



9076 Holman Rd NW
Design Review Board
Recommendation Meeting Packet

U-Save Oil Co., Inc. d/Arch LLC DPD Project Number 3007947 10 September 2012

Development overview

The proposed development is a mixed-use building in the Crown Hill neighborhood consisting of three floors of wood-framed, Type V apartments over one floor of Type I commercial space, live / work units, and parking and one below-grade floor of parking.

Location

9076 Holman Rd. NW, Seattle

APN

1862400411

Site Area

40,015 sf

Zoning

C1-40
Crown Hill Residential Urban Village overlay

Program

Dwelling units	105
Parking stalls	125
Retail area	3,798 sf
Parking area	40,908 sf
Live / work area	7,346 sf
Miscellaneous area	7,994 sf
Total floor area	155,477 sf

Type of Construction (SBC)

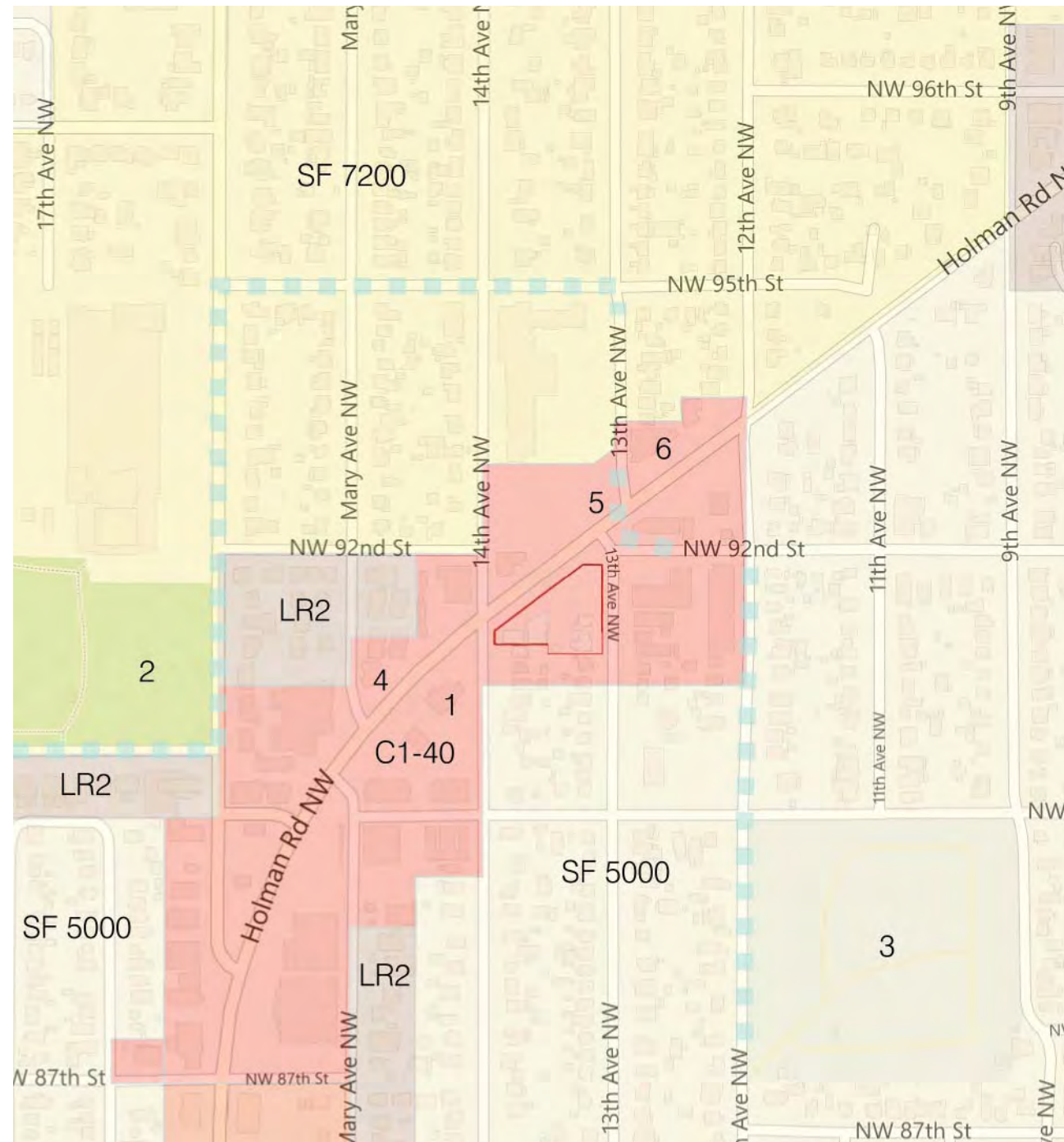
Residential VA and IA
Commercial IA
Parking Garage IA

Occupancy Classification

Residential R-2
Commercial M
Parking Garages S-2

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30	Landscaping: Parking & Residential Entries on 13th		





A-1
Responding to
Site Characteristics
(see p8)

The building is laid out on the two
main streets that form the triangular site.

A-8 Parking and Vehicle
Access

C-5 Structured Parking Entrances
(see p8 & 20)

The entrance to the fully-enclosed parking garage is
on 13th Ave NW, away from the Holman Rd NW Live
/ Work frontage and the corner commercial spaces.

C-2 Architectural Concept and
Consistency (see p13 & 14)

The building form orients to the adjacent streets
and creates an upper level residential courtyard.
Modulation, materials, fenestration, decks, and
color are used to break up the building facades
while maintaining a coherent and consistent
building form.

A-10 Corner Lots (see p15 & 19)

Commercial spaces are located on both Holman
Rd NW corners. The NE corner is located across
from the pedestrian bridge over Holman Rd NW to
the park. Special emphasis is given to this corner,
including landscaping.

C-3 Human Scale (see p15, 16,
19, & 20)

The Live / Work entries and patios, the commercial
frontage, and the residential lobby are all at street
level. This, along with the brick base and plantings
create a human-scaled relationship at the sidewalk
level.

A-3 Entrances Visible from Street
(see p15, 16, 19, & 20)

D-1 Pedestrian Open Spaces and
Entrances (see p15, 16, 19, & 20)

Live / Work units, commercial spaces, and main
residential lobby are identifiable by the landscaping,
gates, signage, and canopies.

A-4 Human
Activity (see p8, 15, 19
& 20 16)

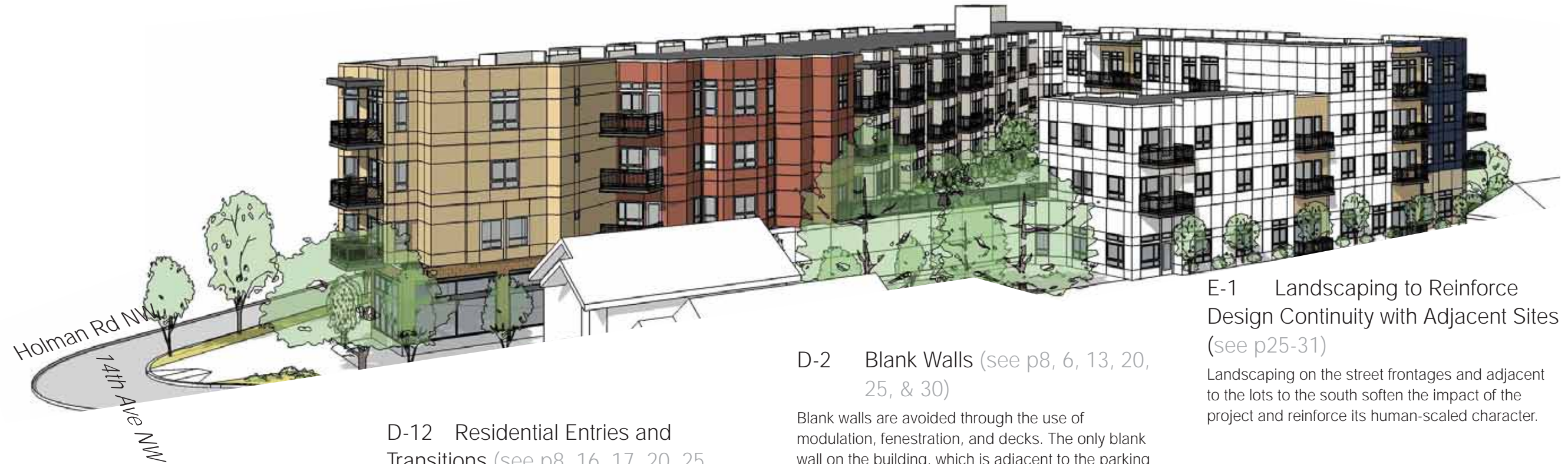
D-7 Personal Safety and
Security (see p8, 15, 19 & 20
16)

Commercial spaces at the corners, Live / Work
units, and the upper level apartments will activate
the adjacent sidewalks and provide overlook of the
adjacent public spaces ("eyes on the street").

E-2 Landscaping to Enhance the
Building and/or Site (see p25-32)

E-3 Landscape Design to
Address Special Site Conditions (see
p25-32)

Landscaping is used at the street level to delineate
entries. Planter strips separate the sidewalk from the
adjacent streets.



B-1 Height, Bulk, and Scale Compatibility (see p12, 14, & 17)

The building is of the same scale as the potential buildings on the adjacent C1-40 lots. As designed, it also is broken up on the south to diminish its mass.

A-7 Residential Open Space (see p10, 14, 18, 26, & 32)

A second floor, south-facing terrace provides open space for the apartment residents' use.

D-12 Residential Entries and Transitions (see p8, 16, 17, 20, 25, 28, 30, & 31)

Landscaping is provided in front of the entries to both the Live / Work units along Holman Rd NW and the apartments along 13th Ave NW to provide privacy, security, and visual interest.

A-5 Respect for Adjacent Sites (see p3, 8, 9, 17, 19, 24, & 25)

The building is laid out to orient the residential units towards the street and the interior courtyard. This minimizes the disruption of the privacy of the potential buildings on the adjacent commercial sites and the single-family lots further to the south.

D-2 Blank Walls (see p8, 6, 13, 20, 25, & 30)

Blank walls are avoided through the use of modulation, fenestration, and decks. The only blank wall on the building, which is adjacent to the parking entrance, is screened with landscaping to mitigate its impact. Also, see 'Development Standards Departures', p. 6.

C-4 Exterior Finish Materials (see p13, 14, & 15-21)

The building has a unifying brick base, fiber cement panel and siding, painted metal decks, which are all durable, maintainable, and attractive.

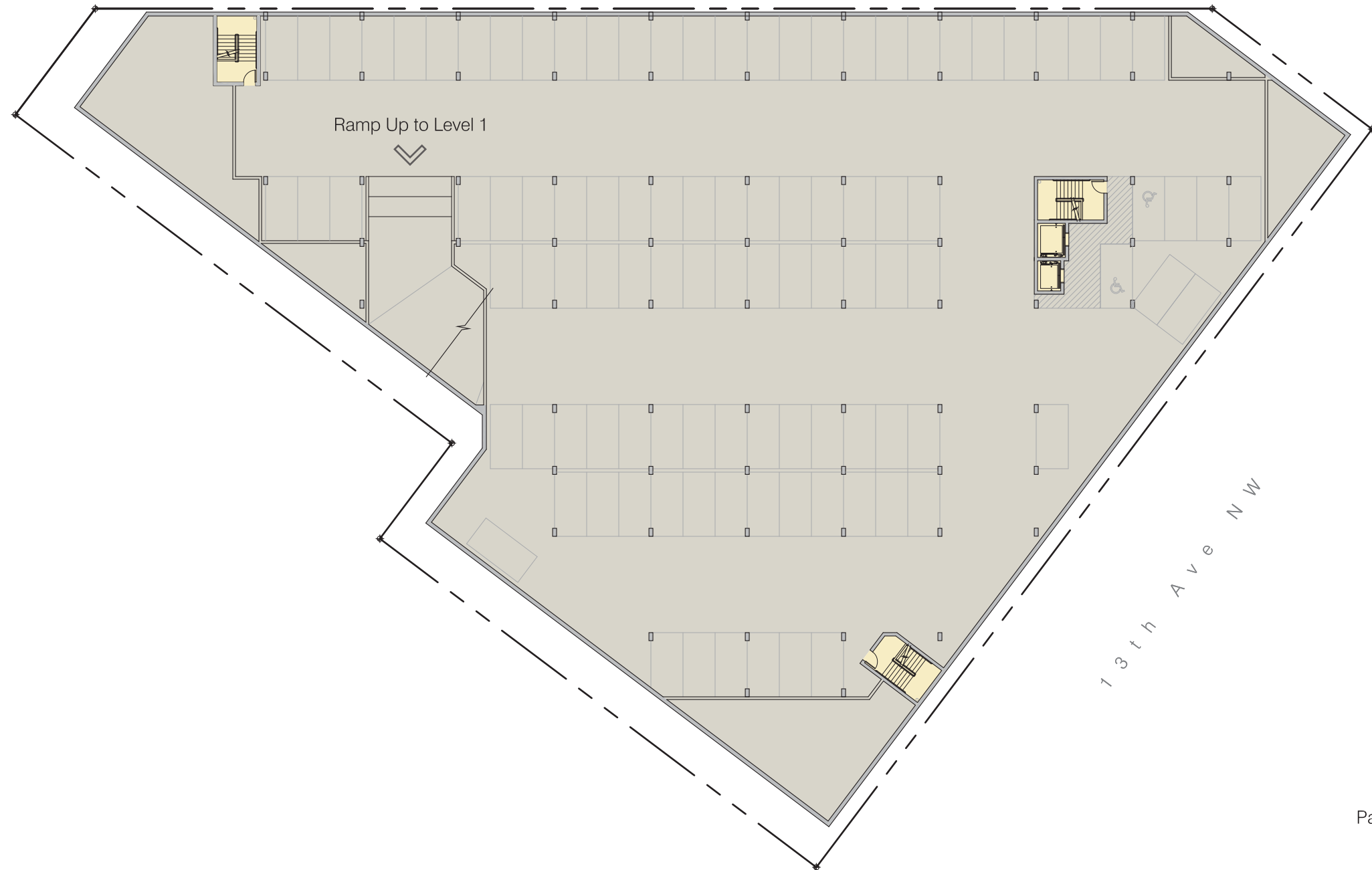
E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites (see p25-31)

Landscaping on the street frontages and adjacent to the lots to the south soften the impact of the project and reinforce its human-scaled character.

	Section	Requirement	Proposed Departure	Justification
1	SMC 23.47A.008 Street-level development standards	D. The provisions of this subsection apply to structures with residential uses located along a street-level street-facing facade: 3. The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.	Allow dwelling units along 13th Ave NW to be located only 2 feet above sidewalk grade instead of the required 4 feet. See 'Elevation along 13th Ave. NW', p.13	The character of 13th Ave NW makes a transition from commercially-oriented at its intersection with Holman Rd NW to single-family-oriented as it runs to the south. The dwelling units along the structure's 13th Ave NW facade are positioned at its southern end, immediately adjacent to the C1-40 lots to the south. Allowing these units to be located closer to the sidewalk grade will help the structure make a more sensitive transition to the less-intensively-zoned lots beyond the edge of the C1-40 zone.
2	SMC 23.47A.008 Street-level development standards	A. Basic street-level requirements. 2. Blank facades. b. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.	Allow a blank portion of the 13th Ave NW facade to extend for 27 feet instead of being limited to 20 feet. See 'Elevation along 13th Ave. NW', p.13	The blank portion of the facade is adjacent to the structure's parking entrance and covers garage space. Plantings such as vines or other shallow-profile plant material will be provided in front of the brick wall to soften its appearance and mitigate its effect on the character of the streetscape.
3	SMC 23.47A.008 Street-level development standards	B. Nonresidential street-level requirements. 2. Transparency. a. 60 percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.	Allow a 39 percent total facade transparency for the nonresidential street-level uses along the 13th Ave NW facade instead of the required 60 percent.. See 'Elevation along 13th Ave. NW', p.13	While overall the nonresidential portion of the facade is only 39 percent transparent, the commercial portion of the facade at the Holman Rd NW corner of the structure is 72 percent transparent. The non-transparent portion of the facade is the portion in front the parking garage which is located away from the commercially-oriented corner where transparency is most critical.

1 4 t h A v e N W

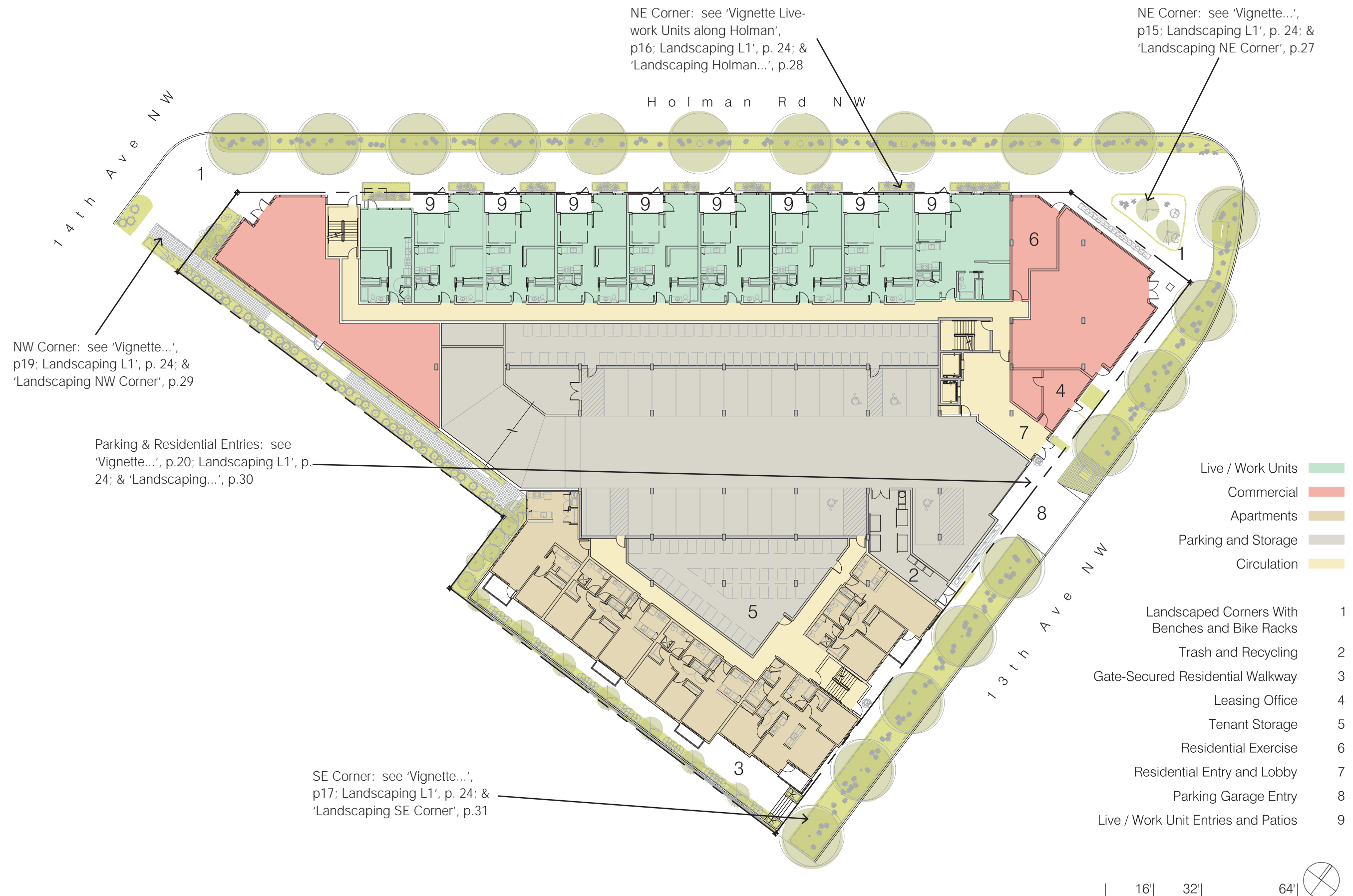
H o l m a n R d N W



Parking and Storage
Circulation

16' 32' 64'





1 4 t h A v e N W

H o l m a n R d N W

Residential courtyard: see 'Vignette
L2 Residential Courtyard', p18;
Landscaping L2', p. 26; 'Landscaping
L2 Residential Courtyard', p.32



Apartments
Circulation
Apartment Balconies

Common Landscaped Courtyard 1
Private Patios 2

16' 32' 64'



1 4 t h A v e N W

H o l m a n R d N W



- Apartments
- Circulation
- Apartment Balconies

16' 32' 64'



1 4 t h A v e N W

H o l m a n R d N W



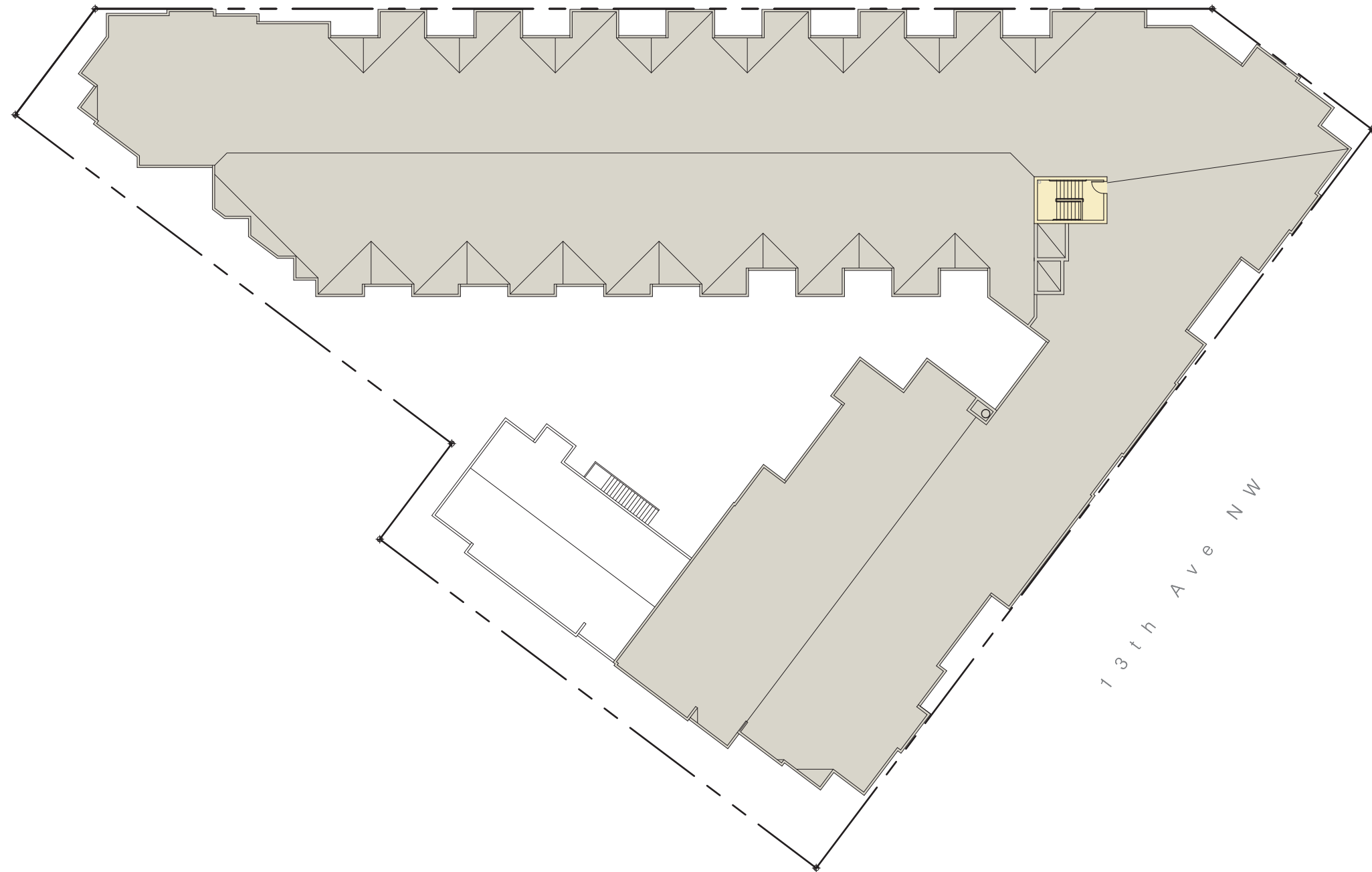
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14th Ave NW

H o l m a n R d N W



Circulation



16' 32' 64'

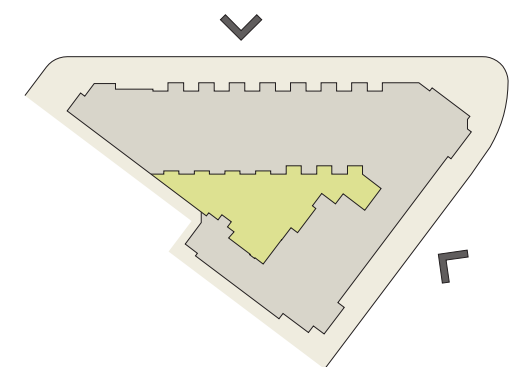


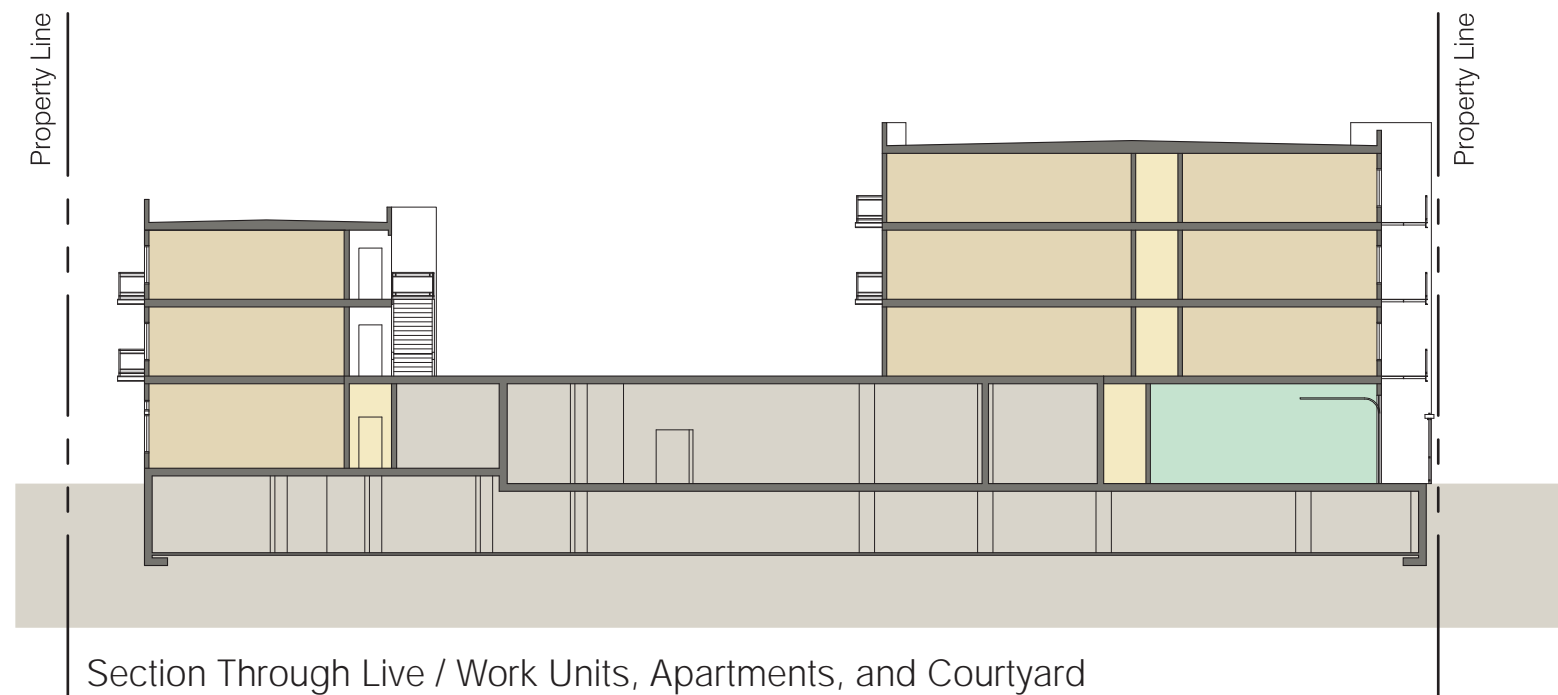


Departure #1: Allow dwelling units along 13th Ave NW to be located only 2 feet above sidewalk grade instead of the required 4 feet. See 'Development Standards Departures', p.6.

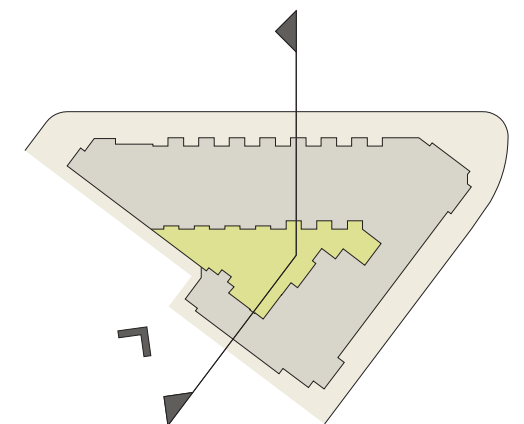
Departure #2: . Allow a blank portion of the 13th Ave NW facade to extend for 27 feet instead of being limited to 20 feet. See 'Development Standards Departures', p.6.

Departure #3: Allow a 39 percent total facade transparency for the nonresidential street-level uses along the 13th Ave NW facade instead of the required 60 percent. See 'Development Standards Departures', p.6.





- Live / Work Units ■
- Apartments ■
- Circulation ■
- Parking and Storage ■





A-3 Entrances Visible from Street
(also, see p16, 19, & 20)

D-1 Pedestrian Open Spaces and
Entrances (also, see p16, 19, & 20)

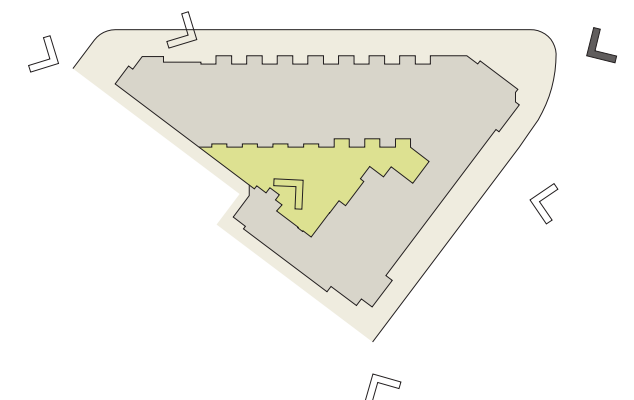
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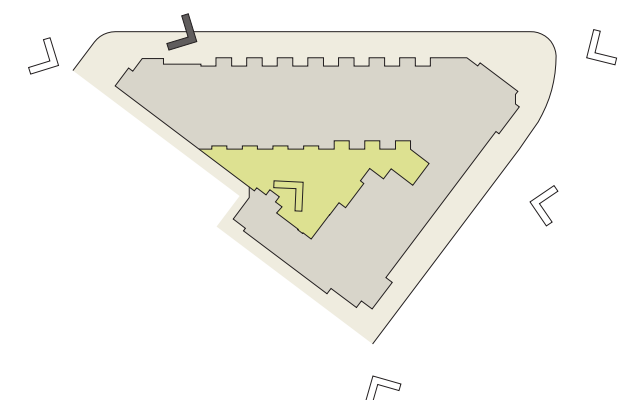
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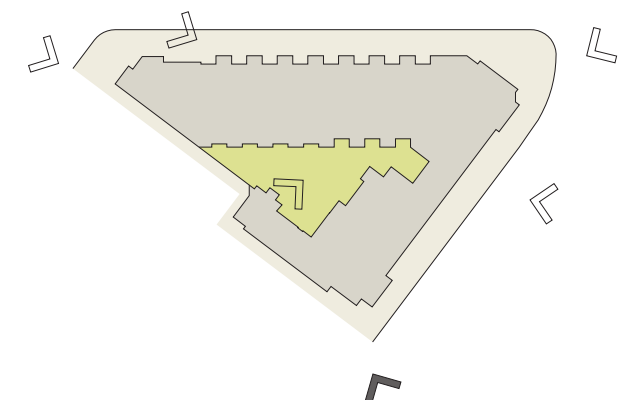
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A-7 Residential Open Space (see p20)

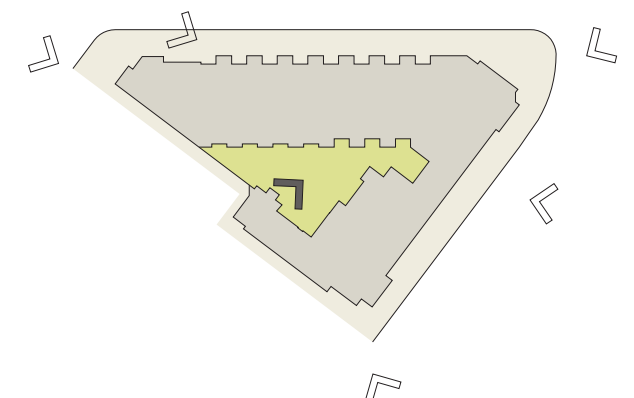
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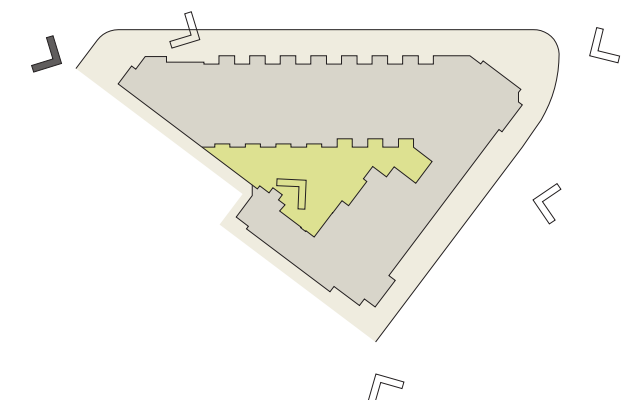
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D-2 Blank Walls (see p18)

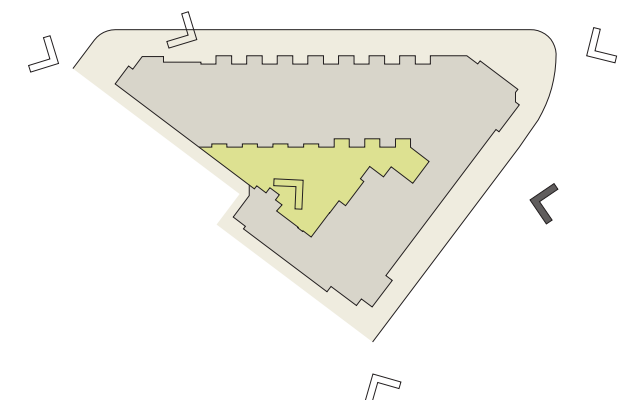
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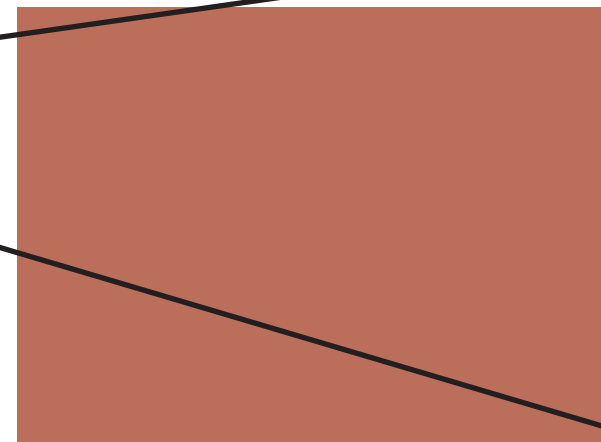




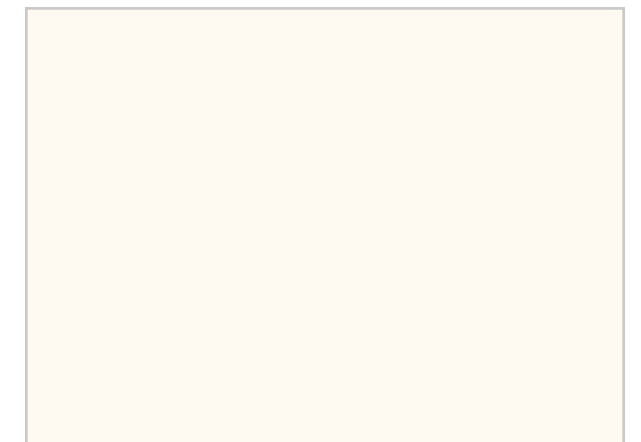
Fiber-cement lap siding



Painted fiber-cement panel siding



Painted fiber-cement panel siding



Painted fiber-cement panel siding



Brick



Cast-In-Place Concrete

Enlarged elevation along 13th Ave NW



Oversized raised cut metal letters at residential entry canopy (above, or, below)



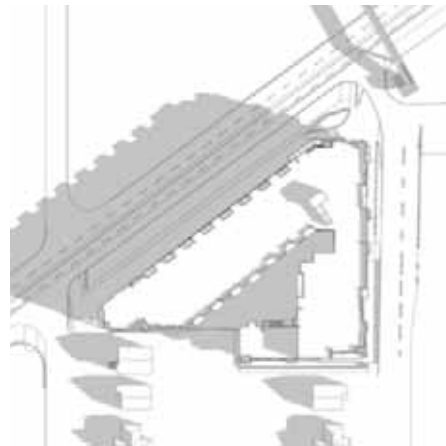
Blade signs at commercial spaces and at Live-Work Units



Vinyl/painted window signs at commercial Spaces & Live-Work Units



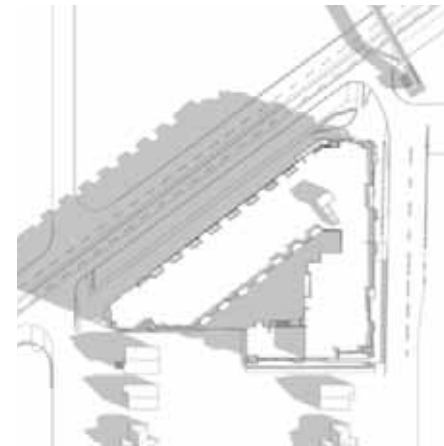




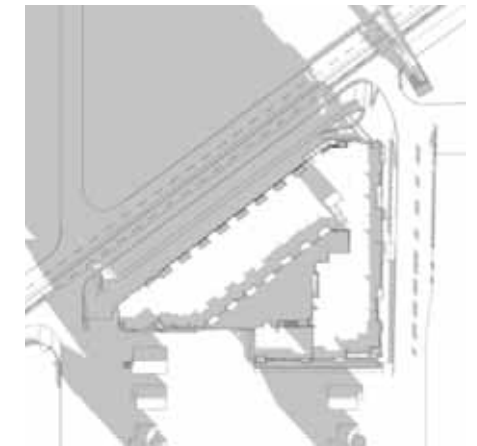
Mar. 22
8 am



Jun. 22
8 am



Sept. 22
8 am



Dec. 22
9 am



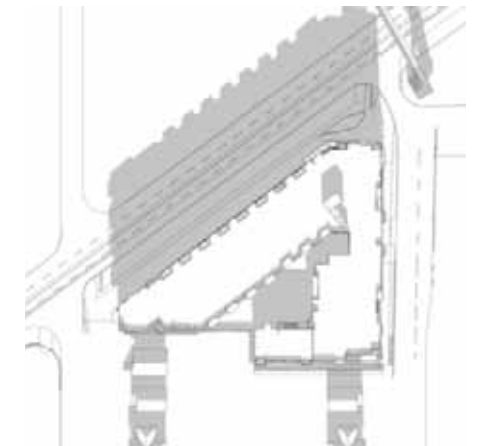
12 pm



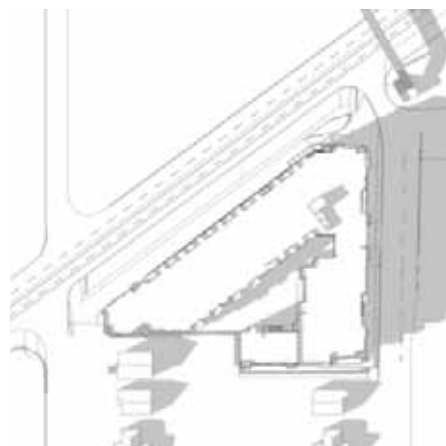
12 pm



12 pm



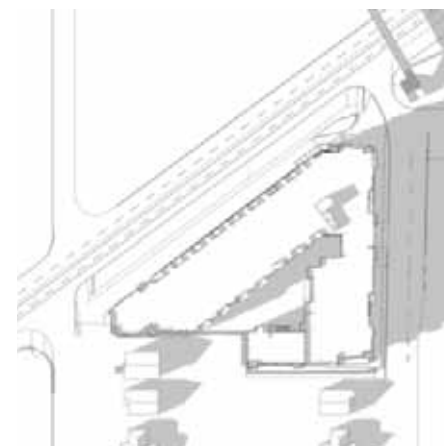
12 pm



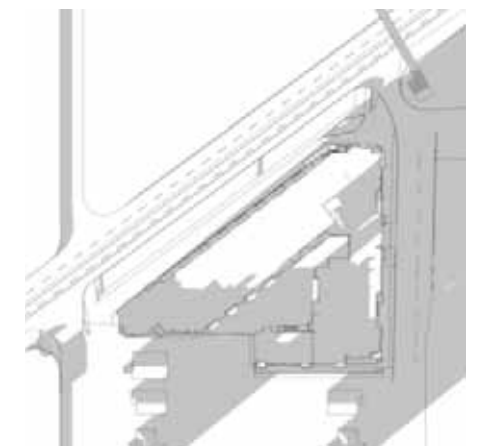
4 pm



4 pm



4 pm



4 pm

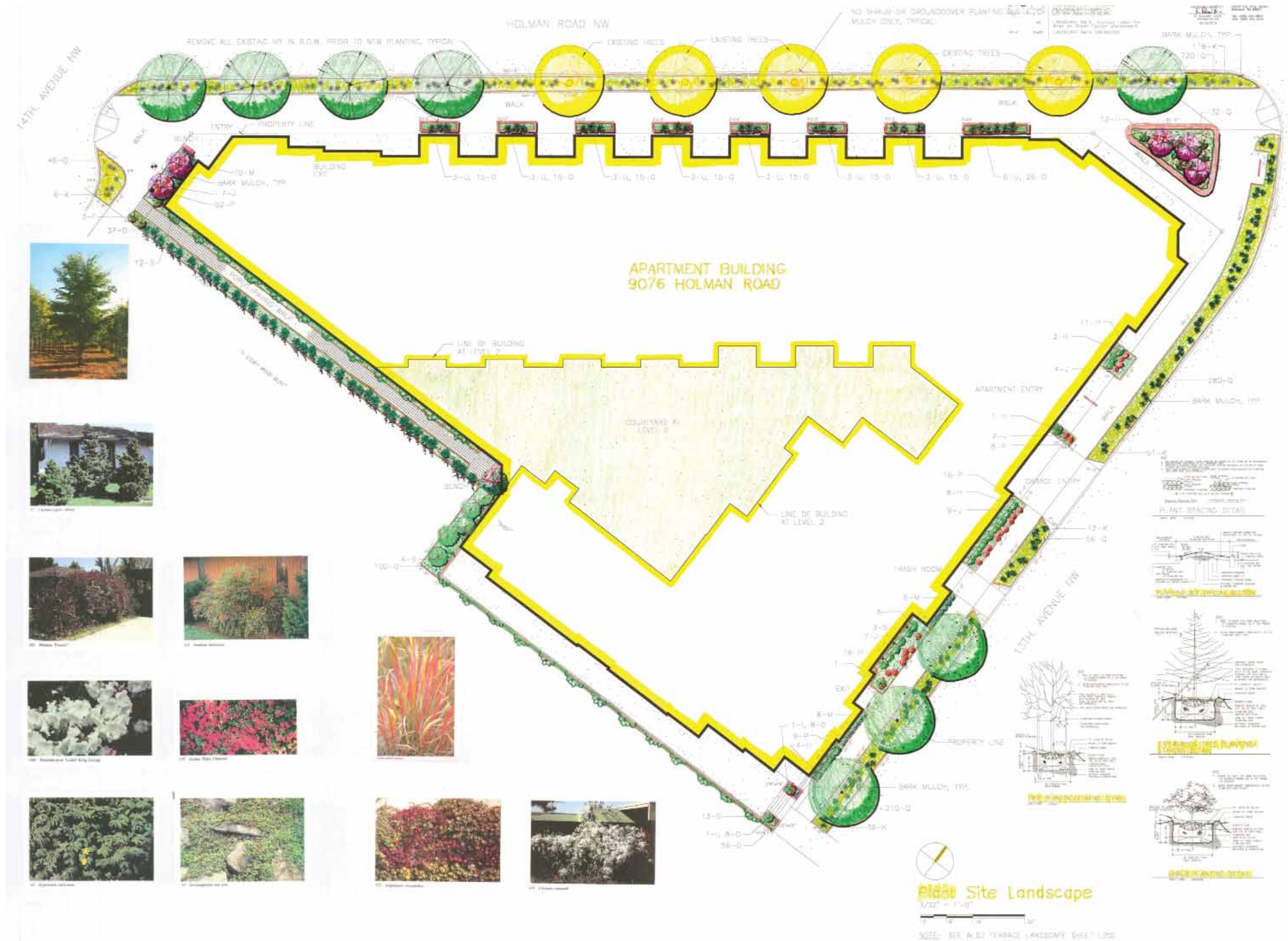
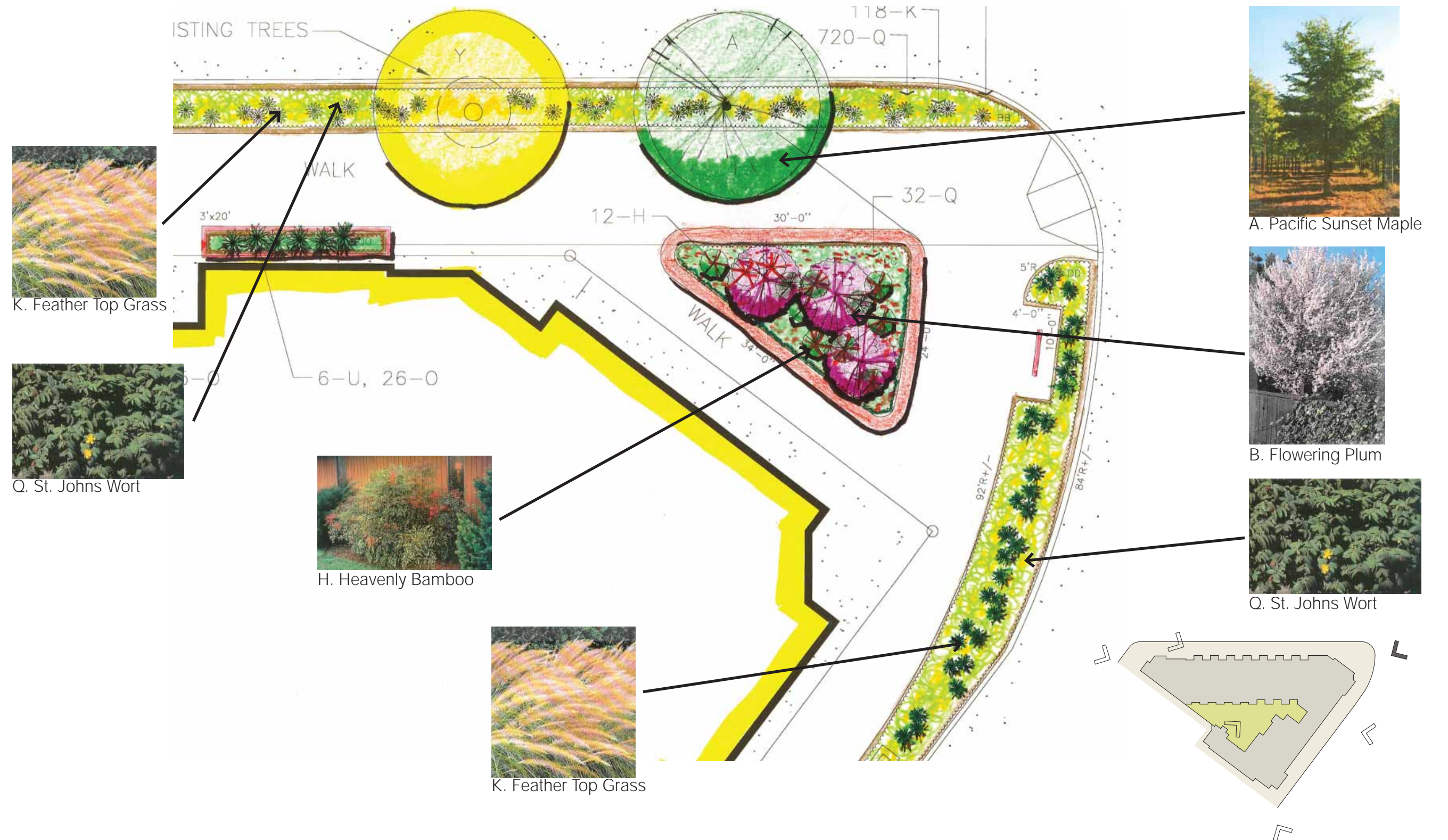




Figure 1 is a horizontal bar chart showing the distribution of the number of species (n) for different values of the parameter k . The x-axis is labeled n and ranges from 0 to 10. The y-axis is labeled $1/n^k$ and ranges from 0 to 1. The bars represent the probability of n species occurring, with the highest probability at $n=1$ and decreasing as n increases.





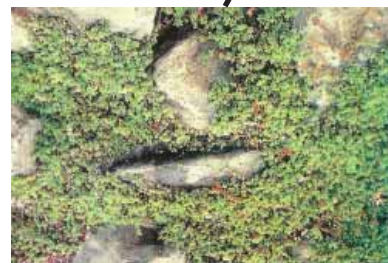
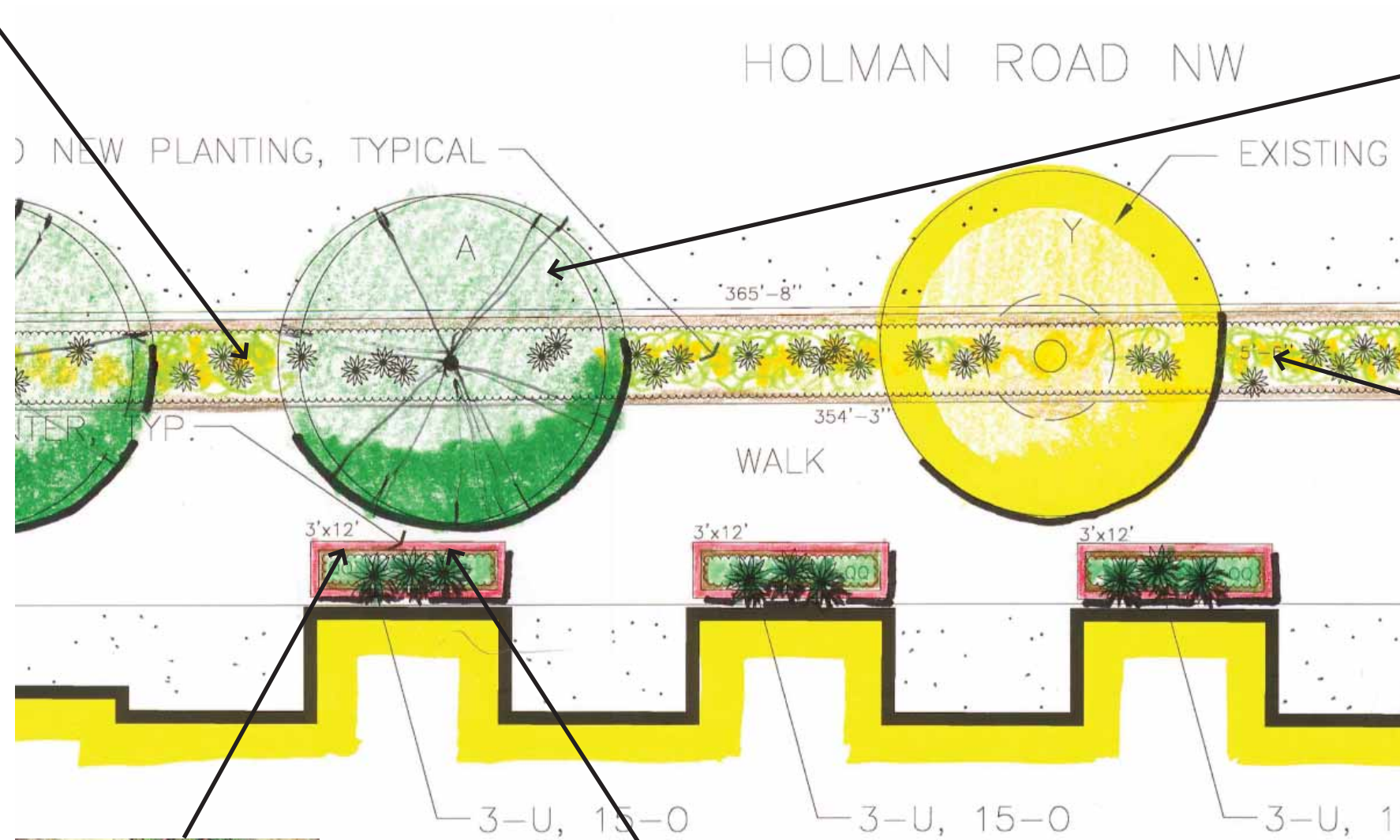
K. Feather Top Grass



A. Pacific Sunset Maple

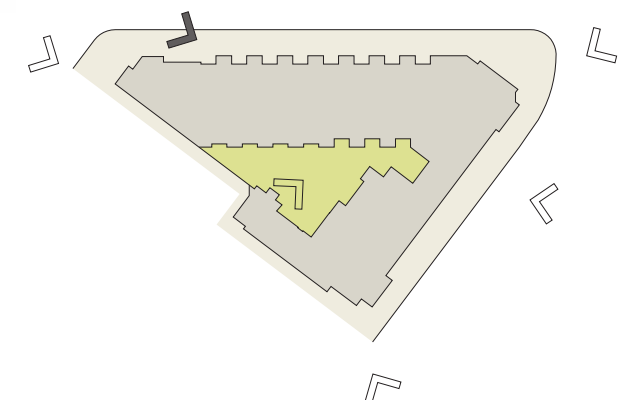


Q. St. Johns Wort



O. Kinnikinnick

U. Mugo Pine





Q. St. Johns Wort



K. Feather Top Grass



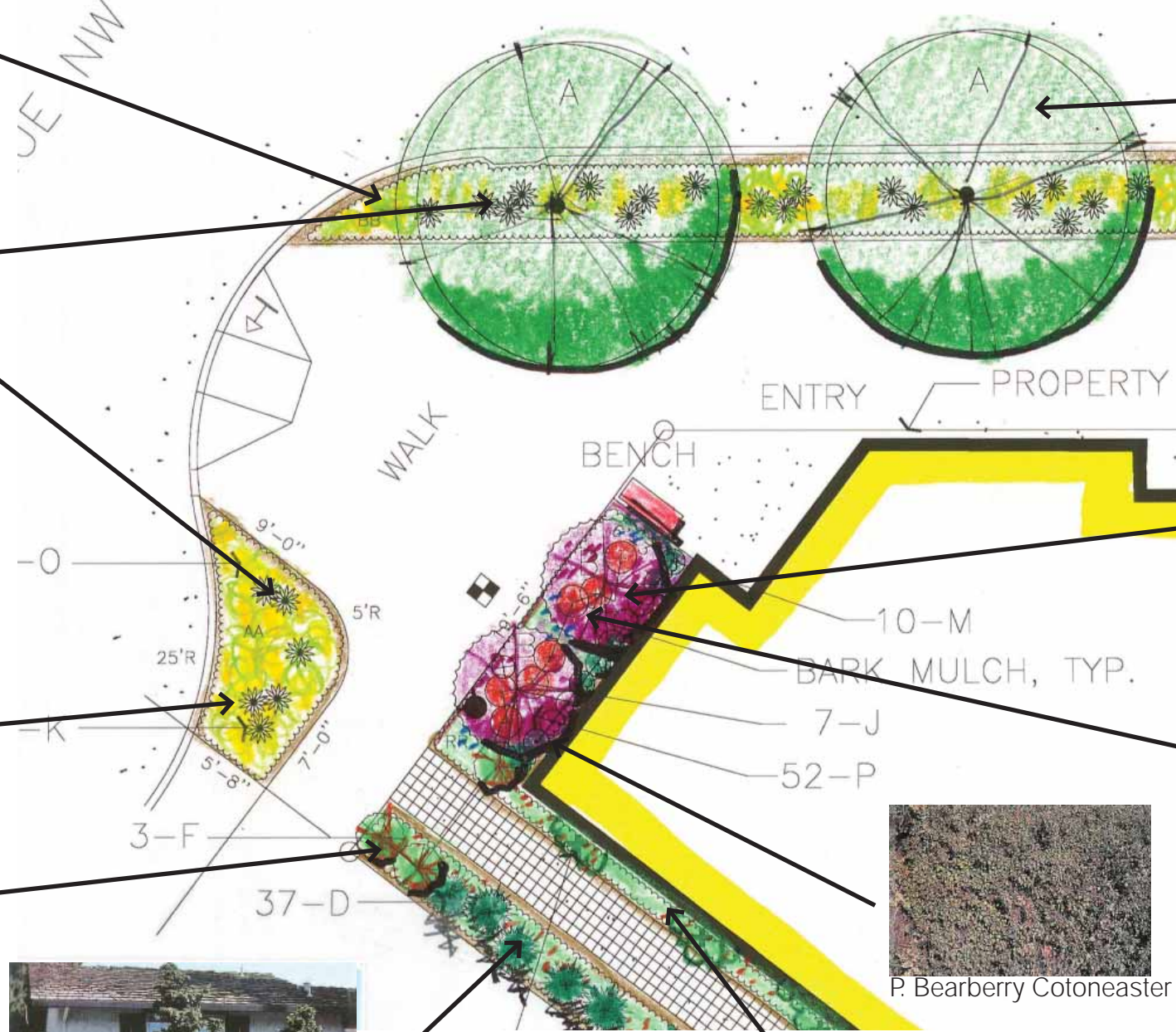
O. Kinnikinnick

F. Photinia



D. Cypress

REMOVE ALL EXISTING IVY IN



A. Pacific Sunset Maple



B. Flowering Plum

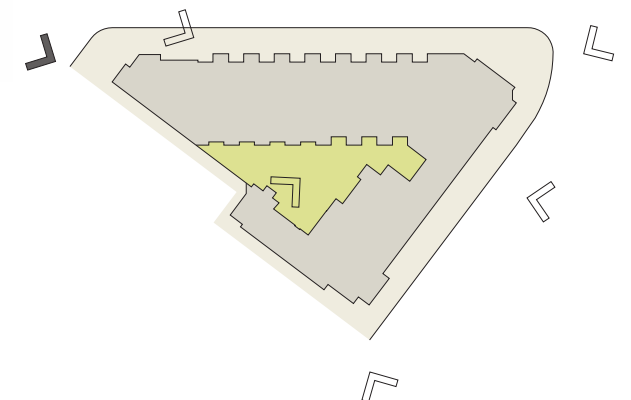


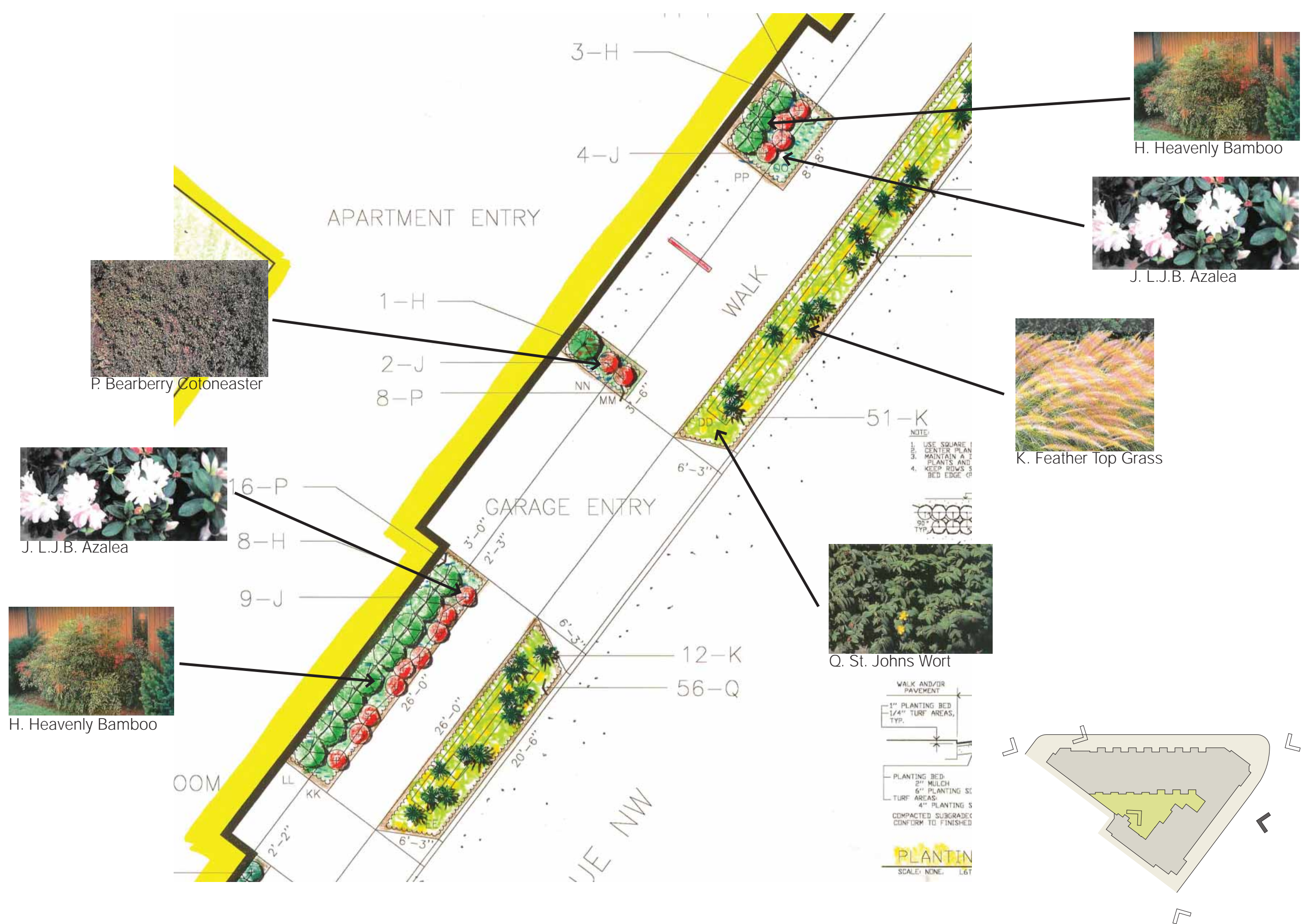
J. L.J.B. Azalea

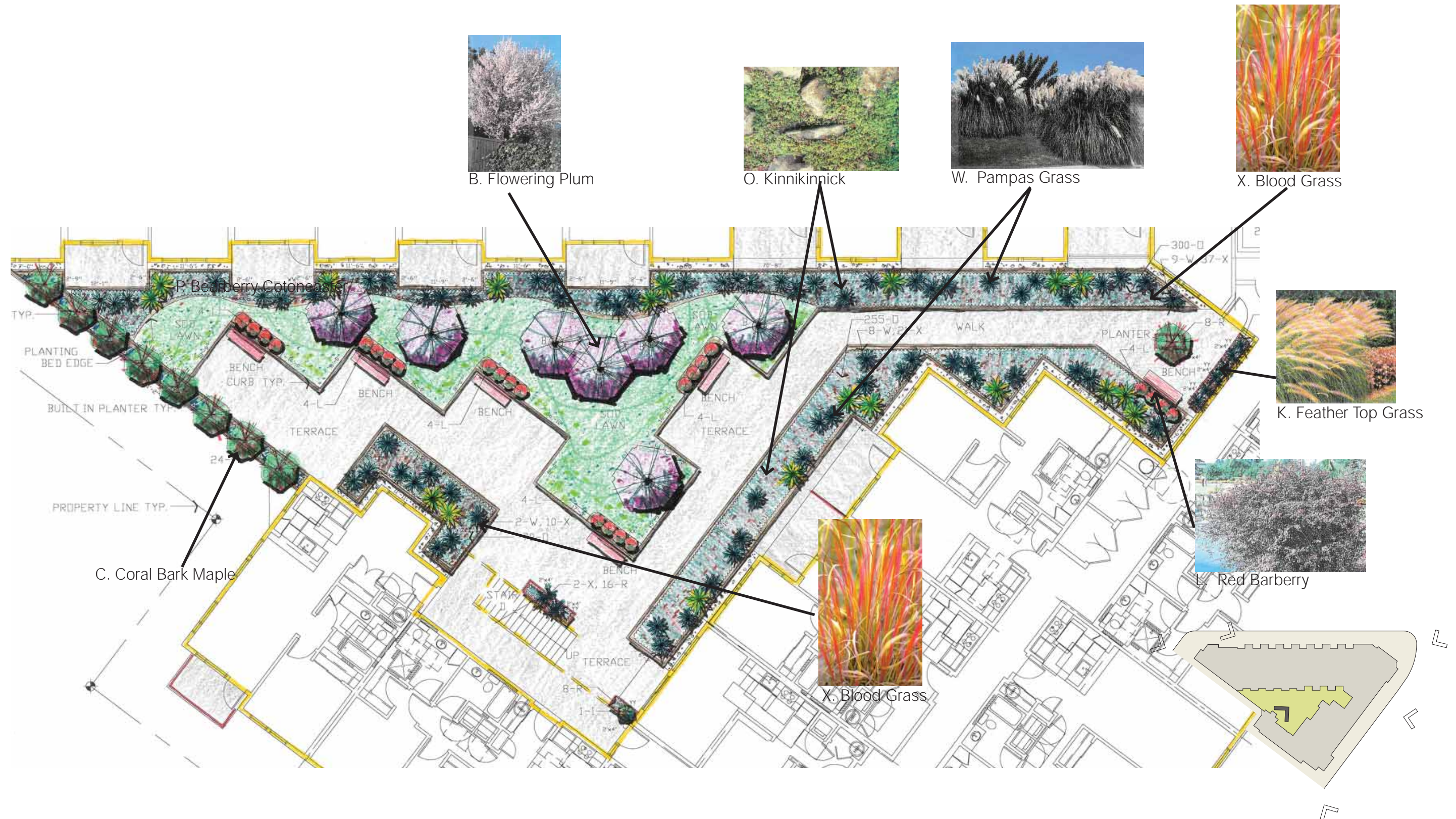


P. Bearberry Cotoneaster

S. Boston Ivy







Seattle Municipal Code, Land Use Regulations:

Chapter 23.41 Early Project Implementation

012.B Development Standard Departures

- Departures may be granted from any Land Use Code standard or requirement, except for the following: resid. density limits, Floor Area Ratios, max. size of use, structure height, storage of solid waste containers, noise and odor stds., reqs. For streets, alleys, and easements per Chapt. 23.53, definitions, and measurements.

Chapter 23.47A Commercial

004 Permitted and Prohibited Uses

- Residential uses in mixed use development permitted outright
- Live work units are permitted outright,
 - Except where expressly treated as residential use, live-work units shall be deemed a non-residential use

005 Street Level Uses

- Residential Uses may not occupy more than 20% of the street-level street facing facades when facing an arterial

008 Street-Level Development Standards

- Applies to structures that contain residential uses in C zones

- 60% of the street facing façade between 2’ & 8’ shall be transparent ; view into space, or in live work units into 30” deep display windows
- The total blank façade segments may not exceed 40% of the width of the façade of the structure along the street
- Street-level facing facades must be located within 10’ of the property line, unless as otherwise approved
- Blank segments of the street-facing façade between 2’ & 8’ above the sidewalk may not exceed 20’ wide
- Nonresidential uses must extend an average of at least 30’ and a minimum of 15’ except if the depth requirements would result in a space greater than 50% of the structures footprint.
- Street level non residential uses shall have a floor to floor height of at least 13’
- When a residential use is located on a street level façade
 - limited to 20% of street level façade
 - a visually prominent pedestrian entry must be provided
 - first floor must be 4’ above grade, or set back 10’
- Live work Unit at street level comply with 008.A (blank facades) and 008.B (transparency)

012 Structure Height:

- The maximum height is 40’-0”
- Ht. may be increased by 4’, if:
 - 13’ ht for residential use provided at street level, or, a grade separated pedestrian entry is provided for residential uses at street levels
 - The additional ht will not permit another story that could not be built under the base ht.

- Pitched roof, other then shed or butterfly roof, may extend 5’ beyond base ht. (min. 3:12 pitch)
- Rooftop features including elevator and stair penthouses & mechanical equipment may not exceed 25% of the roof area. Greenhouses, clearstories open railings and parapets may extend up to 4’-0” above the maximum height.
- Solar collectors may extend up to 4’ above the height limit w/ unlimited coverage; 15’ if less then 25% of roof area
- Rooftop features must be 10’ from N. edge of roof, unless shadow equal to base ht. at 21 Jan., noon.

013 Floor Area Ratio

- All gross floor area below existing or finish grade, whichever is lower, is exempt from FAR calculations
- Above grade parking within or covered by a structure must be included in FAR calculations.
- Maximum FAR:
 - Mixed-use residential and non-residential structures: 3.25

014 Setbacks:

- landscaped setback per 23.47.016, Screening and Landscaping Standards

016 Landscaping and Screening Standards

- Landscaping must achieve a Green Factor of .30 for any new structure over 4 units
- Street trees are required per SDOT, existing trees count toward the requirement

- Street tree requirements may be waived if they obscure the visibility of retail uses or obstruct pedestrian access to retail uses
- Screen and Landscaping per Table D, 23.47A.016.
 - parking garage 8’, or more, above grade – 3.5’ screening along perimeter

020 Odor Standards:

- Venting of odors, vapors, smoke, etc. shall be 10’-0” above the finished sidewalk grade, and shall be directed away to the extent possible from residential uses within 50’-0”.

022 Light and Glare Standards:

- Exterior lighting shall be shielded from adjacent uses.
- Interior lighting in parking garages shall be shielded.

024 Amenity Areas

- Residential amenity areas of 5% of the total gross residential floor area
 - including, but not limited to, decks, balconies, terraces, roof gardens, plazas, courtyards, play areas, or sports courts
- All residents must have access to at least one amenity space
- Amenity spaces may not be enclosed
- Pedestrian Access to building entries do not count as amenity areas
- Common amenity areas must have a minimum horizontal dimension of 10’ and be a minimum of 250 sq. Ft.
- Private balconies must have a minimum horizontal dimension of 6’ and be a minimum if 60 sq. ft.

- 030

Required Parking and Loading

- Parking required per 23.54.015
 - Loading berths may be required per 23.54.035
- 032

Parking Location and Access

- If lot does not abut an improved alley and abuts two or more streets access to parking from the street that is not the principal pedestrian street
 - When a lot fronts on two, or more, street, DPD may direct which street is used for access
 - Parking shall be screened per 23.47A.016
 - curb cuts per 23.54.030.F.2.a.1
- 033

Transportation Concurrency

- All uses shall meet the transportation concurrency level-of-servicev per chapter 23.52

Chapter 23.53 Requirements for Streets, Alleys, and Easements

- 015

Improvement Requirements for Existing Streets in Residential and Commercial Zones

- Street improvements required per SDOT standards
- 035

Structural Building Overhangs

- 8’ vertical from sidewalk min.
 - 1’ horiz, 2’-6” ht., projection for architectural , or decorative features – eaves, etc.

- window bays/balconies – 8’ above sidewalk, max. 3’ horiz. Projection, 50% open area, 15’ max. length, 2’ separation (see additional specific requirements)

Chapter 23.54 Quantity and Design Standards for Off Street Parking

- 015

Required Parking

- Min. parking per SLUC 23.54.015, except as modified in this section
 - Bicycle parking required at 1 stall per 4 units for multi-family structures’
 - In all commercial zones, other then Pedestrian zones, – no parking required for first 1,500 sf of each ‘business establishment’
 - Chart A, PARKING FOR NONRESIDENTIAL USES:
 - General Sales and Services – 1 stall/500 sf
 - Eating and Drinking Establishments – 1 stall/250 sf
 - Chart B, PARKING FOR RESIDENTIAL USES:
 - Residential use in Commercial zones within Urban Village : – No minimum requirement
 - Chart E, PARKING FOR BICYCLES:
 - General Sales and Services and Eating and Drinking Establishments – 1/12,000 sf long term, 1 /4,000 sf short term
 - Multi-family – 1 /4 units

- 030

Parking Space Standards

- Number of curb cuts allowed on streets that are not principal arterials; 0’-80’=1, 81’-160’=2, 161’-240’=3, 241’-320’=4
 - Curb cut widths; for two-way traffic 22’ min, 25’ max.

- all garage entries shall be a minimum 6’-9” high
- When an unused curb cut is no longer needed the curb cut must be replaced.

Director’s Rules

- DR 17-2008, Environmental Review (SEPA)
- Required when construction of more than 4 units in C1 outside an Urban Center.

Design Review Guidelines for Multifamily and Commercial Buildings

- Effective October 1993, updated November 1998; also includes the January 2007 revised Section D: Pedestrian Environment.

Crown Hill/Ballard Neighborhood Plan

Effective 2004

Section 3, Summary of Plan Elements

D. Crown Hill/Ballard Open Space & Recreation

- ‘Greening” the streets
 - - increase landscaping in ROW and number of street trees
- pedestrian friendly walks
- neighborhood gateway
- completion of sidewalks

G. Crown Hill/Ballard Residential Development

- Infill development

Section 4, Comprehensive Plan Amendments

- Economic Development
 - increase attractiveness of area for businesses and residents
- create mix of locally owned unique businesses

- Residential Development
 - Mix of housing types from SF to moderate density
 - Accommodate new housing in ‘core’ areas
 - Maintain physical character of SF areas outside the core areas
- Transportation
 - Improve mobility
 - Enhance bicycle and pedestrian network
- Recreation and Open Space
 - Network of ‘green links’
 - Planting in ROW
- Arts and Culture
 - Gateways/landscaped areas at key entry points

Site Planning

- A-1

Responding to Site Characteristics (see p17)

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views of other natural features.
- A-3

Entrances Visible from Street (see p17)

Entries should be clearly identifiable and visible from the street.
- A-4

Human Activity (see p18)

New development should be sited and designed to encourage human activity on the street.
- A-5

Respect for Adjacent Sites (see p19)

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.
- A-7

Residential Open Space (see p20)

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

- A-8

Parking and Vehicle Access (see p22)

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.
- A-10

Corner Lots (see p17)

Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.
- Height, Bulk, and Scale

B-1

Height, Bulk, and Scale Compatibility (see p21)

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less-intensive zones.
- Architectural Elements and Materials

C-2

Architectural Concept and Consistency (see p18)

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural context.

C-3

Human Scale (see p18)

The design of new buildings should incorporate architectural features, element and details to achieve a good human scale.
- C-4

Exterior Finish Materials (see p18)

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.

C-5

Structured Parking Entrances (see p18)

The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

Pedestrian Environment

D-1

Pedestrian Open Spaces and Entrances (see p18)

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighting and entry areas should be protected from the weather.

D-2

Blank Walls (see p18)

Buildings should avoid large blank walls facing the street, especially near sidewalks.

D-7

Personal Safety and Security (see p18)

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

D-12

Residential Entries and Transitions (see p18)

For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians.

Landscaping

E-1

Landscaping to Reinforce Design Continuity with Adjacent Sites (see p18)

Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

E-2

Landscaping to Enhance the Building and/or Site (see p18)

Landscaping including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

E-3

Landscape Design to Address Special Site Conditions (see p18)

The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevard.

9076 Holman Rd NW
DRB Recommendation Meeting Packet
10 September 2012

U-Save Oil Co., Inc.
d/Arch LLC

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