



City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN
REVIEW

DATE: 8/17/2017
TO: Lucas Branham and Tony Fan
FROM: Magda Hogness
RE: Recommendation Meeting Packet (3020338)

This memo addresses my review of the submitted draft meeting packet. Please address the following comments and drop off 7 final packets by 9am on Friday 9/1/17. Also upload a pdf file of the packet and cover image per the instructions on the DR web page:

http://www.seattle.gov/DPD/cs/groups/pan/@pan/documents/web_informational/dpds021443.pdf

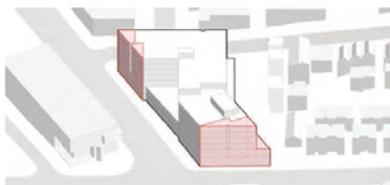
Proposal and Summary of Context Analysis

- Label street names more clearly on pg 2.
- Specify the number of residential units, total commercial sf and number of parking stalls on pg 3.
- Provide a summary of the context analysis earlier in the packet; move up the vicinity maps (pgs 55 and 56) which show the surrounding uses and zoning to the beginning of the packet.
- The purpose of the next meeting will be to review how well the design has responded to previous guidance. Consolidate the graphics in the appendix.

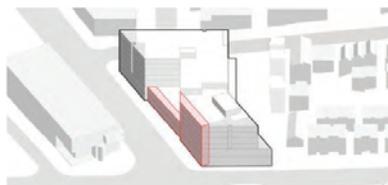
Response to EDG

- For clarity, note the setback area (sf) for all diagrams on pgs 6-7.
- The diagram for the Dewey townhouse frontage commercial façade shown on pg 9 is unclear. Sections or a simple massing diagram would be more helpful to explain façade development, see example from MUP 3019544 below.

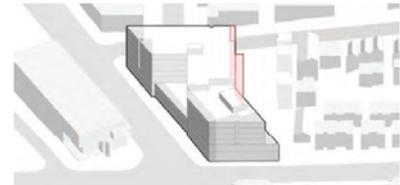
Diagrams below show evolution of the proposed massing from EDG 1 Option 1. Modifications to EDG 1 Option 1 (pink) were based on the Early Design Guidance and successful aspects of the approved EDG massing.



1A: Massing setback along Dearborn and at the corner of Rainier and Lane provide full height building setbacks comparable to the approved EDG 2 massing.



2A: Massing setback along Rainier provides an additional 10'-15' setback at Levels 1 and 2 compared to the approved EDG 2 massing.

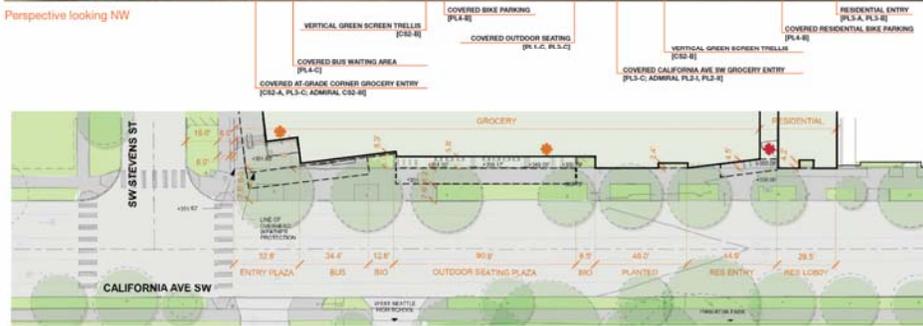


3A: Massing setback along the alley provides an additional 10' - 15' full height building setback as compared to the approved EDG 2 massing.

- For all renderings, increase the transparency of trees or provide renderings showing the facades without the trees. It's difficult to see the façade treatment beyond the proposed tree canopy.
- Include a comparative section on pg 11, similar to the one on pg 10.
- The EDG 3 report stated *"in addition to refining the plane changes at the townhouses, the majority of the Board recommended further articulating the relationship between townhouse and retail above, potentially with additional upper level setbacks."* Study the relationship between townhouse and retail above. Provide pedestrian perspectives and sections and provide alternates which explore upper setbacks, cladding, window proportion and shading devices.
- *"The Board noted that the north and south ends of the frontage appeared very flat and requested continued massing development in order to develop a sensitive transition along the entire frontage."* Provide alternate designs for the northeast and southeast corners areas. Address depth, cladding and material transitions, fenestration patterns. Clarify the proposed material transitions at the northeast corner. In order to transition to the residential frontage and be cohesive with the rest of the architectural cladding treatment, include a façade plane change where materials transition. Revise the perspective on pg 15 to the same view shown on pg 14.

- The EDG 3 report stated *“The DRB recommended a “sensitive transition to the adjacent residential properties to the south.”* The design presented at the last meeting had shown a warm material application for the portion of the façade abutting single family. Study a warm cladding approach, similar to what was originally proposed, and provide alternative studies for window grouping. For the alternate studies, provide perspectives from the same location shown on pg 19.
- Provide detailed information on the pedestrian stair design. Include an enlarged composite landscape plan with basic paving material notes, species and size of planting, design of seating types, etc. SDOT has reviewed the proposed pedestrian access improvement exception request and determined that a stair is feasible and desirable to better connect the neighborhood. While further developing the Dewey frontage and pedestrian stairway through the Mercer ROW, study and resolve the design. Provide pedestrian level perspectives. Demonstrate that the design will contribute to the streetscape and pedestrian experience and provide a well-integrated transition to the pedestrian stair. A potential study may be a connection from the townhouse units to the pedestrian stairway.
- Expand on the intent for the landscape approach and update the design based on last MUP plan set submission. Explain in more detail how layered planting (including additional evergreens) has been incorporated into the design to provide a year-round, landscape buffer.
- For the streetscape/gathering space along Madison, provide more detail on the composite landscape plan on pg 21. Include material paving notes, design of seating types, and other special features. See embedded images from MUP 3024077 as an example.

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- Related to the streetscape along Dewey, provide more detail on the streetscape and landscape design. Include an enlarged plan and elevation of the terraced retaining walls and townhouse stoops; specify the materials of the retaining walls, gates, raised planters, etc. and note the heights as measured from the sidewalk. A series of sections may be helpful to also include.

Composite Site plan and Floor plans

- Clearly indicate residential entries/primary entry/commercial entries and spot elevations to clarify the change in grade.
- Indicate/label any sections provided in the packet.

Elevations

- Include all elevations with detailed material and color descriptions, using callouts or a material legend. Along Madison and Dewey the soffits of the cantilevered volumes will be very visible. For these areas select and document a material which is cohesive with the rest of the architectural cladding treatment.
- Where privacy impacts to neighbors are a concern, include window overlay diagrams of the facing elevations to demonstrate minimizing direct views between the buildings.
- Indicate exterior venting locations/design intent (materials and color).

Materials and Detailing

- Provide a narrative explaining the design thinking behind the material detailing (pg 38); articulate the relationship between the different materials and specify the proportion/dimension of panels. Clarify the type of fiber cement panel proposed (thickness, etc.) and explain how the fiber cement panels will be fastened. (hidden or exposed fasteners).
- Bring a physical color and material board no larger than 18" by 24" to the meeting.

Signage and Lighting

- Include a signage plan indicating areas on the building/site where signage might be mounted, any specific building identification signage, and any building management signage plan outlining requirements for signage design. Include a note on these sheets "separate sign permit required."
- Provide an exterior lighting plan with exterior light fixture designs and light spillage at night shown. Also include information about retail lighting and ways to avoid light spillage at night.

Departures:

- For the vehicular access departure, *"the Board agreed that they would like additional information, graphics, and input from the technical experts including the City, before indicating their preference on vehicular access location and the related departures."* Document the alternates preliminarily supported by the DRB in more detail. Briefly summarize the technical information submitted to date.
- For the curb cut width departure, update the text based on the MUP plan set. Since the Code would allow one 25' curb cut to become a 30' curb cut if car and truck access is combined, additional rationale is needed to justify the proposed 40' curb cut width off of E Madison St. Related to this departure the DRB *"implied that designing the pedestrian character of the street is critical to address the priority of the pedestrian realm."* Provide a diagram of the widened curb cut along Madison (with loading and parking access in full use) and a code compliant alternate. Design this area to maintain the pedestrian character of the street and address safety. Include perspective views of a code compliant version. At this corner there appears to be a material change from concrete to fiber cement, please clarify and provide more information about material transitions.