

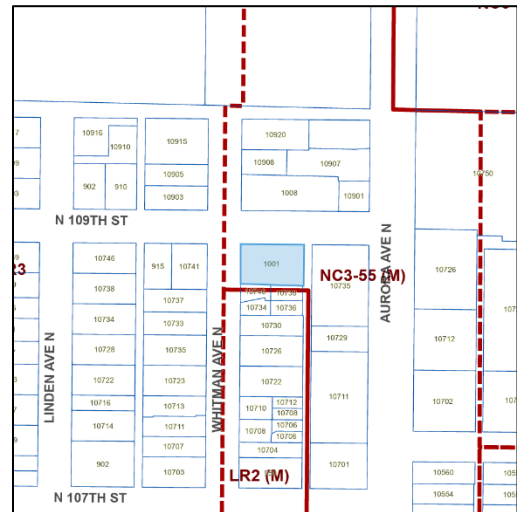


RECOMMENDATION OF THE NORTHWEST DESIGN REVIEW BOARD

Record Number: 3040300-LU
Address: 10744 Whitman Ave. N (1001 N 109th Street)
Applicant: Jon O'Hare for Jay Janette, Skidmore Janette Architecture, Planning & Design
Date of Meeting: June 3, 2024
Board Members Present: Solomon Wagner (chair), Vanessa Böehm, Ryan DiRaimo, Nicholas Efthimiadis, Keshav Prathivadi
Board Members Absent: None
SDCI Staff Present: Joe Hurley, Senior Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 3-55 (M)
Nearby Zones: (North) Neighborhood Commercial 3-55 (M), (South) Lowrise 2 (M), (East) Neighborhood Commercial 3-55 (M), (West) Neighborhood Residential 3
Lot Area: 9,913 sq. ft.



Current Development:

The subject site is currently developed with a single-story apartment building built in 1940. The site is rectangular in shape and generally flat.

Surrounding Development and Neighborhood Character:

The subject site is located on the southeast corner of N 109th St and Whitman Ave N in the Aurora-Licton Springs Residential Urban Village. Adjacent to the site are a four-story mixed-use building to the north, an auto service center to the east, a townhouse development to the south, and a single-family residence to the west. The eastern side of Whitman Ave N is developed with a mix of lowrise residential structures, including single-family houses, townhouses, and lowrise multifamily residential buildings up to four stories in height. This is a transitional area, between the predominantly single-family neighborhood to the west and the lowrise neighborhood commercial corridor along Aurora Ave N to the east. The neighborhood is anchored by Evergreen Washelli Cemetery two blocks to the north.

The neighborhood fabric reflects the varying eras of development and their associated scale and architectural styles which span the twentieth and twenty-first centuries. Single-family homes are generally one- to two-stories in height and traditional styles including craftsman, bungalow, and split-level constructed throughout the 1900s. Townhouse developments built in the early 2000s are up to three-stories in height and reflect similar design elements. Multifamily residential buildings built in the mid- to late-1900s are smaller scale structures ranging between one- to three-stories. A few newer multifamily and mixed-use structures in the greater vicinity built in the last decade have increased density and introduced a contemporary design aesthetic comprised of rectilinear massing and fiber cement materials to an otherwise traditional neighborhood character. This block of Whitman Ave N and the south side of N 109th St are without sidewalks and vehicle parking occurs in the unimproved shoulder area. Fences and stone retaining walls separate the private and public realms. The area was rezoned from Commercial 1-40 to Neighborhood Commercial 3-55 (M) on April 19, 2019. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 1130 N Northgate Way and 10533 Stone Ave N.

Access:

No vehicle access is proposed. Pedestrian access is proposed from Whitman Ave N and from the alley.

Environmentally Critical Areas:

No mapped environmentally critical areas are located on the site.

PROJECT DESCRIPTION

Land use application to allow a 5-story, 101-unit apartment building. No parking proposed. Existing buildings to be demolished. Early Design Guidance conducted under 3040343-EG.

The design packet includes information presented at the meeting, and is available online by entering the record number at this website:

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

Any recording of the Board meeting is available in the project file. This meeting report summarizes the meeting and is not a meeting transcript.

EARLY DESIGN GUIDANCE – MAY 15, 2023

PUBLIC COMMENT

No public comments were offered at this meeting.

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

- Encouraged net-zero building design to support environmental health goals.
- Requested sidewalks and pedestrian safety measures.
- Suggested improving street-front activation by locating the entrance on N 109th St and including real retail spaces.
- Advocated overhead weather protection that covers the length on the N 109th St portion of the building.
- Preferred locating bicycle parking directly off the lobby, noting that design alternatives A and C have hallways that are too long and pass in front of residential entrances.
- Concerned the context descriptions in the design packet are inaccurate.
- Recommended the building massing mimic the "H" of the existing building's form to break down massing and add light and air to the building and surrounding future buildings.
- Advised that this design should serve as the highest common denominator for the neighborhood, setting the design standard with high quality durable northwest inspired materials and not cementitious panels.
- Felt the entire design is poorly thought out and ugly, that this part of Seattle deserves better.

SDCI received non-design related comments concerning parking quantity, egress routes, environmental pollution, drainage, unit quantity, and density. 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.

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

PRIORITIES & BOARD 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. Massing/Modulation

- a. After a discussion on all three schemes, the Board favored the applicant's preferred scheme, Option A. The Board identified the following positive aspects of Option A:
 - Location of the building's entry and modulation best meets the neighborhood scale.
 - Supported the step in building façade, reducing the scale adjacent to the zone and smaller development immediately south of the site.
 - The west facing entry sets a positive precedent for neighborhood, is at grade, and creates a better internal layout.(CS2-C-1, DC2-A-2, DC2-B)
- b. Although the Board supported Option A, Board members requested the applicant introduce more interest in the building's facade. Board members stated that they supported the building acting as a background building for the neighborhood and that additional façade treatment and modulation were appropriate to consider as the building evolves through the master use permit (MUP) review. (DC2-A-2)
- c. Board members recommended further study of the street level of the building along N 109th Street. The Board members recommended the building's design along N 109th Street engage with the street as much as possible and the design intent on Whitman Ave N should continue from that street to N 109th St. Board members noted that the improvements to the adjacent street right-of-way will assist in improving the overall site conditions. The Board stated that improvements to N 109th Street should be paired with the existing building to the north for engagement and connection to the street. (CS2-B-2, PL3-B-2)
- d. Board members expressed their concern with the proposed basement units of the building. The Board recommended the units not be hidden below grade and that design features be incorporated to make these units prominent along the street and have a connection with N 109th Street. The Board requested the applicant provide a detailed section of the light wells with the recommendation packet. The section will need to show the depth of the light wells, how safety and security issues will be addressed, and how much light will the light wells provide to the north facing units. The Board emphasized that the basement units need to maximize daylight as well as safety and security for residents in those units. Board members stated that the safety and security provided by the light wells will be paramount to making a successful design along N 109th Street. Board members also suggested the applicant consider reducing the light well depth by raising the basement level to create semi-sunken units. Board members commented that this design feature would create a better engagement with the street. (CS1-B-2, CS2-B-2, PL3-B-2)

2. Entries

- a. The Board recommended a secondary entrance and exit to the building be located along 109th Street to assist with creating better engagement along the street. To accommodate the secondary entrance the Board suggested the applicant explore changing the location of the building's stairway. (PL3-A)
- b. The Board requested the applicant study the street right-of-way improvements along Whitman Avenue North and work with the Seattle Department of Transportation (SDOT) to allow a

pedestrian path from the street, through the landscaping area between the street and sidewalk, to the main entry. (PL3-A)

3. Zone Transition

- a. The Board supported the massing moves provided in Option A noting that the step on the west façade provides a successful design feature. The Board recommended the applicant maintain this step in massing and that it should further evolve with the design guidance provided on the building as a whole. (CS2-D-3)
- b. The Board members stated that the west entry provided an appropriate response to the zone transition to the south and west. Board members also noted the modulation provided in Option A along the south façade was appropriate to the scale of the building and the adjacent structures. The Board requested the applicant study how the building's west façade and materials on the top floor carry around the building to the south. These details will need to be provided in the recommendation packet. (CS2-D-3, DC2-B)

4. Materials

- a. The Board supported the simple material palette proposed by the applicant. The Board recommended materials change with a change in plane on the building's façade and the material application be used to help break down the scale of the building. The Board requested details on the material application as it wraps around each façade of the building with Board members requesting the applicant pay particular attention to the materials wrapping around from the west to the south façade. (DC2-A-2, DC4-A-1)

RECOMMENDATION – JUNE 3, 2024

PUBLIC COMMENT

No public comments were offered at this meeting.

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

- Recommended improving neighborhood walkability, including sidewalk design and destination to services.
- Encouraged designing a net zero building.

SDCI received non-design related comments concerning drainage, density, proposed uses, parking quantity, and emergency egress. 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 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 recommendations.

1. Massing and Modulation:

- a. The Board recognized previous guidance to consider additional modulation of the north facade but agreed that the combination of the small plane change above the ground level, textured materials, architectural composition, and landscape elements created an appropriate level of visual interest and recommended approval of this aspect of the design. (PL2-B-1, CS1-D-1, DC2-A-2)

2. Window Wells and Below Grade Units:

- a. The Board recommended approval of the revised design of the window wells, including the higher floor level of the basement units in response to the Board suggestions at EDG. (CS1-B-2, CS2-B-2, PL3-B-2)
- b. The Board recommended approval of the raised windows and shallower wells. They agreed this design would create a greater degree of engagement with the street and increase natural light to those units and that the landscape elements in the setback would help provide privacy and security to these units. (CS1-B-2, CS2-B-2, PL3-B-2)

3. Secondary Entrance at N. 109th St.:

- a. The Board recognized previous guidance to explore the creation of an additional secondary entrance at N. 109th St. The Board appreciated the studies of this that were provided in the recommendation packet and recommended approval of the design as shown, without an additional entrance on N. 109th St. (PL2-B, CS2-B-2)
- b. The Board recognized the analysis of pedestrian circulation to and from the site and agreed that a second entrance on N. 109th St would have limited use because the majority of pedestrians would come and go from the south and be more likely to walk along Whitman Ave N than Aurora Ave N. The Board also stated that a second entry and circulation corridor at this location would reduce the active space and potentially reduce eyes on the street. The Board therefore recommended approval of the design as shown. (PL3-A, PL2-A, PL2-B, CS2-B-2)
- c. The Board agreed that access would be better provided off the alley as shown in the packet and recommended approval of that aspect of the design. (PL3-A, PL2-A, PL2-B, CS2-B-2)

4. Pedestrian Experience and Street Edge

- a. The Board recommended approval of the residential use, extensive glazing and textured cladding materials provided at the street edge, agreeing that these would create an engaging, human-scaled street edge. (CS2-B, PL3-B, DC2-D, PL1-B)
- b. The Board recognized the poor existing site conditions and supported the Right-of-way improvements as proposed, including the sidewalks, planting strips, street trees and curb bulb at the corner of N. 109th St and Whitman Ave N. (CS2-B-2, CS3-A-4, DC4-D-1)
 - i. The Board noted that the details of the right-of-way design will be determined by SDCI in conjunction with the Seattle Department of Transportation and are outside the scope of the Board's review.

5. Zone Transition:

- a. The Board recommended approval of the design composition of the south facade, agreeing that the modulation, setbacks and textured material that wraps from the west facade would help mitigate the projects scale in response to the Zone transition. (CS2-D-3, DC2-B)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendations on the requested departure are 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 departure.

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

1. **Street level development standards (SMC 23.47A.008.D.2):** The Code requires the floor of a dwelling unit to be at least 4' above or below sidewalk grade or set back at least 10' from the sidewalk. The applicant proposes the floor of dwelling units to be less than 4' above sidewalk grade, varying from 3'-11" to 1'-0" as grade rises to the west.

The Board agreed that the floor level relative to the sidewalk increased accessibility by minimizing stairs and ramps and provided increased eyes on the street and recommended approval of this departure as it would help the resulting design better meet the intent of Design Guidelines PL2-A-1. Access for All and PL2-B-1. Eyes on the Street.

2. **Blank Walls (SMC 23.47A.008.A2):** The Code requires the total of all blank facade segments to not exceed 40 percent of the width of the facade of the structure along the street. The applicant proposes blank facade segments to be 49 percent of the width of the facade.

The Board agreed that the strong composition of elements, and the scale and texture created by the exterior materials and landscape elements helped the resulting design better meet the intent of Design Guidelines DC2-B-1. Façade Composition and DC2-D-1. Human Scale, and recommended approval of the departure.

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 June 3, 2024, and the materials shown and verbally described by the applicant at the June 3, 2024, 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 recommended APPROVAL of the subject design and departures with no conditions.