RECOMMENDATION OF THE
NORTHWEST DESIGN REVIEW BOARD

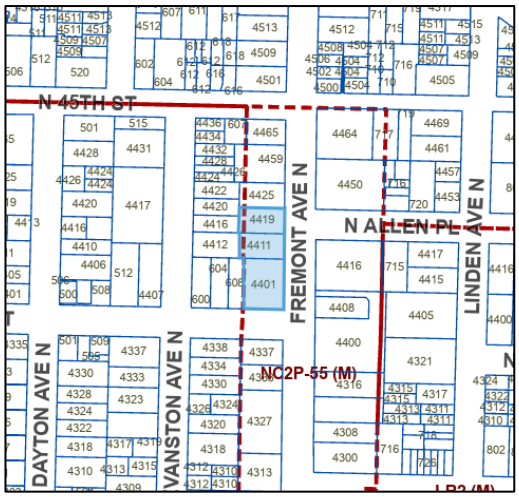
Record Number:	3039107-LU
Address:	4401 Fremont Ave N
Applicant:	Michelle Linden, Atelier Drome
Date of Meeting:	September 11, 2023
Board Members Present:	Brian Johnson, Chair Penn DiJulio Brittany Port (substitute) May So (substitute)
Board Members Absent:	none
SDCI Staff Present:	Theresa Neylon, Senior Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 2P-55 (M) [NC2P-55 (M)] & Low Rise 1 (M) [LR1(M)]

Nearby Zones: (North) NC2P-55 (M) & LR1(M)
(East) NC2P-55 (M)
(South) NC2P-55 (M)
(West) LR1 (M)

Lot Area: 16,795 sq. ft.



Current Development:
The subject site is comprised of three existing tax parcels currently developed with a single-family residence built in 1908, a single-story wood frame commercial structure built in 1961, a single-story masonry structure used as a restaurant built in 1956, as well as a surface parking lot. The site is long and irregular in shape and slopes downward north to south approximately eight feet.

Surrounding Development and Neighborhood Character:
The subject site is located on the northwest corner of the intersection of Fremont Ave N and N 44th St in the north Fremont neighborhood. Single-family residences are adjacent to the north, south, and west. A single-story grocery store is adjacent to the east. The site is situated on a zone boundary: the Neighborhood Commercial site abuts a low rise multifamily zone along the western property line. The majority of the site was rezoned from Neighborhood Commercial 2P-40 to Neighborhood Commercial 2P-55 (M) on April 19, 2019; a small portion of the site on the west edge of the north two parcels was rezoned from Low Rise 1 to Low Rise 1 (M) at that time. Minor arterial Fremont Ave N supports a range of low rise uses, including commercial, townhouse, single-family residential, multifamily residential, and mixed-use. There is a transition to smaller scale residential structures in the blocks to the east and west.

A pedestrian-friendly and small-town atmosphere characterizes the northern edge of the Fremont neighborhood. The neighborhood fabric includes historic masonry structures, wood frame warehouses, and Craftsman residences dating to the early 1900s and mid- to late-century three-and four-story multifamily buildings. The area has experienced a development trend in recent years of older single-family residences being replaced by townhouse developments, as well as larger scale mixed-use buildings constructed in the neighborhood's commercial core to the south. This evolving context and mix of building types results in a broad range of materiality that includes painted wood, cementitious fiber cement, stucco, metal, brick, stone, and concrete. Siting, setback, and massing patterns emerge based on building age and typology and result in an inconsistent street wall divided by courtyards, setbacks, and parking lots. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 4316 Fremont Ave N and 720 N Allen Pl.

Access:
Vehicle access is proposed from N 44th St. Pedestrian access is proposed from Fremont Ave N.

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

PROJECT DESCRIPTION
Land Use application to allow a 5-story, 118-unit apartment building with retail. Parking for 35 vehicles proposed. Early Design Guidance conducted under 3039251-EG.

The design packet includes information presented at the meeting, and is available online by entering the record number (3039107-LU) at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx
Any recording of the Board meeting is available in the project file. This meeting report summarizes the meeting and is not a meeting transcript.

EARLY DESIGN GUIDANCE – NOVEMBER 21, 2022

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Noted a preference for massing Option 3 massing.
- Requested that the project look at ways to reduce traffic congestion on Fremont Ave from delivery and ride-share vehicles.
- Requested the project install a crosswalk on Fremont Ave N at N Allen Pl, with lights, to add to pedestrian safety.

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

- Suggested adding bike racks in front of the building for public use and a dedicated place for Lime scooters.
- Recommended a dedicated loading zone for rideshare and delivery vehicles.
- Concerned about the scale and footprint of the proposed development in relation to the neighboring single-family homes.

SDCI received non-design related comments concerning right-of-way design. These comments are outside the scope of design review.

The Seattle Department of Transportation offered the following comments:

- Project frontages on Fremont Ave N and N 44th St are required to meet the minimum standards of a 6" curb, 6' sidewalk, and 5.5' planting strip with street trees.
- A 3' right-of-way setback is required on Fremont Ave N, as shown.
- ADA-compliant curb ramps are required crossing Fremont Ave N at the intersection of Fremont Ave N and N Allen Pl as well as at Fremont Ave N and N 44th St, as shown.

Seattle Public Utilities offered the following comments:

- The applicant has not submitted plans to SPU for solid waste storage and access review.
- Supports solid waste collection off N 44th St.
- Supports using 3 or 4 cubic yard dumpsters for combined garbage and residential recycle or 2 cubic yard detached compacted dumpsters for combined garbage and residential recycle.
- All dumpsters must be staged on private property for direct truck access on a flat, paved surface.
- May support uncompacted 2 cubic yard dumpsters for commercial recycle depending on square footage of commercial and retail.
- Highly encourages including on-floor access to all three solid waste streams (garbage, compost, recycle).

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

All public comments submitted in writing for this project can be viewed using the following link and entering the record number (3039251-LU): http://web6.seattle.gov/dpd/edms/

PRIORITIES & BOARD GUIDANCE

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. Architecture: Massing

a. In agreement with public comment, the Board unanimously supported Option 3, the applicant's preferred massing option. The Board appreciated the illustrations of the progression of design thought for the massing options, as shown on page 25 of the EDG packet, clarifying a refinement of massing form from a basic Code-compliant option to the best context-adapted option. **DC2 Architectural Concept, CS2-D-4. Massing Choices**

b. The Board specifically supported the rhythm of vertical modulations in Option 3, which break down the long front façade length into contextually scaled modules. The Board noted that the proportions of the modulations appeared logical as well as aesthetically pleasing in the overall façade composition. **DC2-A-2. Reducing Perceived Mass**

   i. The Board noted that although the graphics appeared to create a contextual scale, the building was not shown in context with other neighborhood structures for comparison. The Board requested the scale of modulation be shown with actual context in the Recommendation package to demonstrate the modulations are staying true to the massing and scale concept. **CS3-A-4. Evolving Neighborhoods**

c. The Board noted that Option 3 emphasized the corner with a unique massing volume with a ground-level commercial unit wrapping substantially onto the side street. **CS2-C-1. Corner Sites**

d. The Board especially appreciated that the vertical modulations that provide scale on the east street-facing frontage are also articulated on the west (rear) façade, creating relatable scale at the residential zone transition. **CS2-D-3. Zone Transitions, DC2 Architectural Concept**

   i. The Board additionally supported the 11' setback along the rear property line and the lower height of Option 3 (as compared to the grade-averaged Option 2 massing) as contributing to the rational design response along the zone transition. **CS2-D-3. Zone Transitions**

2. Architecture: Layout

a. The Board specifically supported the street-level layout of Option 3 where the commercial units step floor levels to meet the grades as the sidewalk climbs along Fremont Ave N. The stepped ground levels, aligned with the upper-level modulations, create a legible progression of spaces along the frontage. **CS2-B-2. Connection to the Street, CS1-C Topography, PL3-C Retail Edges**

b. The Board also supported the differentiated façade treatments at the ground level that create scale in relation to the other storefronts in this neighborhood commercial area. **PL2-D-1. Design as Wayfinding, CS3-A-4. Evolving Neighborhoods**

c. The Board specifically supported the setback of the corner commercial unit at both the Fremont Ave and N 44th St frontages, allowing for commercial spill out space and creating a visually porous edge between the public and private realms at the corner. **PL3-C Retail Edges, CS2-C-1. Corner Sites, PL3-C-3. Ancillary Activities**

d. The Board supported the location of the residential entry at the northern edge of the structure along the Fremont Ave frontage. The Board noted that the location of the residential use was logical in terms of progression of the street level uses from commercial at the busy corner to

residential at the north edge. They also noted that the entry was oriented towards the 'T' intersection with N Allen Pl for convenient access to the crosswalk. **PL3-A-2. Common Entries**

3. Architecture: Materials

a. The Board supported the concept of material application presented in the architectural precedent images associated with Option 3, as shown on page 35 of the EDG packet. The applicant noted that they did not have a specific materials palette in mind but will be developing that now that a specific massing option has been chosen. The Board suggested limiting the materials palette so the façade composition does not become overly complicated. The Board commented that a restrained materials palette could aid the project in relating to the surrounding small-scale context. One Board member suggested that the applicant could tie materials shown in the neighborhood historic context presented in the packet into a contemporary interpretation with a 5-story building. **CS3-A-4. Evolving Neighborhoods, CS3-B-2. Historical/Cultural References, DC4-A-1. Exterior Finish Materials**

b. The Board noted the high degree of visibility of all four facades of the building due to the height of the new structure. The Board emphasized the importance of continuing the material concept from the two street-facing facades to the rear of the building where the zone transitions to lower density uses. **CS2-D-3. Zone Transitions, DC3-C-2. Amenities/Features**

c. The Board discussed the possible addition of balconies as the design progresses and generally supported the potential inclusion of balconies on the west and south facades that could add activation along the street frontages. **DC2-C Secondary Architectural Features**

    i. The applicant noted that they would likely limit balconies on the west façade due to privacy concerns along the zone transition. The Board noted that balconies on the west façade could provide valuable amenity to units. They requested any balconies proposed on the west façade be studied to ensure impacts of sight lines, visibility and noise are limited on the adjacent residential properties. **CS2-D-5. Respect for Adjacent Sites**

4. Site

a. The Board agreed that the Option 3 building massing created the best opportunities for development of appropriate and relevant site plan. **DC3-A Building-Open Space Relationship**

b. The Board specifically supported creation of additional outdoor space by setting back the edges of the corner commercial unit. The Board noted that this creates the opportunity to blur the edges between public and private outdoor space where the grade allows. The eroded edge along the Fremont Ave frontage, as well as the setback along N 44th St, create a porous pedestrian space that emphasize the very visible corner location. **CS2-C-1. Corner Sites**

c. The Board supported the inclusion of streetscape amenities, like the benches shown at the sidewalk edge on the landscape plan on page 44 of the EDG packet, that create opportunities for engagement and activation at the property line. **PL3 Street-Level Interaction, PL1-B Walkways and Connections**

d. The Board supported the 'jogs' shown in the site plan along the street frontage at the commercial unit entries. They supported the concept of retaining the grade between the commercial entrances, creating unique entrance areas. They noted that this layout gave scale to the site design and helped to create a 'small shop' feel to the commercial units. **PL1-B-1. Pedestrian Infrastructure, DC3-C-2. Amenities/Features**

e. The Board generally supported the establishment of wider planting strips and new street trees along both street frontages, as required by SDOT. The Board suggested including logical breaks in the planting strips for access to/from street parking. **PL1-B Walkways and Connections**
f. The Board also noted the high pedestrian use of the public realm in this commercial area and suggested selection of sturdy plantings that will withstand the high use and high visibility of this location as the project landscape design moves forward. **DC4-D-1. Choice of Plant Materials**

RECOMMENDATION – SEPTEMBER 11, 2023

PUBLIC COMMENT
No public comments were offered at this meeting.

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

- Asked how the applicant has considered the historic nature of this property as there are not many examples of mid-century retail buildings in Seattle.
- Asked the applicant to explain how this project will be exceptional in its design, significant to match the quirky and unique character of the Upper Fremont neighborhood.
- Hoped for investments in bike infrastructure.
- Concerned about shade impacts on neighboring properties.
- Supported the use of native vegetation for the proposed landscaping.
- Appreciated design option 3, which balances the community desires and concerns quite nicely.
- Praised locating the driveway on the quieter, more residential street as this allows for better pedestrian and bike mobility on Fremont Ave.
- Remarked that the breaking up of the mass into quarters helps with navigating the hill of the site and with providing a variety of visual and pedestrian experiences without resorting to the usual tricks of changing up the cladding material slightly or push-pulling the building an absurd amount.
- Felt the design is like a fresh take on what is historic to the neighborhood.
- Advised planting conifers or other evergreen trees for effective stormwater management.
- Commented that the exit stairwell from proposed design three empties out directly against the neighboring property's bulkhead and the plan is unclear if this stairwell exits between the properties.
- Noted that City Ordinances on setbacks require a transition between these large mixed-use projects and the neighboring residential zones. The project plans reflect neither the corner triangle set back from the actual boundary of the properties nor the setback of the building above 13 feet of an additional ten feet.
- Observed the proposed development will tower over the smaller single family homes due to spacing and building height differences.
- Reflected that the balconies either directly overhang or intersect with the neighboring property's bulkhead and fence.

SDCI received non-design related comments concerning parking quantity, construction impacts, public outreach, views, property value, archeological review, density, unit size, housing demand, property claims, floor area ratio calculations, and environmental concerns. These comments are outside the scope of design review.

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.

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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: Massing

a. The Board recommended approval of the development of the façade design since EDG, further emphasizing the modularity and verticality of the façade concept. They noted the individual volumes were well articulated and secondary detailing, like balconies, fenestration patterns and materiality, further supported the concept. **DC2-B Architectural and Facade Composition, DC2-A Massing, DC2-C Secondary Architectural Features**

   i. The Board specifically recommended approval of the updates to the red volume, with a setback at the roof line that helps define the volume and the addition of balconies that add scale along the street edge. **DC2-C-1. Visual Depth and Interest, DC2-A-2. Reducing Perceived Mass**

   ii. The Board specifically recommended approval for the vertical modulations, with related color changes, on the west façade that create relevant scale to the massing along the zone transition. **DC2-A-2. Reducing Perceived Mass, CS2-D Height, Bulk, and Scale**

2. Architecture: Layout

a. The Board recommended approval of the differentiation of the street level commercial uses that corresponded to the vertical modulation. **PL3-C Retail Edges, DC2-B-1. Façade Composition**

   i. The Board specifically recommended approval of the stepped ground level of the commercial units and residential access along the sloped Fremont Ave frontage, with building entries at, or slightly above, the sidewalk level, creating positive relationships from the public realm to the units. **CS2-B-2. Connection to the Street, CS1-C Topography**

b. The Board recommended approval of consolidating residential uses within the north volume along Fremont Ave, aligning the use with the vertical delineation of the architectural concept. **DC2-B-1. Façade Composition, PL2-D-1. Design as Wayfinding**

   i. The Board specifically recommended approval for the extent of glazing in the residential lobby in the north volume that adds activation and natural surveillance at the residential use on the street frontage. **PL2-B-3. Street-Level Transparency, PL2-B-1. Eyes on the Street**

3. Architecture: Materials and Secondary Details

a. The Board recommended approval of the evolution of the material application and detailing that carries the architectural concept on all four facades, noting that there was an appropriate level of interest and attention to detail for each exposure. **DC2-B-1. Façade Composition**

b. The Board recommended approval of the use of brick at the base level along the Fremont Ave and N 44th St frontages, closest to the pedestrian activity. They also recommended approval of the transition to a fiber cement plank material at the upper, residential floors, with each volume having its own unique patterning. **DC4-A-1. Exterior Finish Materials**
    i. The Board discussed the location of transition of brick to fiber cement on the north and south gray volumes that occurs at the middle of the window. The Board noted the location of the transition seemed arbitrary at the very visible corner location, especially compared to traditional brick detailing. There was general agreement that the proportions of the façade defined by the material application were important to the overall composition and there was consensus that the design of the red and white volumes achieved this proportionality. The Board recommended a condition for the applicant to work with the planner to study the location of the transition from brick to fiber cement plank at the gray volumes to better define the base, middle and top of these masses. **DC2-B-1. Façade Composition, CS2-C-1. Corner Sites**
    ii. The Board expressed concern that red paint would be hard to match to the red brick, as indicated in the colored renderings, and did not want the attempt to look like 'faux-brick'. The Board suggested selecting a color complementary to the red brick but that this color did not need to match the brick. The Board declined to recommend this as a condition for approval. **DC4-A Exterior Elements and Finishes**
c. The Board recommended approval of the inclusion of balconies on the east, south and west facades, which add scale and interest to the volumes. There was discussion about adding balconies to the east façade, to activate the Fremont Ave edge. After hearing the applicant note that there are required power line setbacks, the Board agreed that the fenestration patterns and limited balconies on the red façade were adequate to bring scale and activation along that façade. **DC2-C Secondary Architectural Features**
    i. The Board discussed whether Juliet balconies could bring interest to the 'quiet' white volume along the Fremont Ave frontage. Although the Board agreed it could be a nice amenity to add balconies, they ultimately decided that the design language of the window placement and vertical proportions, as shown, were appropriate to be less visually dominant in the overall composition of the four volume building. **DC2-B-1. Façade Composition**
    ii. The Board specifically recommended approval of the arrangement of balconies on the west façade that added texture and patterning, noting that the placement responded to the existing conditions of the lower density neighbors along that edge. **DC2-A-2. Reducing Perceived Mass, CS2-D Height, Bulk, and Scale**
d. The Board asked for clarification for where the white and black windows were intended to be used on the façade. The Board recommended approval for the use of black windows in the two gray-colored volumes and white windows in the white and red volumes. They questioned the change from black to white windows on the rear gray volume, especially on the north façade, where black and white windows in the gray volumes meet. The Board strongly encouraged consistent use of black window in the gray volumes around the building for continuity of concept. The Board declined to recommend this as a condition of approval. **DC2-B-1. Façade Composition**
e. The Board recommended approval of the layout of overhead weather protection at the commercial unit entries that respond to the building massing delineation. They noted the canopies add relevant pedestrian scale to the building as they step up with the grade along the

street edge and cover the exterior space provided around the unit entries. **PL2-C-1. Locations and Coverage, PL3-C-3. Ancillary Activities, DC3-A Building-Open Space Relationship**

i. The Board recommended approval of the canopy at the residential entry, noted that the unique width and depth of the element aided in differentiating the change in use. **PL2-D-1. Design as Wayfinding**

4. Site

a. The Board recommended approval of the level spill-out space provided at the southeast corner commercial unit. They noted that the recess at this unit frontage created a slight overhang, providing a space that will be usable for three seasons of the year. They also commented that the larger exterior patio space along the Fremont Ave sidewalk was particularly important to activate the streetscape. **PL3-C-3. Ancillary Activities, DC3-A Building-Open Space Relationship, PL2-C-1. Locations and Coverage**

i. Although the layout defines the private from public spaces, counter to guidance given at EDG to blur the public/private realms, the Board noted that the edge felt visually porous and inviting. The Board recommended a condition to retain the porousness of the site and landscape design at the southeast corner of the project, noting that fences should be avoided and low plantings should be planned, in order to retain visual connectivity at this very visible corner. **PL3-C Retail Edges, DC3-B-1. Meeting User Needs**

b. The Board recommended approval of the creation of level, usable exterior space outside the commercial entries that respond to the sloping sidewalk conditions and define the entries for those units. **PL3-C-3. Ancillary Activities, PL3-C Retail Edges, DC3-B-1. Meeting User Needs**

c. The Board noted that the planting design appeared to be consistent across the commercial and residential uses, and discussed how the landscape design could be used to further enhance the entry and visually identify the change in use. The Board recommended a condition to refine the landscape design to differentiate the location of the residential entry and lounge from the commercial uses. **PL2-D-1. Design as Wayfinding, DC4-D Trees, Landscape, and Hardscape Materials**

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departures was based on the departure's potential to help the project better meet these design guideline priorities and achieve a better overall project design than could be achieved without the departures.

At the time of the Recommendation meeting, the following departures were requested:

1. **Increase to Residential use at the ground floor (SMC 23.47A.005.C.1.a.):** The Code requires that in a Neighborhood Commercial zone with a 'Pedestrian' designation, residential uses may not occupy more than 20 percent, in the aggregate, of the street level street-facing façade. The applicant proposes an increase to 27 percent residential uses at the ground floor on Fremont Ave N.

   The Board indicated support for the location and extent of the residential use that corresponds to the delineated vertical volume of the architectural concept. They noted that the consolidated residential use allowed opportunities to design clear wayfinding to the residential entry and gave logical presence to the residential use along the street. The Board specially appreciated

that the high degree of glazing at the residents' lounge provided opportunities for activation along the sidewalk as well as natural surveillance from the interior to the exterior spaces.

The Board recommended approval of the departure because the resulting design better meets the intent of Design Guidelines **PL2-B-1. Eyes on the Street, PL2-D-1. Design as Wayfinding,** and **PL3-A Entries**.

2. **Revision to location of overhead weather protection (SMC 23.47A.008.C.4.):** The Code requires overhead weather protection to be located over the sidewalk or over a walking surface within 10 feet immediately adjacent to the sidewalk. The applicant proposes locating the overhead weather protection adjacent to the building edge, over defined entry walks and patios.

   The Board indicated support for the consideration that the applicant had given to stepping the street-facing entries to meet the sloping grade of the sidewalk; they also supported the creation of level exterior spaces adjacent to the commercial uses. Noting the required amount of overhead weather protection is provided, the Board appreciated that the revised location worked effectively with the building setback and modulations, creating usable outdoor spaces for the commercial units.

   The Board recommended approval of the departure because the resulting design better meets the intent of Design Guidelines **CS1-C Topography**, **CS2-B-2. Connection to the Street,** and **PL3-C Retail Edges**.

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.

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

CS2-A Location in the City and Neighborhood

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

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

CS2-B Adjacent Sites, Streets, and Open Spaces

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

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

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

CS2-C Relationship to the Block

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

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

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

CS2-D Height, Bulk, and Scale

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

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

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

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

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

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

CS3-A Emphasizing Positive Neighborhood Attributes

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

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

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

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

CS3-B Local History and Culture

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

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

PUBLIC LIFE

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

PL1-A Network of Open Spaces

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

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

PL1-B Walkways and Connections

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

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

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

PL1-C Outdoor Uses and Activities

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

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

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

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

PL2-A Accessibility

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

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

PL2-B Safety and Security

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

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

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

PL2-C Weather Protection

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

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

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

PL2-D Wayfinding

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

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

PL3-A Entries

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

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

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

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

PL3-B Residential Edges

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

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

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

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

PL3-C Retail Edges

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

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

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

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

PL4-A Entry Locations and Relationships

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

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

PL4-B Planning Ahead for Bicyclists

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

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

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

PL4-C Planning Ahead For Transit

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

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

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

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

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

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

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

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

DC1-B Vehicular Access and Circulation

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

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

DC1-C Parking and Service Uses

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

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

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

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

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

DC2-A Massing

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

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

DC2-B Architectural and Facade Composition

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

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

DC2-C Secondary Architectural Features

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

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

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

DC2-D Scale and Texture

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

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

DC2-E Form and Function

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

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

DC3-A Building-Open Space Relationship

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

DC3-B Open Space Uses and Activities

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

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

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

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

DC3-C Design

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

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

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

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

DC4-A Exterior Elements and Finishes

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

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

DC4-B Signage

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

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

DC4-C Lighting

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

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

DC4-D Trees, Landscape, and Hardscape Materials

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

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

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

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

DC4-E Project Assembly and Lifespan

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

BOARD RECOMMENDATIONS

The recommendations summarized above were based on the design review packet dated September 11, 2023, and the materials shown and verbally described by the applicant at the September 11, 2023 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. At the south and north gray volumes, study the location of the transition from brick to fiber cement plank to better define the base, middle and top of these volumes. **DC2-B-1. Façade Composition, CS2-C-1. Corner Sites**
2. Retain the porousness of the site and landscape design at the southeast corner of the project in order to retain visual connectivity. **PL3-C Retail Edges, DC3-B-1. Meeting User Needs**
3. Refine the landscape design to differentiate the location of the residential entry and lounge from the commercial uses. **PL2-D-1. Design as Wayfinding, DC4-D Trees, Landscape, and Hardscape Materials**

REC Report Sent 09/26/2023 BCC
Project 3039107-LU

Contact	Email
Applicant	alecoh73@me.com
Applicant	MICHELLE@ATELIERDROME.COM
Board	breiyin@gmail.com
Board	brittanymport@gmail.com
Board	mays@mithun.com
Board	pennd@touchstonenw.com
Public	alanakilleen@gmail.com
Public	alison.donga.lee@gmail.com
Public	alvarez.xio@gmail.com
Public	burky@hey.com
Public	camowbray@me.com
Public	catherinesweeney23@gmail.com
Public	culturalpreservation@duwamishtribe.org
Public	db.leabharlann@gmail.com
Public	ddmill@mindspring.com
Public	deannamang@hotmail.com
Public	hdhermans@gmail.com
Public	james_deyoung@yahoo.com
Public	jeff.escamilla3@icloud.com
Public	john.heizelman@gmail.com
Public	johntre326@aol.com
Public	kate@theregistrysf.com
Public	kennedy.peterson@basalite.com
Public	kimlaree@aol.com
Public	lotsofplants@yahoo.com
Public	mobseattle@gmail.com
Public	oscar.j.will@gmail.com
Public	pchouli69@yahoo.com
Public	preservationdept@duwamishtribe.org
Public	rachelabaer@gmail.com
Public	reportermcclure@gmail.com
Public	robbie.sherman@comcast.net
Public	shapirohscott@gmail.com
Public	solomon.wagner@gmail.com
Public	tamuz123@gmail.com
Public	tim.w.jones@gmail.com