, while providing a safe environment for pedestrians.

**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.

***Uptown Supplemental Guidance:***

**CS2-1 Sense of Place**

**CS2-1-a. Identity Features:** Use site identity features at Uptown Gateway locations. Examples of identity features include art, welcoming or wayfinding signage, distinct architecture or major public open space.

**CS2-2 Adjacent Sites**

**CS2-2-a. Relationships & Connections:** Buildings adjacent to the Seattle Center campus should be sited to create synergistic relationships and reinforce connections between the Seattle Center and the surrounding Uptown neighborhood.

**CS2-3 Corner Sites**

**CS2-3-a. Address the Corner:** Generally, buildings within Uptown should meet the corner and not be set back, except for Gateway locations. Buildings, retail treatments, and open spaces should address the corner and promote activity.

**CS2-3-b. Corner Entrances:** Generally, corner entrances are discouraged for retail uses. However, corner entrances may be appropriate to emphasize Gateways or locations with high pedestrian activity within the Heart of Uptown.

**CS2-3-c. Special Features:** Corner sites are often desirable locations for small publicly-accessible plazas, art, and other special features.

**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.

***Uptown Supplemental Guidance:***

**CS3-1 Placemaking**

**CS3-1-a. Design Features:** Include design features that make the Arts and Cultural District visible to pedestrians such as interpretive panels, banners, plaques, building names, wayfinding, signage and art.

**CS3-1-b. Visual Art:** Make visual art an integral part of the design concept, especially along Mercer/Roy Street corridor, near theaters and other cultural venues, and in the Heart of Uptown.



## 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.

### ***Uptown Supplemental Guidance:***

#### **PL1-1 Enhancing Open Spaces**

**PL1-1-a. Connections:** Locate plazas intended for public use at or near grade to promote both a physical and visual connection to the street. Where publicly accessible plazas abut private open space, use special paving materials, landscaping, and other elements to provide a clear definition between the public and private realms.

#### **PL1-2 Adding to Public Life**

**PL1-2-a. Adjacency to Seattle Center:** Opportunities to add to public life are especially important for street-facing facades that are adjacent to the Seattle Center.

#### **PL1-3 Pedestrian Volumes and Amenities**

**PL1-3-a. Volume & Flow:** Encourage streetscapes that respond to unique conditions created by Seattle Center. Design wide sidewalks, sturdy street furniture and durable landscaping to accommodate high pedestrian volumes and flow of event crowds.

**PL1-3-b. Notable Locations:** Pedestrian amenities are especially encouraged in the Heart of Uptown, and along the Queen Anne Ave. and 1st Ave N corridors.

**PL1-3-c. Pedestrian Uses:** All of Uptown should be considered a "walking district." New development should strive to support outdoor uses, activities and seating that create an

attractive and vibrant pedestrian environment. Consider widening narrow sidewalks though additional building setback at street level.

**PL1-4 Outdoor Uses and Activities**

**PL1-4-a. Outdoor Dining:** Encourage outdoor dining throughout Uptown.

**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.

### ***Uptown Supplemental Guidance:***

#### **PL3-1 Entries**

**PL3-1-a. Pedestrian Orientation:** Design entries to be pedestrian-friendly. Consider how the position, scale, architectural detailing, and materials will create an entry that is clearly discernible to the pedestrian.

**PL3-1-b. Safety Sightlines & Features:** Individual or unit entrances in buildings that are accessed from the sidewalk or other public spaces should consider safety sightlines as well as safety features such as decorative fencing and high visibility gating. Landscaping should be consistent with these features.

**PL3-1-c. Design Features:** The use of distinctive paving, detailing, materials and landscaping, and artistic designs with cultural references is strongly encouraged. Building addresses and names (if applicable) should be located at entrances, and tastefully crafted.

#### **PL3-2 Residential Edges on Pedestrian Streets**

**PL3-2-a. Security:** Where residential buildings are located along the pedestrian-oriented Class 1 or Class 2 Pedestrian Streets, include façade lighting and visible lobbies or public-facing retail spaces to enhance the security of the adjacent sidewalk.

#### **PL3-3 Ground Level Residential Edges (Including Live/Work Uses)**

**PL3-3-a. Entries:** Provide a direct entry into the unit from the street. The entry should include weather protection sufficient to shelter persons entering the building during inclement weather.

**PL3-3-b. Elevate the Ground Floor:** Elevating the ground floor of the living area two to four feet above the adjacent sidewalk grade to increase privacy is desirable. This design guideline does not apply to designated ADA accessible units.

**PL3-3-c. Boundaries:** Provide a physical “threshold” feature such as a hedge, retaining wall, rockery, stair, railing, or a combination of such elements on private property that defines and bridges the boundary between public right-of-way and private yard or patio. Thresholds may screen but not block views to and from the street and should help define individual units.

Retaining walls should generally not be taller than four feet. If additional height is required to accommodate grade conditions, then terraces can be employed.

**PL3-3-d. Gates & Fencing:** Where gates and fencing are used as threshold features, design them for high visibility and incorporate landscaping to soften these features.

**PL3-4 Retail Edges**

**PL3-4-a. Retail Size:** Smaller store-front shops are preferred along Class 1 and Class 2 Pedestrian Streets to accommodate smaller local retailers and provide affordable retail space options.

**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.

***Uptown Supplemental Guidance:***

**PL4-1 Entry Locations and Relationships**

**PL4-1-a. Consider Transit Riders:** When buildings are located adjacent to a major transit stop, integrate weather protection and public seating for bus riders into the design of the building to eliminate the need for a bus shelter, and enhance the function and safety of the pedestrian environment.

**PL4-2 Planning Ahead for Bicyclists**

**PL4-2-a. Bike Facilities:** Placement of long-term bicycle storage should consider cyclist safety and ease of access. Provide the required short-term bike racks near main building entrance to accommodate private and shared bicycles. Consider customizing the SDOT approved racks (“inverted U” or “staple” style) to reflect Uptown Arts and Cultural District branding such as colors, distinctive place-names, plaques, or other design elements.

**PL4-2-b. Bike Connections:** Facilitate connections to major bicycle infrastructure including the Thomas Street Bridge/Elliott Bay Trail, Mercer Street protected bike lane and 2nd Avenue/Denny Way protected bike lane.

**PL4-3 Transit Facilities**

**PL4-3-a. Pedestrian Activity:** Transit facilities should be designed as an integral part of any co-development and be designed to support all relevant Citywide Design Guidelines, especially those regarding the ground floor and pedestrian activity.

1. On Class I Pedestrian Streets, required street level uses are essential to achieving the intent of Pedestrian Street Classifications. Operational needs may require that vehicle entrances to transit facilities be wider than permitted for parking garages, and facade lengths may be greater than other structures in the neighborhood. Street frontage of these projects should maintain and reinforce the levels of pedestrian activity and visual interest that Class I Pedestrian streets are intended to achieve.
2. On all streets bus layover facilities should completely screen the layover space from public view. Ideally other uses with transparent, active storefronts are located between bus parking and all adjacent, street public right of way.

<b>DESIGN CONCEPT</b>
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**DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.**

**DC1-A Arrangement of Interior Uses**

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

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

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

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

**DC1-B Vehicular Access and Circulation**

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

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

**DC1-C Parking and Service Uses**

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

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

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

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

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

**DC2-A Massing**

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

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

**DC2-B Architectural and Facade Composition**

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

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

**DC2-C Secondary Architectural Features**

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

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

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

**DC2-D Scale and Texture**

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

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

**DC2-E Form and Function**

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

***Uptown Supplemental Guidance:***

**DC2-1 Architectural Context**

**DC2-1-a. Arts & Cultural District:** Architecture that emphasizes human scale, streetscape rhythm, quality detailing and materials is more important than consistency with a particular period or style. Uptown’s evolving and dynamic architectural context embraces a range of historical styles, and modern innovative design that reflects the Uptown Arts and Cultural District.

**DC2-2 Blank Walls and Retaining Walls**

**DC2-2-a. Artwork & Murals:** Artwork and murals, created in collaboration with the Uptown Arts and Cultural Coalition, are encouraged for any temporary or permanent blank walls.

**DC2-2-b. Pattern & Texture:** Throughout Uptown any visible retaining walls should be constructed of materials that will provide substantial pattern and texture. Rockery, stone, stacked stone or stained concrete, or brick are preferred. Walls should be appropriately designed and scaled for the pedestrian environment. Landscaping or art in conjunction with retaining walls is strongly encouraged.

**DC2-3 Secondary Architectural Features**

**DC2-3-a. Storefront Design:** Design storefronts to allow and encourage tenants to create individualized architectural features.

**DC2-3-b. Window Design:** Encourage substantial window detailing and recessed windows. Discourage flush window treatments.

**DC2-4 Dual Purpose Elements**

**DC2-4-a. Canopies & Weather Protection:** The use of exterior canopies or other weather protection features is favored throughout Uptown for residential and commercial uses. Canopies and awnings should be sized to the scale of the building and the pedestrian, and blend well with the building and surroundings.

**DC2-5 Tall Buildings**

**DC2-5-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.

**DC2-5-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 general impacts to nearby existing and future planned occupants.

**DC2-5-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.

**DC2-5-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 base to top.

**DC2-5-e. Shape & Design All Sides:** Because tall forms are visible from many viewpoints/distances, intentionally shape the form and design of 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.

**DC2-5-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.

**DC2-5-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.

**DC2-5-h. Facade Depth & Articulation:** Use plane changes, depth, shadow, and texture to provide human scale and interest and to break up the larger façade areas of tall buildings, especially in the base and lower 100 feet. Compose fenestration and material dimensions to be legible and richly detailed from long distances.



**DC2-5-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.

**DC2-5-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. Use wide photo simulations to study & design how the tall building will contribute to the overall skyline profile and variety of forms.

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

**DC3-A Building-Open Space Relationship**

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

**DC3-B Open Space Uses and Activities**

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

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

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

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

**DC3-C Design**

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

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

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

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

**DC4-A Exterior Elements and Finishes**

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

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

**DC4-B Signage**

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



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

**DC4-C Lighting**

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

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

**DC4-D Trees, Landscape, and Hardscape Materials**

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

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

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

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

**DC4-E Project Assembly and Lifespan**

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

***Uptown Supplemental Guidance:***

**DC4-1 Building Materials**

**DC4-1-a. Exterior Treatments:** Decorative exterior treatments using brick, tile, and/or other interesting more modern exterior finish materials are strongly preferred.

**DC4-1-b. Quality Materials:** Quality exterior finish materials should be incorporated at all levels and on all exterior walls. Materials at the street level should be of the highest quality.

**DC4-1-c. Compatible Materials:** Use materials, colors, and details to unify a building's appearance; buildings and structures should be clad with compatible materials on all sides. Where buildings have side setbacks adjacent to other buildings, materials and design treatments should intentionally 'wrap the corner' of window and door openings, and at building corners, so cladding materials and treatments appear substantial, and not two-dimensional or paper thin.

**DC4-1-d. Stucco:** The use of stucco is strongly discouraged.

**DC4-2 Commercial Signage**

**DC4-2-a. Pedestrian-Scale Signage:** Pedestrian-scale commercial signage such as blade signs, wall-mounted signs, and signs below awnings, are encouraged. Signs for arts and cultural uses that incorporate elements of color and light are also encouraged.

**DC4-2-b. Creative Expression:** Storefront signs that integrate creativity and individual expression into the overall design of storefronts are encouraged. Signs that appear cluttered and detract from the quality of the building's design are discouraged.

**DC4-3 Commercial Lighting**

**DC4-3-a. Pedestrian-Scale Lighting:** Uptown accommodates shopping and eating experiences during the dark hours of the Northwest's late fall, winter, and early spring. Pedestrian-scale lighting for both the public sidewalks and private pathways is encouraged.

**DC4-3-b. Visual Interest:** Creative distinct lighting fixtures and schemes that enhance the unique identity of the Uptown Arts and Cultural District is strongly encouraged. Lighting should add visual interest for both pedestrians and drivers while not disturbing any adjacent residential properties.

**DC4-4 Trees, Landscape and Hardscape Materials**

**DC4-4-a. Hardscape Design:** Consider the use of permeable pavement or artistic design elements where landscaped design elements are not feasible or sustainable.

**RECOMMENDATION**

The recommendation summarized above was based on the design review packet dated Wednesday, February 16, 2022, and the materials shown and verbally described by the applicant at the Wednesday, February 16, 2022 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the five Design Review Board members DID NOT RECOMMEND APPROVAL of the subject design. The Board recommended the following preliminary conditions.

1. Modify the massing to further emphasize the architectural concept. Secondary massing moves, as shown in concept diagrams, should be accomplished with modulation of plane, not solely material changes. **DC2 Architectural Concept, DC2-B-1. Façade Composition**
2. Revise the entry design to respond to the architectural expression, including secondary detailing, such as signage, lighting, and other wayfinding elements, in order to provide an integrated entry design and corner development. **CS2-3-a. Address the Corner, PL3-1 Entries, PL3 Street-Level Interaction, PL3-A-1. Design Objectives, PL3-A-4. Ensemble of Elements, CS2-3 Corner Sites, PL2-D Wayfinding**
3. Retain the corner detailing of metal and Nichiha panels that indicate continuity around the corner without a trim piece. **DC4-A Exterior Elements and Finishes**
4. Revise the lighting plan to include clear wayfinding to the entry and a hierarchy of design intent around the building and site. **DC4-C Lighting**
5. Revise the signage plan to include clear wayfinding to the entry, maximize transparency at the entry, express the hierarchy of entries, and relate to the architectural design concept. **DC4-B Signage**
6. Provide landscape plans completed by a Landscape Architect, with planting plans that indicate specific plant selections that express the design concept and plants that are appropriate for site conditions. **DC4-D Trees, Landscape, and Hardscape Materials**
7. At the main entrance, widen the entry pathway widths to create more gracious and identifiable connections from the public sidewalk. **CS2-3-a, Address the Corner, PL1-B-1. Pedestrian Infrastructure**
8. Along the north property line, provide a safety barrier for vehicles on the adjacent site and provide a more opaque fence type in order to provide privacy and to block headlights into those units along that edge. **PL3-3, Ground Level Residential Edges**

**Staff Note:**

Per SMC 23.41.008.E.3, the proposed development has reached the maximum number of Design Review Board meetings. The Board identified the following design changes that would be required to meet Design Guidelines. As the Design Review Board did not recommend approval of the proposed design,

the Director will determine if additional Design Review Board meetings are required to review the design response to these items, or if the response to these items will be reviewed administratively by the SDCI Land Use Reviewer.

1. Modify the 3rd Ave W individual unit entries as described at the initial Board recommendations, including designing for privacy between the sidewalk and ground level units, design for privacy between the ground level units, and design to enhance the sidewalk experience. Design the planting in the ground level units to provide adequate screening between the sidewalk and the units. **PL3-3-b. Elevate the Ground Floor, CS1-1-e. Safe & Attractive Transition, PL3-3, Ground Level Residential Edges, CS1-1, Topography**
2. Provide direct access from the sidewalk to the bike storage room. **PL4-2, Planning Ahead for Bicyclists**
3. Demonstrate how the "graphic wall" on the south frontage relates to the architectural concept and facade design, or modify this area of the facade to meet those requirements. **DC2-B-1. Façade Composition**
4. Demonstrate how the proposed south patio will be designed to provide easy access for residents, usable outdoor area, and activate the W. Republican street frontage. **CS2-B-2. Connection to the Street**
5. Simplify the material palette to better express the architectural concept. **DC2-B-1. Façade Composition, DC2 Architectural Concept**
6. Modify the application of colors and materials to fully express the design concept. **DC2-B-1. Façade Composition, DC2 Architectural Concept**
7. Provide accurate renderings that illustrate the proposed details and shadows. Additional window depth may be required to meet this Design Guideline. **DC2-B-1. Façade Composition, DC2 Architectural Concept**
8. Modify the detailing and materials of the 3rd Ave W ground level units to express the design concept and differentiate these units from the rest of the building. **DC2 Architectural Concept**
9. Provide architectural renderings that accurately represent site and landscape design plans, consistent with recommended condition 6. **DC4-D Trees, Landscape, and Hardscape Materials**
10. Design the planting plan at the corner entry to highlight visibility to the entrance. **DC4-D-1. Choice of Plant Materials**

## **ANALYSIS & DECISION – DESIGN REVIEW**

### **DIRECTOR'S ANALYSIS**

The design review process prescribed in Section 23.41.008.F of the Seattle Municipal Code describes the content of the SDCI Director's decision in part as follows:

The Director's decision shall consider the recommendation of the Design Review Board, provided that, if four (4) members of the Design Review Board are in agreement in their recommendation to the Director, the Director shall issue a decision which incorporates the full substance of the recommendation of the Design Review Board, unless the Director concludes the Design Review Board:

- a. Reflects inconsistent application of the design review guidelines; or
- b. Exceeds the authority of the Design Review Board; or

- c. Conflicts with SEPA conditions or other regulatory requirements applicable to the site; or
- d. Conflicts with the requirements of state or federal law.

Subject to the recommended conditions, the design of the proposed project was found by the Design Review Board to adequately conform to the applicable design review guidelines.

At the conclusion of the Recommendation meeting held on February 16, 2022, the Board did not recommend approval of the project. The Board imposed several conditions for the project to fulfill in addition to the recommendations described in the summary of the Recommendation meeting above.

Five members of the West Design Review Board were in attendance and provided recommendations and conditions (listed above) to the Director and identified elements of the design review guidelines which are critical to the project's overall success. The Director must provide additional analysis of the Board's recommendations and then accept, deny or revise the Board's recommendations (SMC 23.41.014.F.3).

The Director agrees with the Design Review Board's conclusion that the proposed project did not result in a design that best meets the intent of the design review guidelines (SMC 23.41.010) and accepts the recommendations and conditions noted by the Board.

Following the Recommendation meeting, SDCI staff worked with the applicant to update the submitted plans to include the recommendations and conditions of the Design Review Board. The applicant responded to the design review conditions in a revised Design Review package (dated November 1, 2022, uploaded November 3, 2022) and a revised MUP plan set (dated March 8, 2023, uploaded April 4, 2023) that include design revisions to address the conditions as follows:

1. The upper-level massing of the south façade has been revised to further emphasize the architectural concept. Secondary massing changes are accomplished with modulations of plane, not solely material changes (as shown on page 15 in the revised Recommendation packet and A4.01a and A4.02a of the MUP plan set). **DC2 Architectural Concept, DC2-B-1. Façade Composition**
2. The design of the main entry area at the site's southeast corner has been revised to be more integrated with the architectural forms of the base and upper levels. Secondary detailing, such as signage, lighting, and other wayfinding elements, have been refined to provide an integrated entry design and corner development (as shown on page 16 in the revised Recommendation packet and A4.01a and A4.02a of the MUP plan set). **CS2-3-a. Address the Corner, PL3-1 Entries, PL3 Street-Level Interaction, PL3-A-1. Design Objectives, PL3-A-4. Ensemble of Elements, CS2-3 Corner Sites, PL2-D Wayfinding**
3. The corner detailing of metal and Nichiha panels that indicate continuity around the corner without a trim piece has been retained (as shown on page 19 in the revised Recommendation packet and A6.05 of the MUP plan set). **DC4-A Exterior Elements and Finishes**
4. The lighting plan has been revised to highlight wayfinding to the main entry and create a hierarchy of design intent around the building and site (as shown on page 50 in the revised Recommendation packet). **DC4-C Lighting**
5. The signage plan has been refined to provide clear wayfinding to the entry, maximize transparency at the entry, express the hierarchy of entries, and relate to the architectural design concept (as shown on pages 52 and 53 in the revised Recommendation packet). **DC4-B Signage**

6. Landscape plans, completed by a Landscape Architect, have been presented, with planting plans that indicate specific plant selections that express the design concept and plants that are appropriate for site conditions (as shown on pages 33-36 in the revised Recommendation packet and L1/L3 of the MUP plan set). **DC4-D Trees, Landscape, and Hardscape Materials**
7. At the main entrance, the entry pathways from both street edges have been widened to create more gracious and identifiable connections from the public sidewalk and respond to the architectural volume of the vestibule (as shown on pages 24 and 26 in the revised Recommendation packet and A1.02 and A1.04 of the MUP plan set). **CS2-3-a, Address the Corner, PL1-B-1. Pedestrian Infrastructure**
8. Details for a safety barrier along the north property line, that will also provide an opaque fence in order to provide privacy and to block headlights into the units along that edge, have been provided (as shown on pages 31 in the revised Recommendation packet and A1.02 of the MUP plan set). **PL3-3, Ground Level Residential Edges**

Additional conditions:

1. The exterior of the 3rd Ave W individual unit entries were revised to include a low screening fence and mixed plantings to provide a level of privacy between the sidewalk and the units and enhance to sidewalk environment (as shown on pages 25 and 35 in the revised Recommendation packet and A1.04 and L1/L3 of the MUP plan set). **PL3-3-b. Elevate the Ground Floor, CS1-1-e. Safe & Attractive Transition, PL3-3, Ground Level Residential Edges, CS1-1, Topography**
2. The first floor layout and site plan were revised to provide direct access from the south sidewalk to the bike storage room (as shown on pages 24-25 in the revised Recommendation packet and A1.02, A1.04, and A2.01 of the MUP plan set). **PL4-2, Planning Ahead for Bicyclists**
3. The "graphic wall" was removed when the first-floor layout was revised to provide a consolidated lobby space and direct access to the bike room (as shown on pages 24-25 in the revised Recommendation packet and A2.01 of the MUP plan set). **DC2-B-1. Façade Composition**
4. The south patio was removed when the first-floor layout was revised to provide a consolidated interior lobby space and direct access to the bike room (as shown on pages 24-25 in the revised Recommendation packet and A2.01 of the MUP plan set). **CS2-B-2. Connection to the Street**
5. The material palette was refined and simplified to better express the architectural concept, including: a base of dark brick with matching mortar that extends to the upper levels, highlighting the recesses; consistent use of black windows and exterior doors on all four sides of the building; and two upper level materials in complementary pattern and colors (ribbed Nichiha panels and ribbed metal panels) (as shown on pages 42-46 in the revised Recommendation packet and A4.01a-A.404a. of the MUP plan set). **DC2-B-1. Façade Composition, DC2 Architectural Concept**
6. The application of colors and materials were refined to express the design concept (as shown on pages 13-14 and 42-46 in the revised Recommendation packet), including horizontal striations and dark recesses, reminiscent of erosion. **DC2-B-1. Façade Composition, DC2 Architectural Concept**
7. Details for windows show a minimum 3 inch inset from the face of brick façade and an apparent window depth of 4.5 inches where set in ribbed metal siding (as shown on pages 22 in the revised Recommendation packet and A6.05. of the MUP plan set). **DC2-B-1. Façade Composition, DC2 Architectural Concept**
8. The frontages of the 3rd Ave W ground level units have been refined to differentiate these units from the rest of the building (as shown on pages 27 in the revised Recommendation packet and A4.02a of the MUP plan set). **DC2 Architectural Concept**

9. The architectural renderings have been updated in the revised Recommendation packet to represent the site and landscape design plans. **DC4-D Trees, Landscape, and Hardscape Materials**
10. The planting plan at the southeast corner entry plaza has been redesigned with low evergreen shrubs to enhance visibility to the entrance (as shown on pages 34 and 47 in the revised Recommendation packet and L1/L3 of the MUP plan set). **DC4-D-1. Choice of Plant Materials**

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

The Director of SDCI has reviewed the decision and recommendations of the Design Review Board made by the five members present at the decision meeting and finds that they are consistent with the City of Seattle design review guidelines. The Director is satisfied that all the recommendations and conditions imposed by the Design Review Board have been met.

#### DIRECTOR'S DECISION

The Director accepts the Design Review Board's recommendations and conditions and **CONDITIONALLY APPROVES** the proposed design with the conditions at the end of this decision.

#### CONDITIONS – DESIGN REVIEW

##### *For the Life of the Project*

1. The building and landscape design shall be substantially consistent with the materials represented at the Recommendation meeting and in the materials submitted after the Recommendation meeting, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner.

Theresa Neylon, Land Use Planner  
Seattle Department of Construction and Inspections

Date: May 1, 2023