



DELRIDGE APARTMENTS

4106 DELRIDGE WAY
SEATTLE, WA 98106

DPD PROJECT # 3008612

DESIGN REVIEW
NOVEMBER 19, 2015



CURRENT DEVELOPMENT

COMMERCIAL DEVELOPMENT:

There is commercial development along Delridge Way SW. Retail uses are located in a strip mall on the Northwest side of Anderson St and the first floor of Youngstown Flats a block west from the site. Office uses include the Kidney Center, Bartell's Headquarters and the leaseable office space of 4000 Delridge building.

RESIDENTIAL DEVELOPMENT:

Most properties on Delridge Way SW are residential. The types of residential construction includes single family homes, duplexes and small apartment buildings. Acting as a bookend to our site are three small apartments with approximately 4 units each. One block from the site is the Young Town Flats, a large six story apartment building with 195 units.

ENVIRONMENTAL DEVELOPMENT:

Within the immediate walking range of the site are a number of amenities. Just South of the site is the Delridge Park and Community Center and to the Northwest is Long Fellow Creek. There is frequent bus service to downtown Seattle from the bus stops one block North and one block South of the site. A bike line in Delridge Way SW connects to bicycle trails linking West Seattle to South King county and Downtown Seattle.



ZONING

ZONE: NC1-40
 PEDESTRIAN OVERLAY: N/A
 URBAN VILLAGE: N/A
 NEIGHBORHOOD DESIGN GUIDELINES: N/A

DEVELOPMENTAL OBJECTIVES

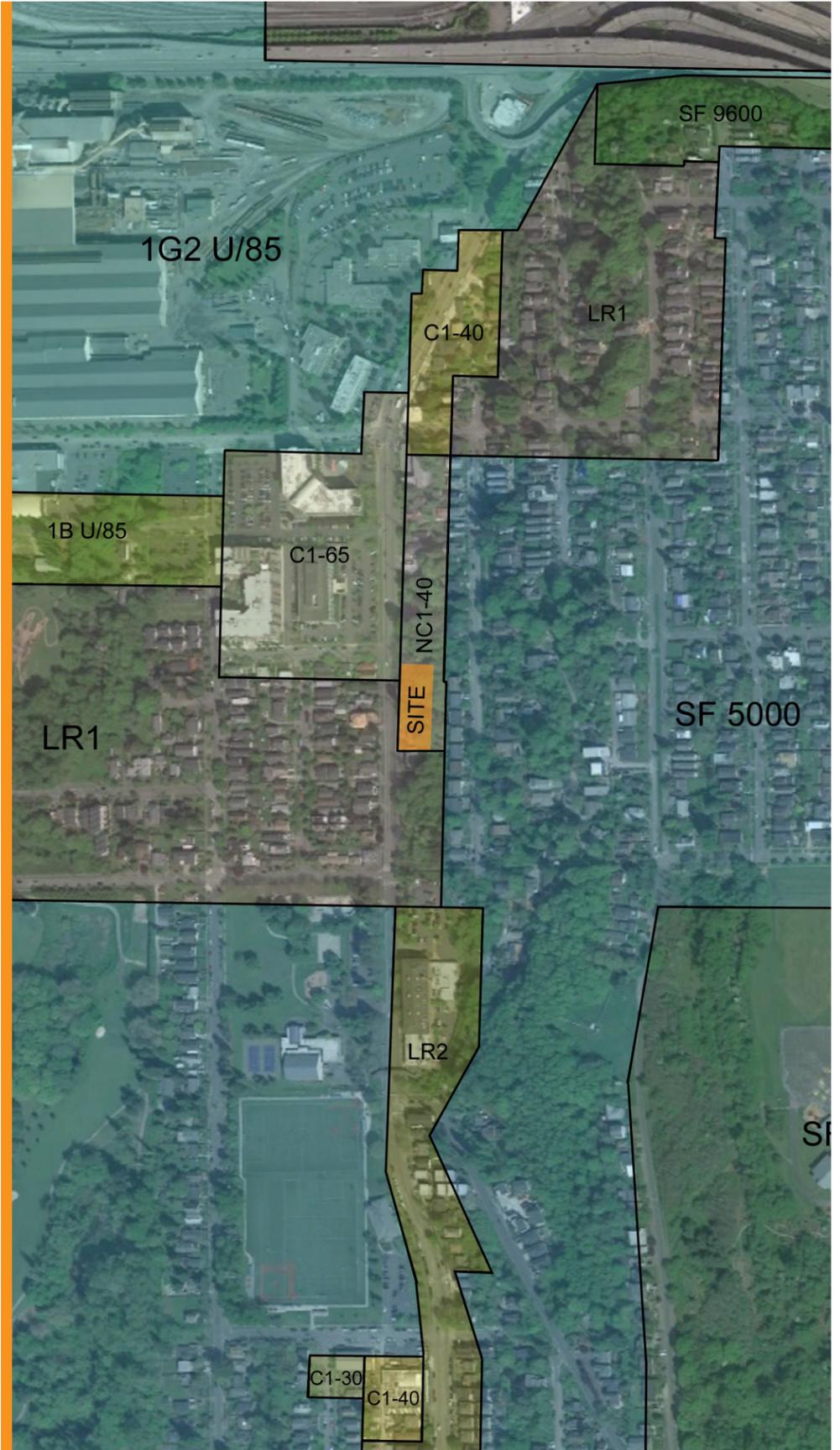
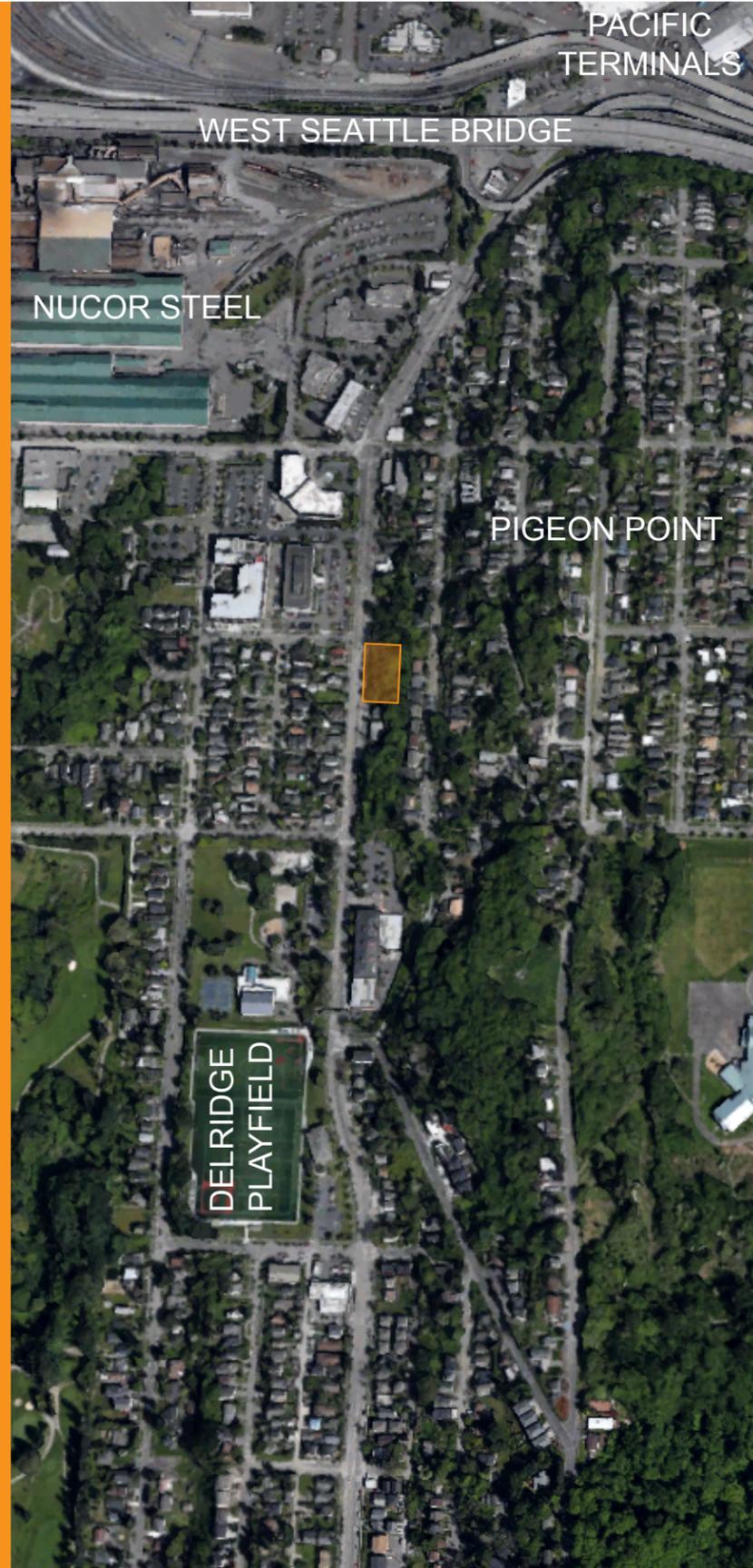
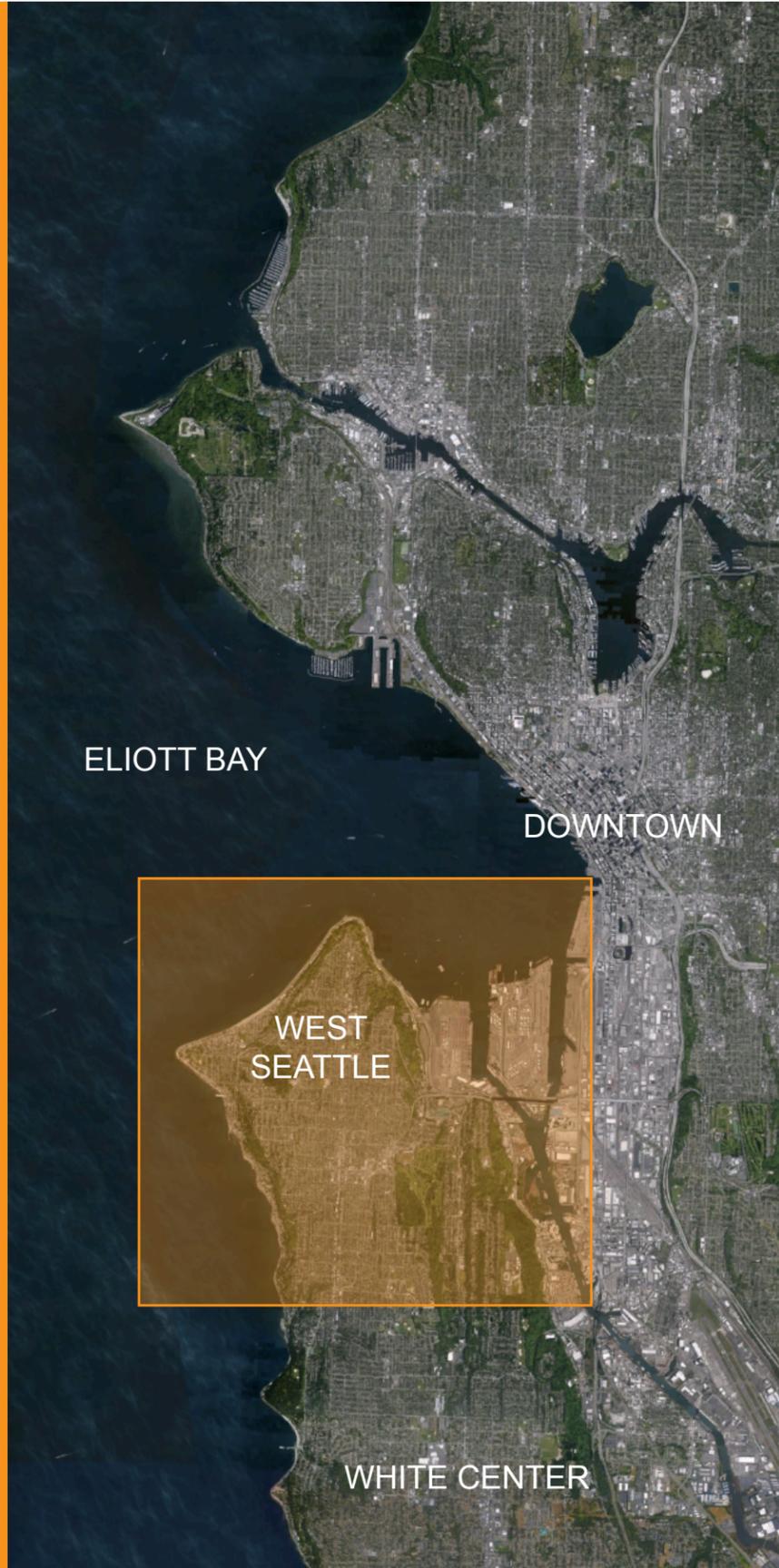
RESIDENTIAL
 36 Total Units
 - (1) Studio (650 sqft)
 - (12) 1 Bedroom Units (685-845 sqft)
 - (23) 2 Bedroom Units (930-1,145 sqft)

COMMERCIAL
 3,662 SQFT Total Commercial Space

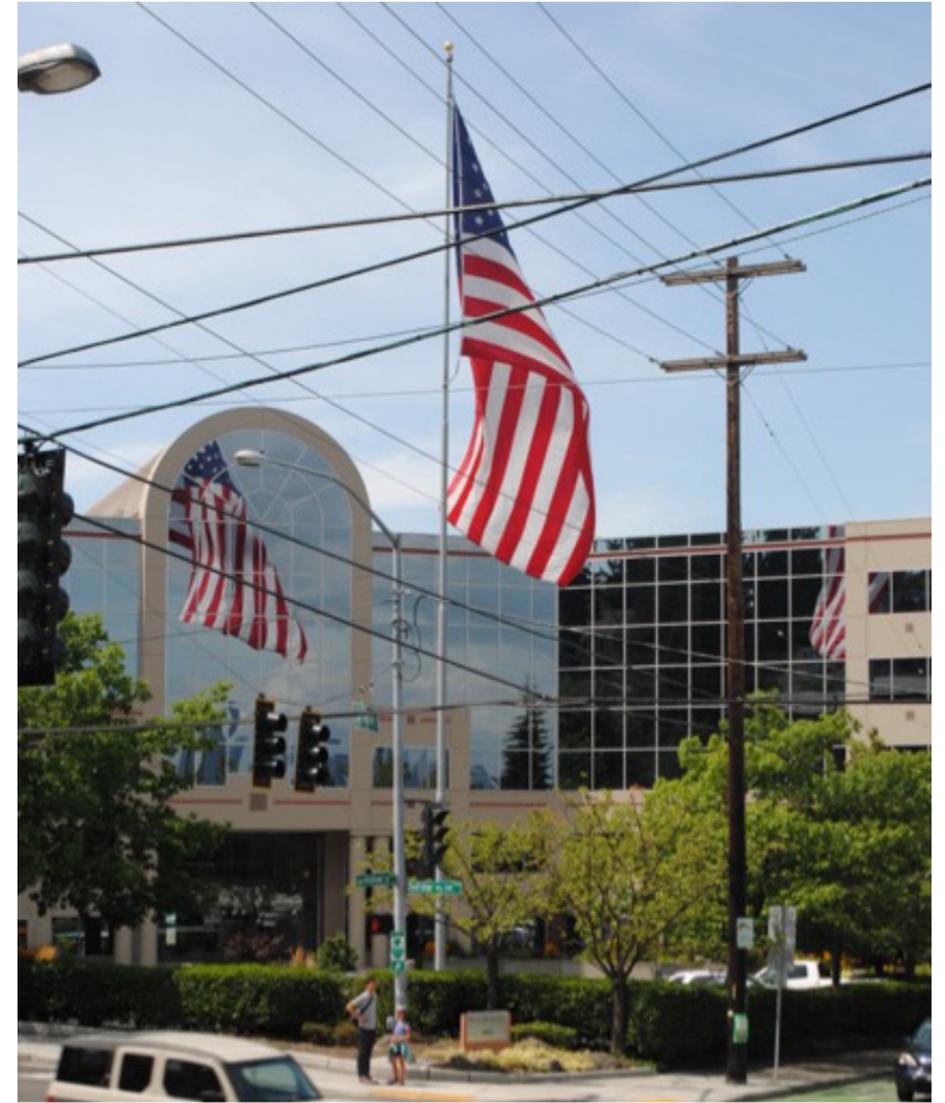
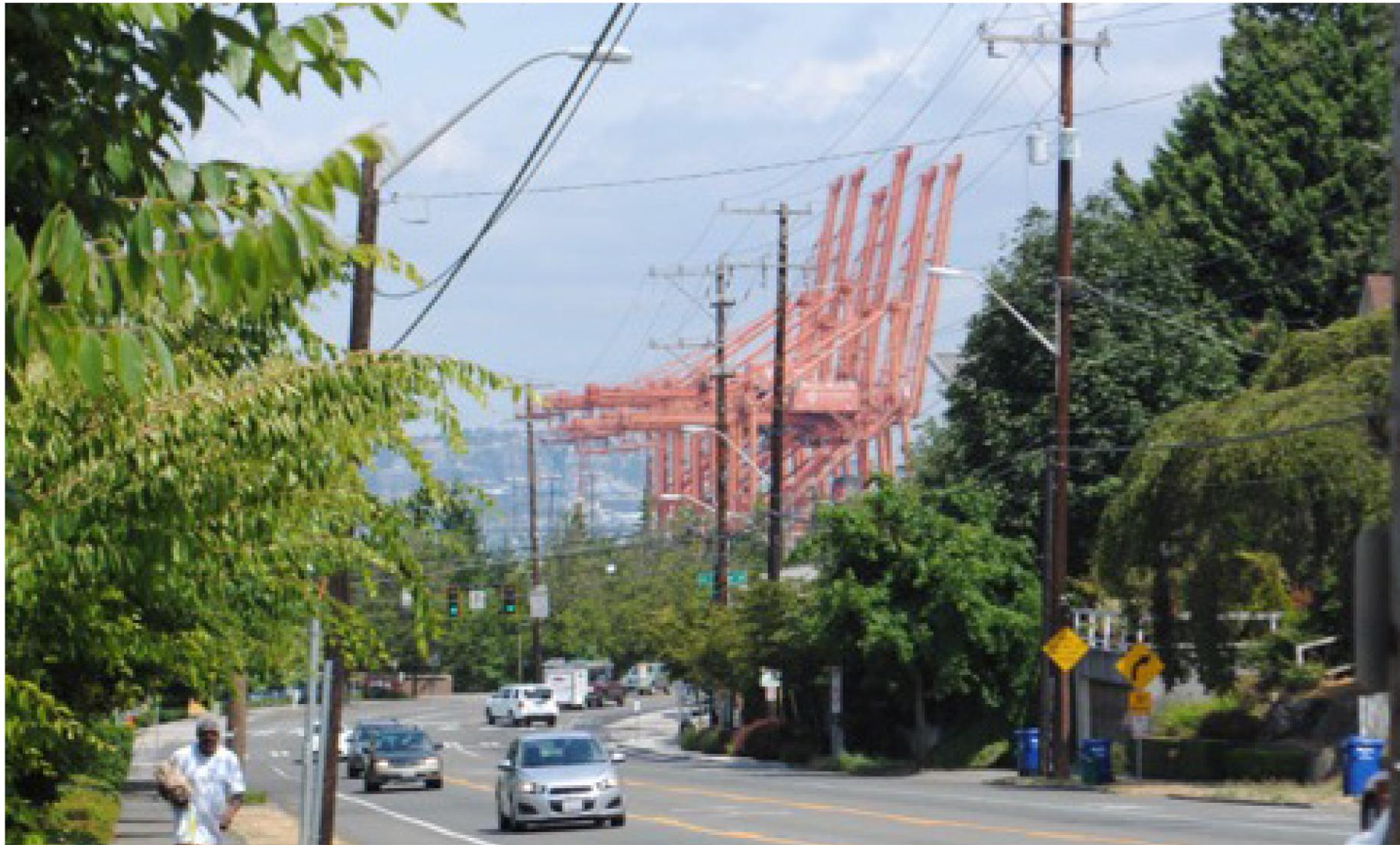
PARKING
 37 Parking Stalls located in the 1st floor garage -
 36 parking stalls required.

OUTDOOR COMMUNITY SPACE
 SQFT Total
 - 1,250 SQFT Second Floor
 - 750 SQFT Fifth Floor

PROJECT INFORMATION



SITE INFORMATION



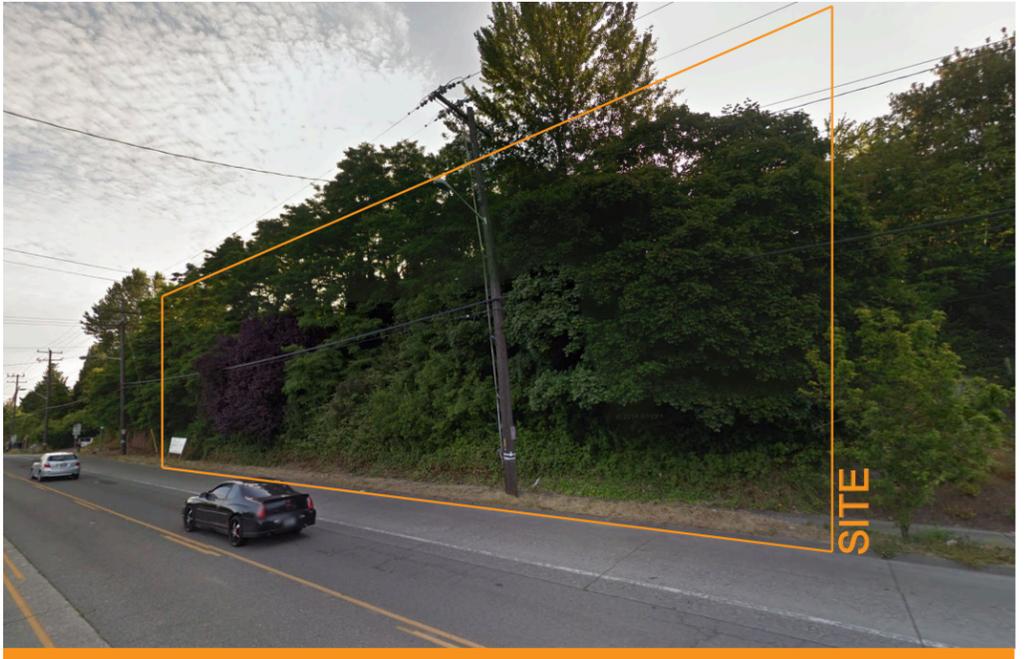
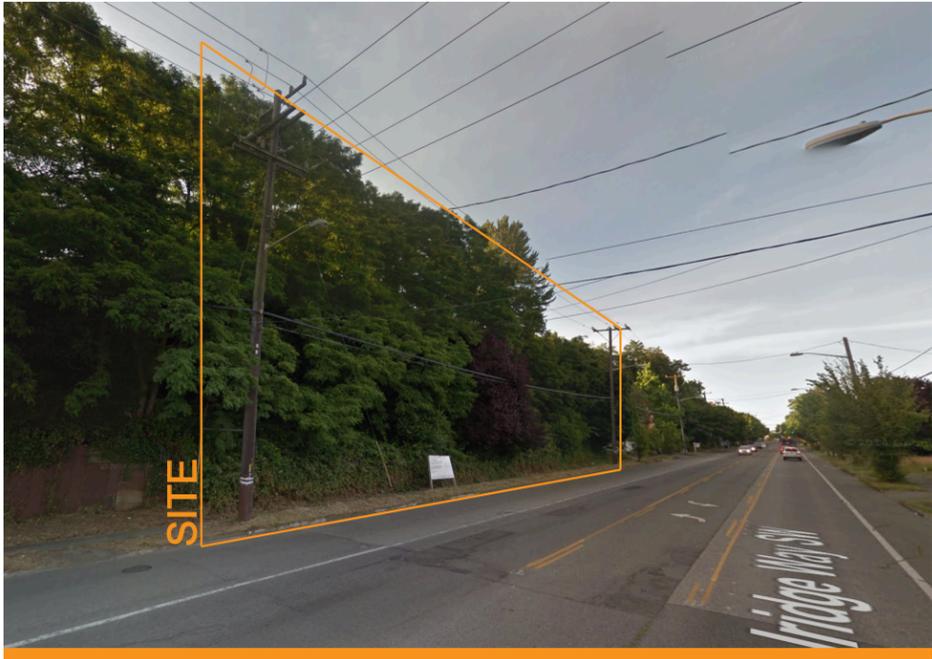
NEIGHBORHOOD IMAGES



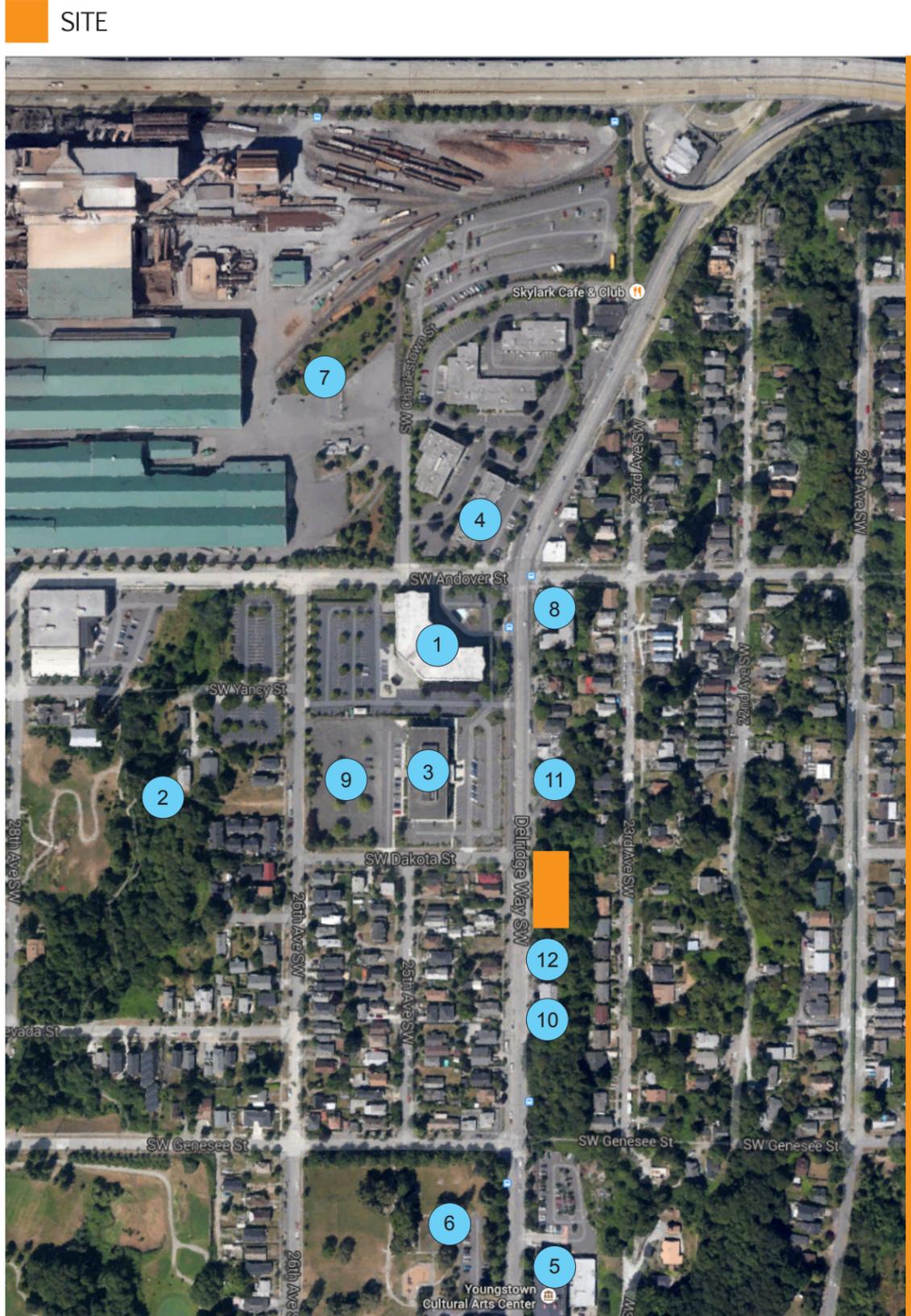
VIEW EAST TOWARDS SITE



VIEW WEST FROM SITE



SITE PHOTOGRAPHS



VICINITY PHOTOGRAPHS

1 BARTELL'S HEADQUARTERS



1

2 LONGFELLOW CREEK



2

3 SEATTLE KIDNEY CENTER



3

6 DELDRIDGE COMMUNITY CENTER AND PARK



4 OUTDOOR SHOPPING CENTER



5 YOUNGSTOWN CULTURAL ARTS CENTER



VICINITY PHOTOGRAPHS

7 4000 DELDRIDGE BUSINESS CENTER



The building design takes cues for its siding materials from the neighborhood. The Nucor steel factory is located less than a quarter mile to the north west of the site. Not only does the factory manufacture steel building materials, but it is completely clad in corrugated sheet metal siding. Several other more recent buildings, including the Youngstown flats and the 4000 Delridge building use metal siding mixed with other materials.

8 4000 DELDRIDGE BUSINESS CENTER



9 YOUNGSTOWN FLATS



VICINITY PHOTOGRAPHS

10 MULTI-FAMILY HOUSING



11 MULTI-FAMILY HOUSING

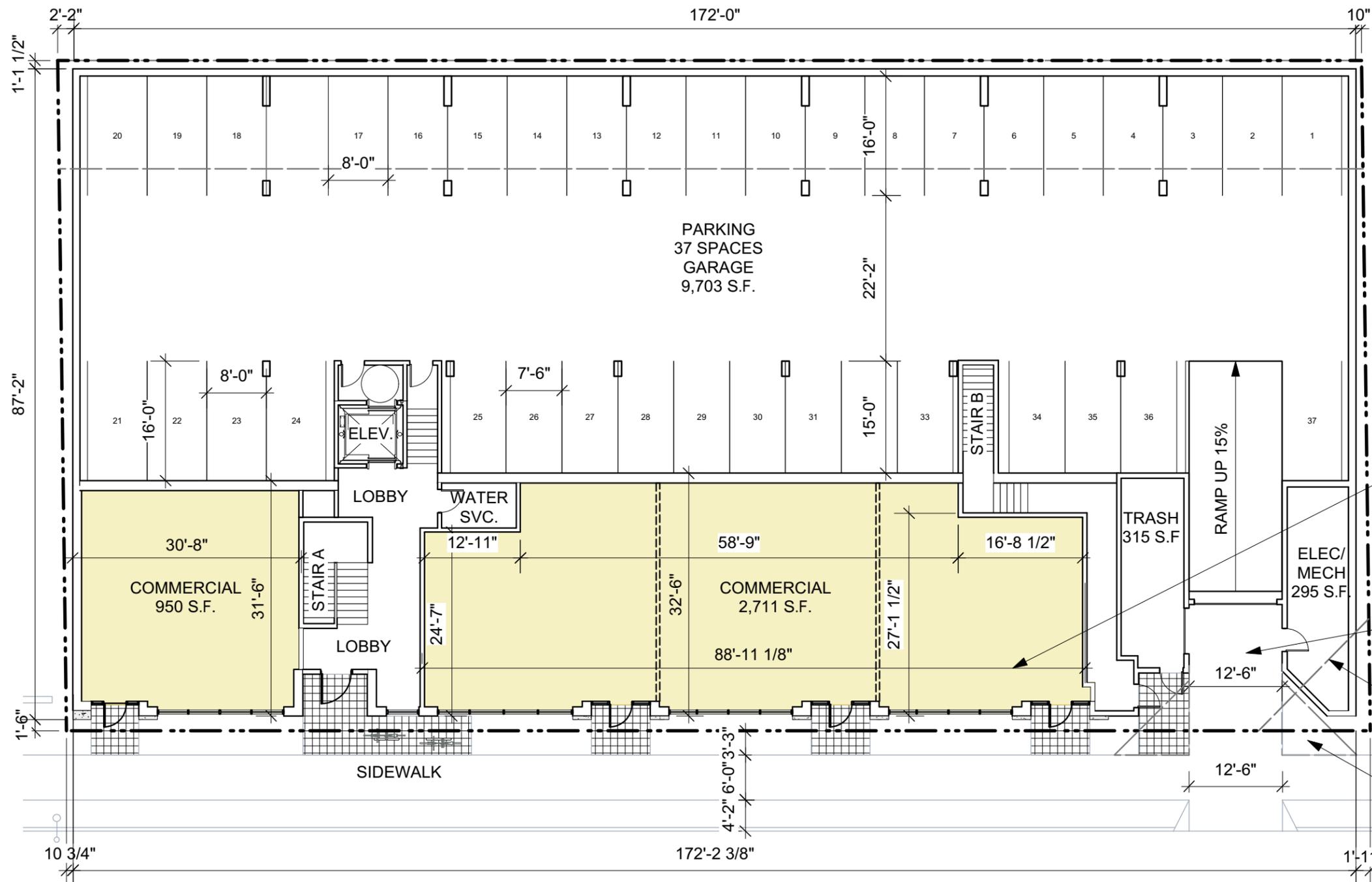


12 MULTI-FAMILY HOUSING



VICINITY PHOTOGRAPHS

SW DAKOTA STREET ROW.

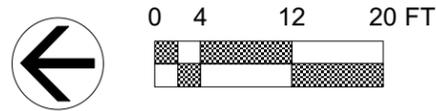


DESIGN REVIEW DEPARTURE #2: 80% NON-RESIDENTIAL FRONTAGE PER SLUC 23.47A.008. SEE TABLE BELOW FOR EXPLANATION.

DESIGN REVIEW DEPARTURE #5: DECREASE WIDTH OF DRIVEWAY

DESIGN REVIEW DEPARTURE #3: 15'-0" CORNER SETBACK PER SLUC 23.47A.014.

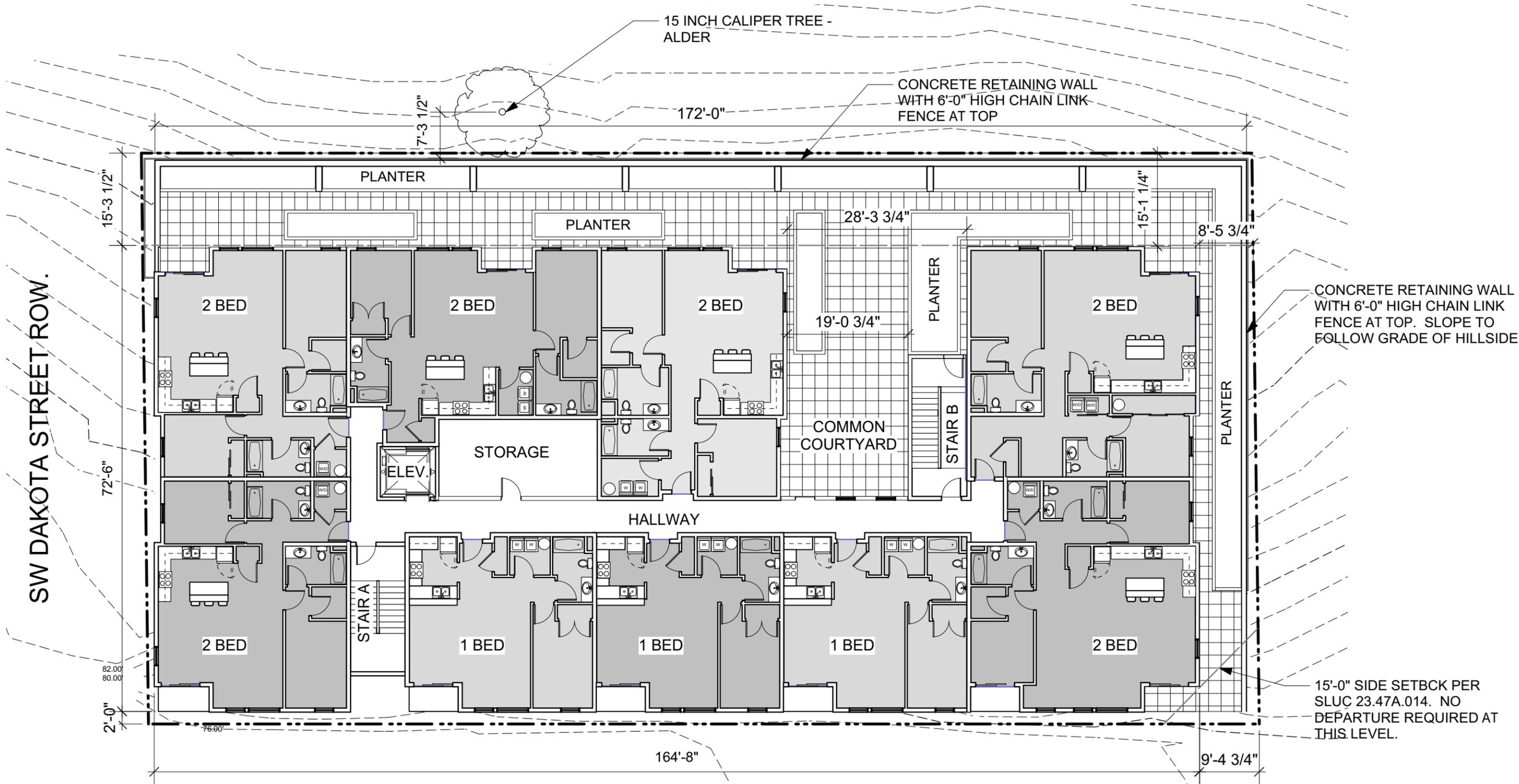
10 FOOT SIGHT TRIANGLE AT DRIVEWAY



DELDRIDGE WAY S.W.

Total Building Frontage	172.3 ft.
Building frontage - garage entry width	152.3 ft.
80% of Frontage per SLUC 23.47A.008.D.3	121.8 ft.
Required Frontage X Average 30' depth	3,655.2 sf.
Non-residential frontage provided	119.6 ft.
Non-residential square footage provided	3,661.0 sf.

PLAN: LEVEL 1



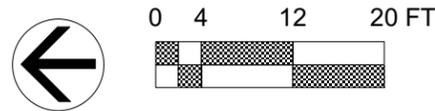
SW DAKOTA STREET ROW.

15 INCH CALIPER TREE - ALDER

CONCRETE RETAINING WALL WITH 6'-0" HIGH CHAIN LINK FENCE AT TOP

CONCRETE RETAINING WALL WITH 6'-0" HIGH CHAIN LINK FENCE AT TOP. SLOPE TO FOLLOW GRADE OF HILLSIDE

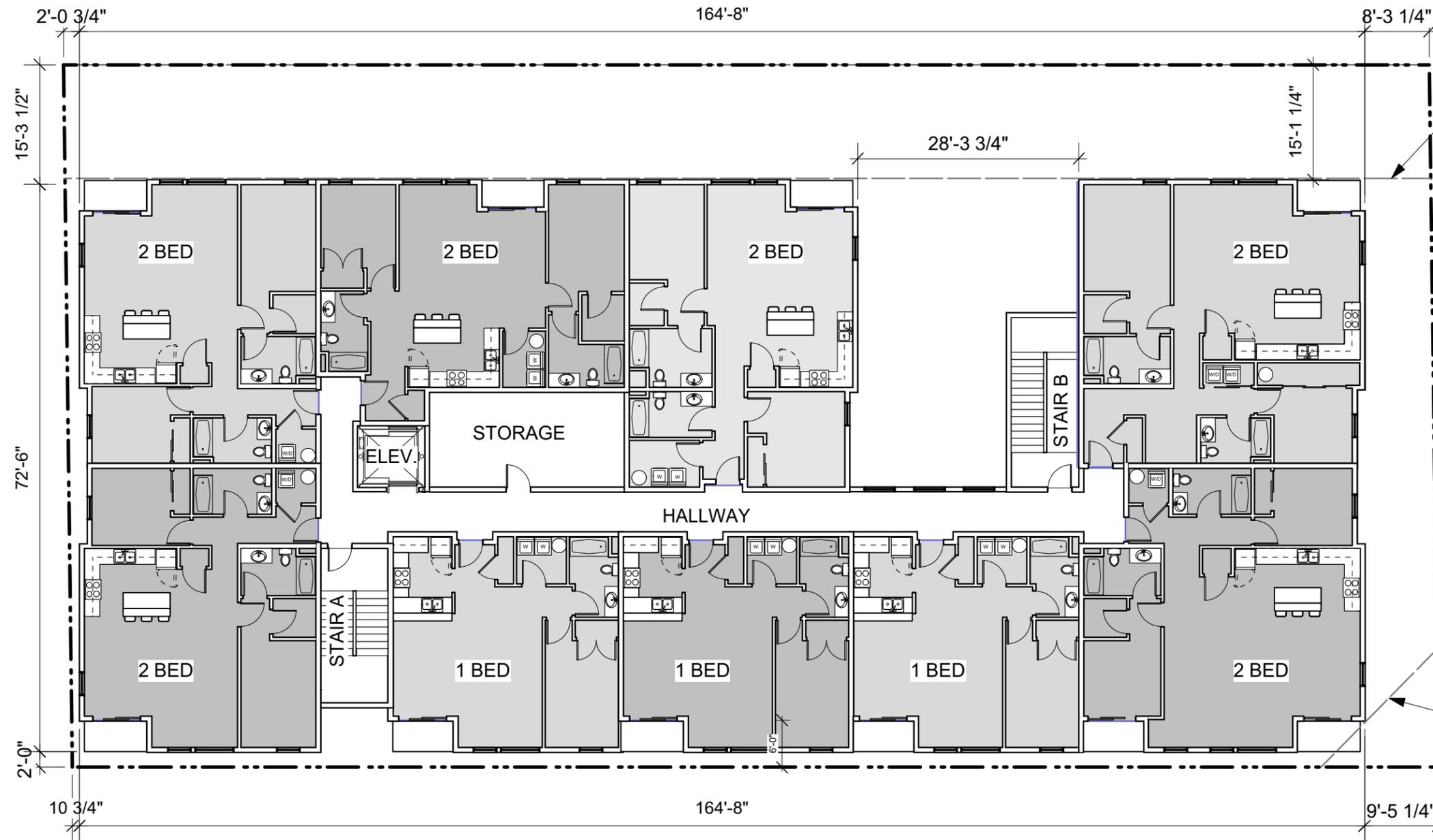
15'-0" SIDE SETBACK PER SLUC 23.47A.014. NO DEPARTURE REQUIRED AT THIS LEVEL.



DELRIDGE WAY S.W.

PLAN: LEVEL 2

SW DAKOTA STREET ROW.



15'-0" REAR SETBCK PER SLUC 23.47A.014. NO DEPARTURE REQUIRED.

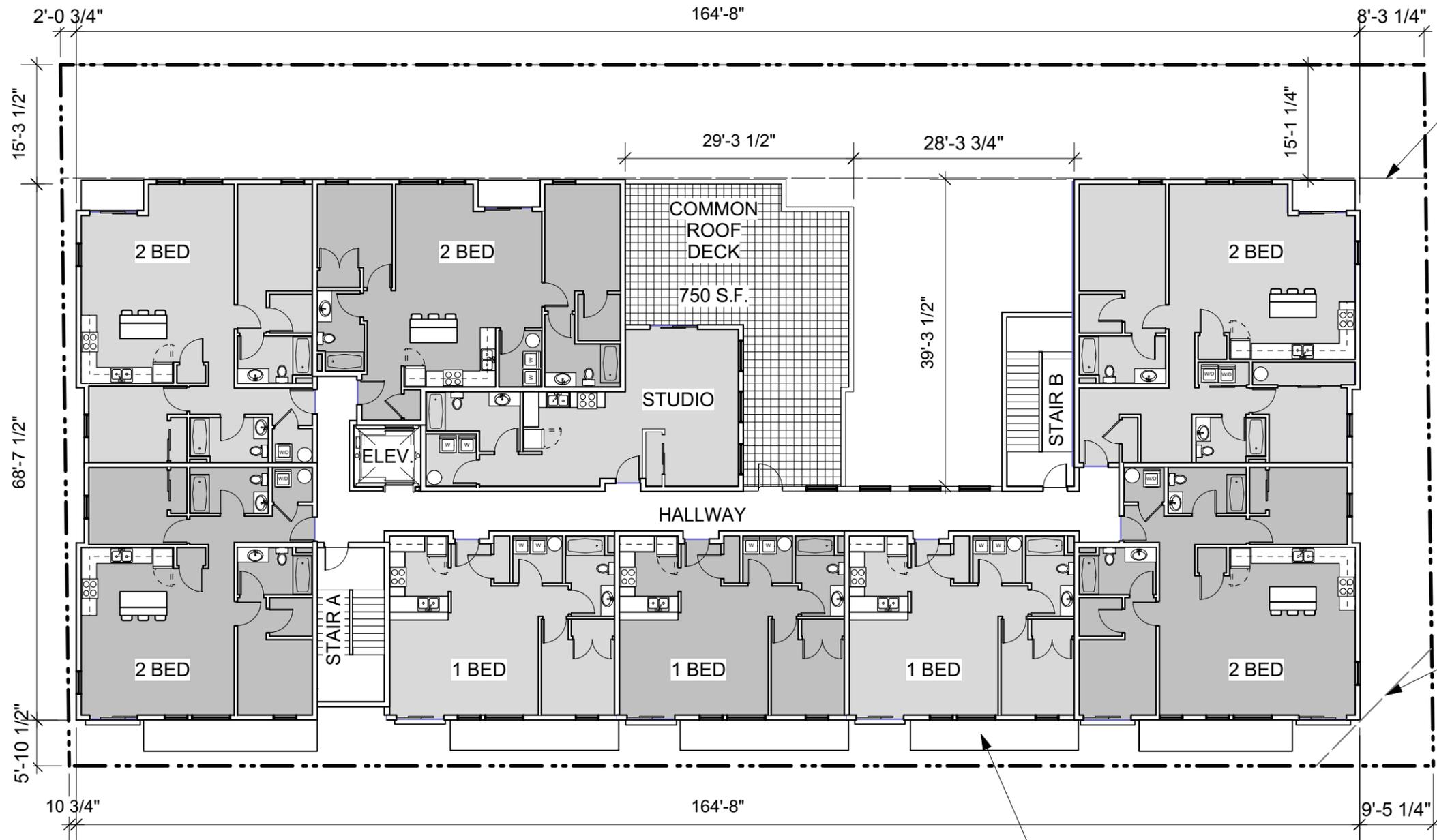
15'-0" SIDE SETBCK PER SLUC 23.47A.014. NO DEPARTURE REQUIRED AT THIS LEVEL. SEE LEVEL 1 FOR DEPARTURE REQUEST.



DELRIDGE WAY S.W.

PLAN: LEVEL 3-4

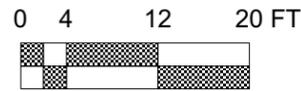
SW DAKOTA STREET ROW.



15'-0" REAR SETBACK PER SLUC 23.47A.014. NO DEPARTURE REQUIRED.

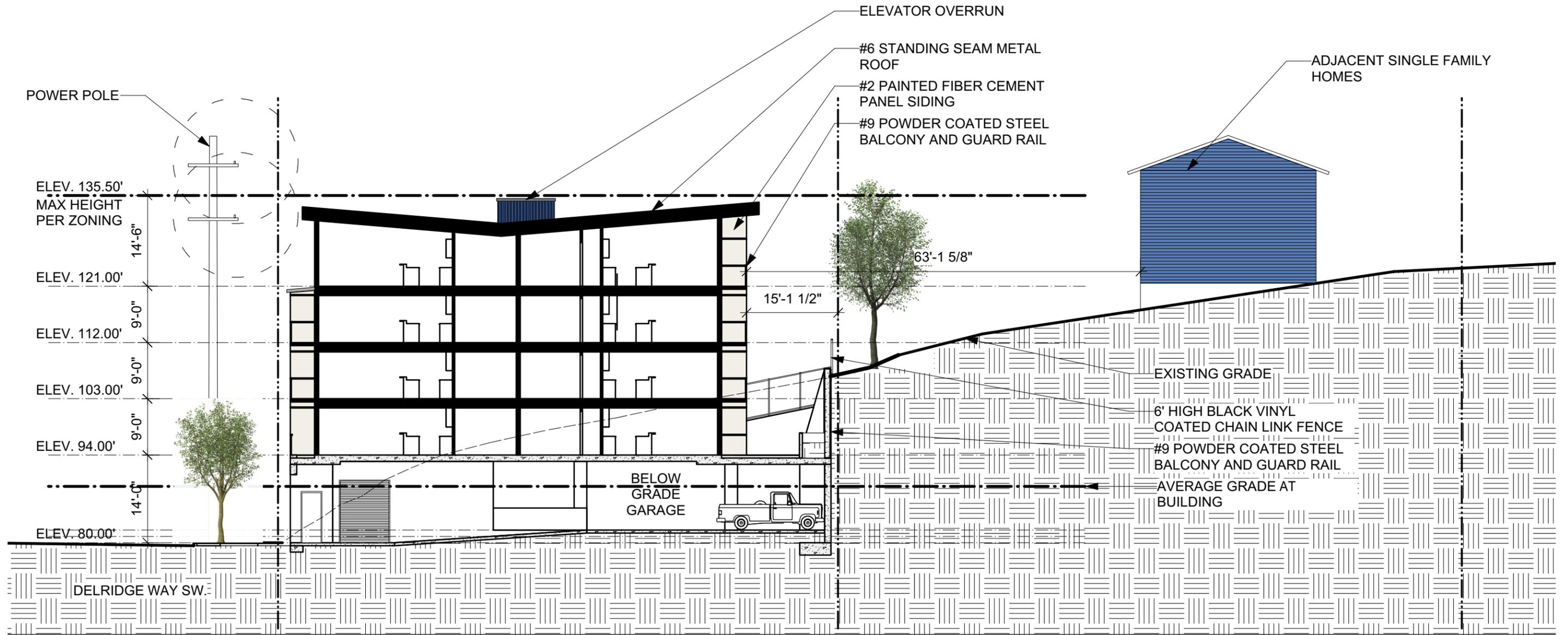
15'-0" SIDE SETBACK PER SLUC 23.47A.014. NO DEPARTURE REQUIRED AT THIS LEVEL. SEE LEVEL 1 FOR DEPARTURE REQUEST.

SLOPED ROOF W/ STANDING SEAM METAL



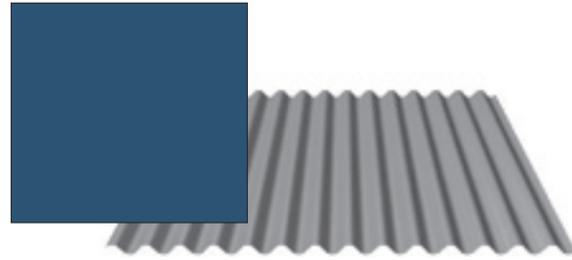
DELRIDGE WAY S.W.

PLAN: LEVEL 5



SECTION: BUILDING AND SITE

- ① AEPSPAN CORRUGATED METAL SIDING
COLOR: TAHOE BLUE



- ② PAINTED HARDIE PANEL SIDING
FINISH: SMOOTH
SIZE: VARIES
COLOR: SW7626 ZURICH WHITE



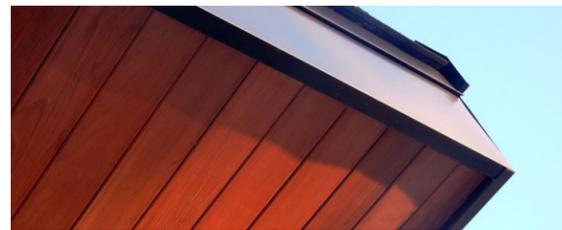
- ③ SMOOTH-FACED CONCRETE
COLOR: NATURAL



- ④ 24" SQUARE CONCRETE PAVERS
MFG: MUTUAL MATERIALS
FINISH: VANCOUVER BAY
COLOR: GRAY, GINGER



- ⑤ CEDAR SOFFIT



- ⑥ PRE-FINISHED STANDING SEAM METAL ROOFING
MNF: AEP SPAN
COLOR: COOL ZINC GRAY



- ⑦ CEDAR LAP SIDING



- ⑧ PAINTED STEEL CANOPY
COLOR: BLACK
COLOR: CEDAR PLANK



- ⑨ POWDER COATED STEEL CABLE GUARD RAIL
COLOR: BLACK



- ⑩ PRE-FINISHED SHEET METAL COPING
COLOR: GRAY

- ⑪ PRE-FINISHED THRU WALL FLASHING
COLOR: GRAY

- ⑫ VINYL NAIL-FLANGE WINDOW
COLOR: WHITE

- ⑬ ALUMINUM STOREFRONT WINDOW
FINISH: CLEAR ANODIZED

- ⑭ PERFORATED ALUMINUM SCREEN GARAGE DOOR.



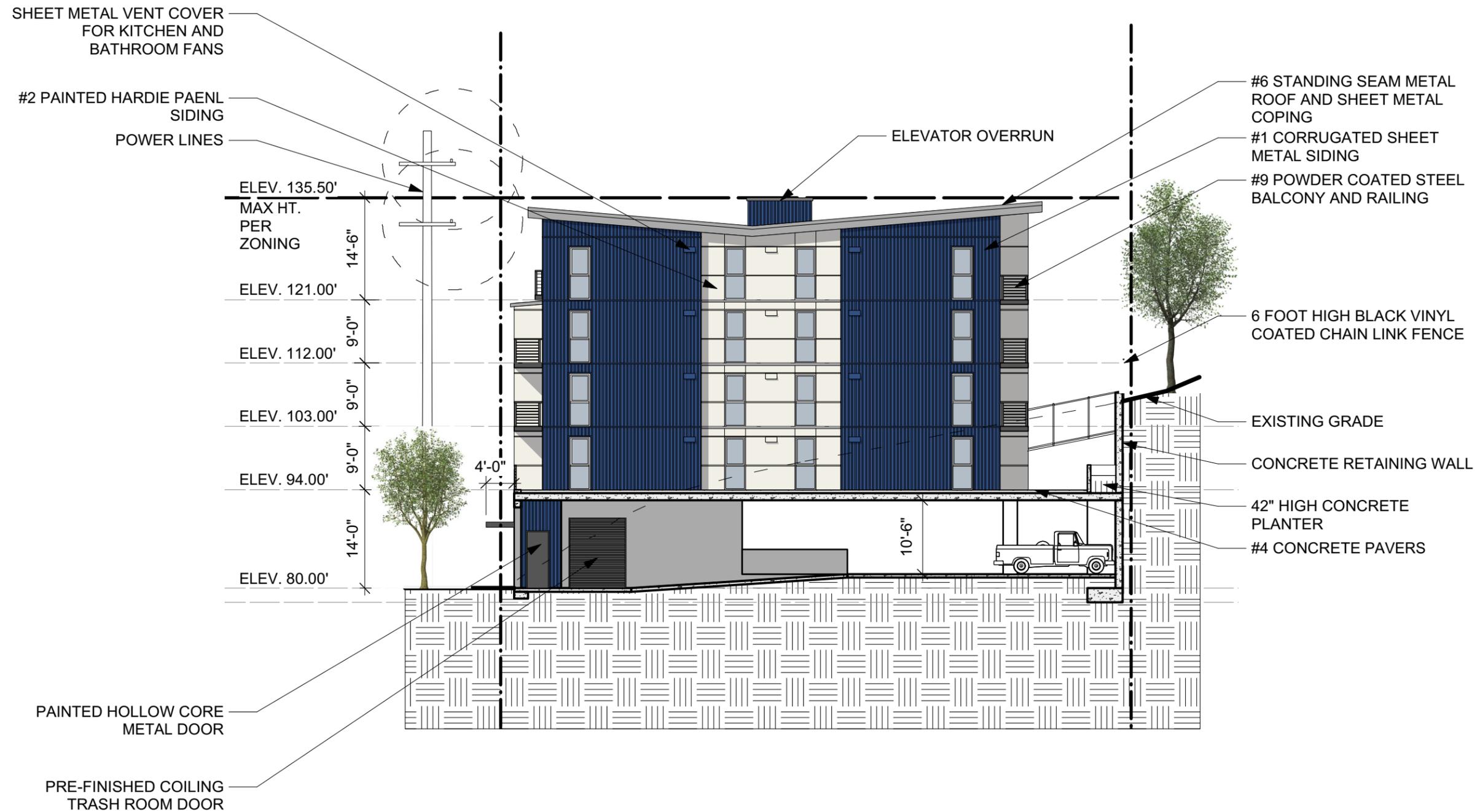
MATERIALS AND COLORS



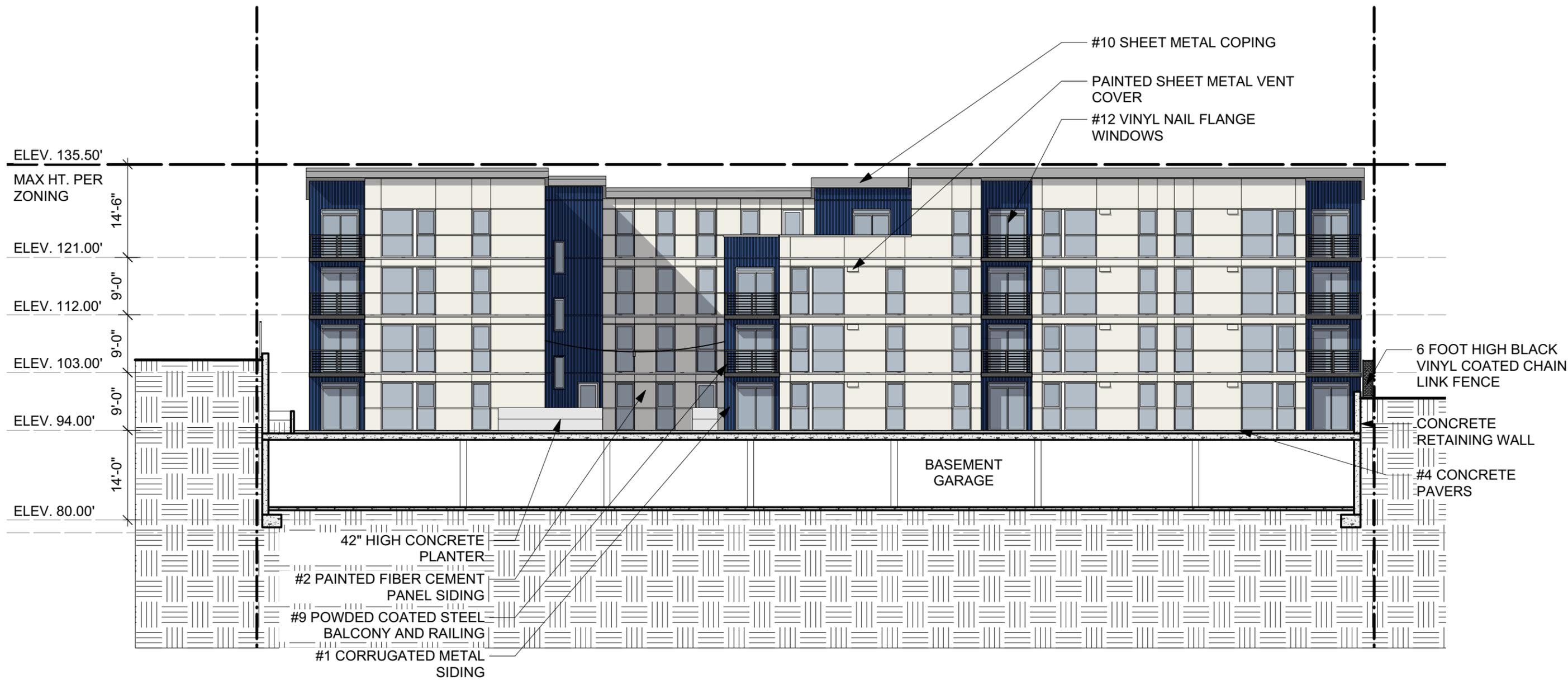
WEST ELEVATION



NORTH ELEVATION



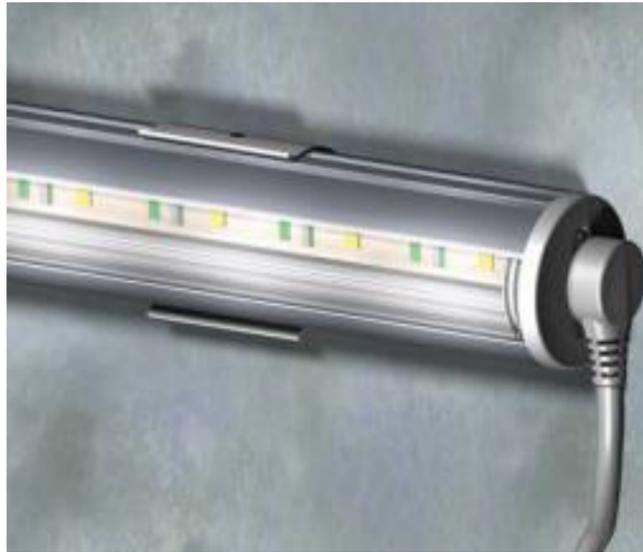
SOUTH ELEVATION



EAST ELEVATION

1 COOPER LIGHTING LINE 1.5

Cooper lighting Line 1.5 will be installed at every entry canopy along Delridge Way South West. The fixture will be recessed in the canopy, and will provide even, glare free light at each door. The Line 1.5 is a 1.5 inch diameter tube with a narrow opening to focus light in one direction. Each tube is 18 inches long, and can be ganged together to match the length of each canopy.



2 COOPER LIGHTING CAMBRIA 213

Overhead cable hung lights will be installed over the level 2 common courtyard. These LED lights will provide both light and visual interest to what will be an exterior space that doesn't receive a lot of natural light. The lights are down lights that will not send glare up towards adjacent apartments or to neighboring properties.



3 PLANE STEP LIGHT

Wall mounted step lights will provide illumination at level 2 private patios and the level 5 roof deck. These fixtures provide even low level light with minimal glare and light pollution. These lights are intended to light only the outdoor spaces without causing glare for adjacent properties.



4 WALL SCONCE

Wall mounted light intended to provide extra illumination at entry and exit doors. These fixtures provide a higher level of light at locations where visibility is important. These lights visually coordinate with the other light fixtures.

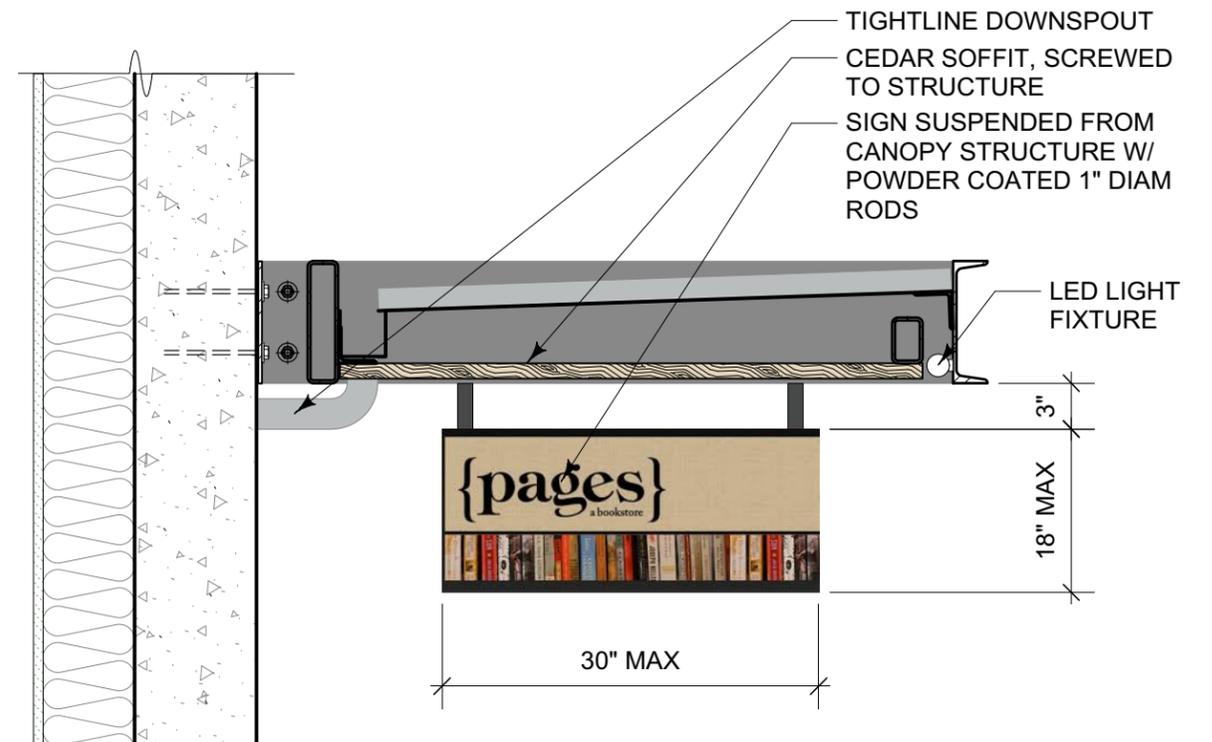


LIGHT FIXTURES



1 RESIDENTIAL ENTRY SIGN

Residential entry sign is suspended from the residential entry canopy. The sign consists of a stainless steel plate with the text cut out mounted to a stained cedar veneer.



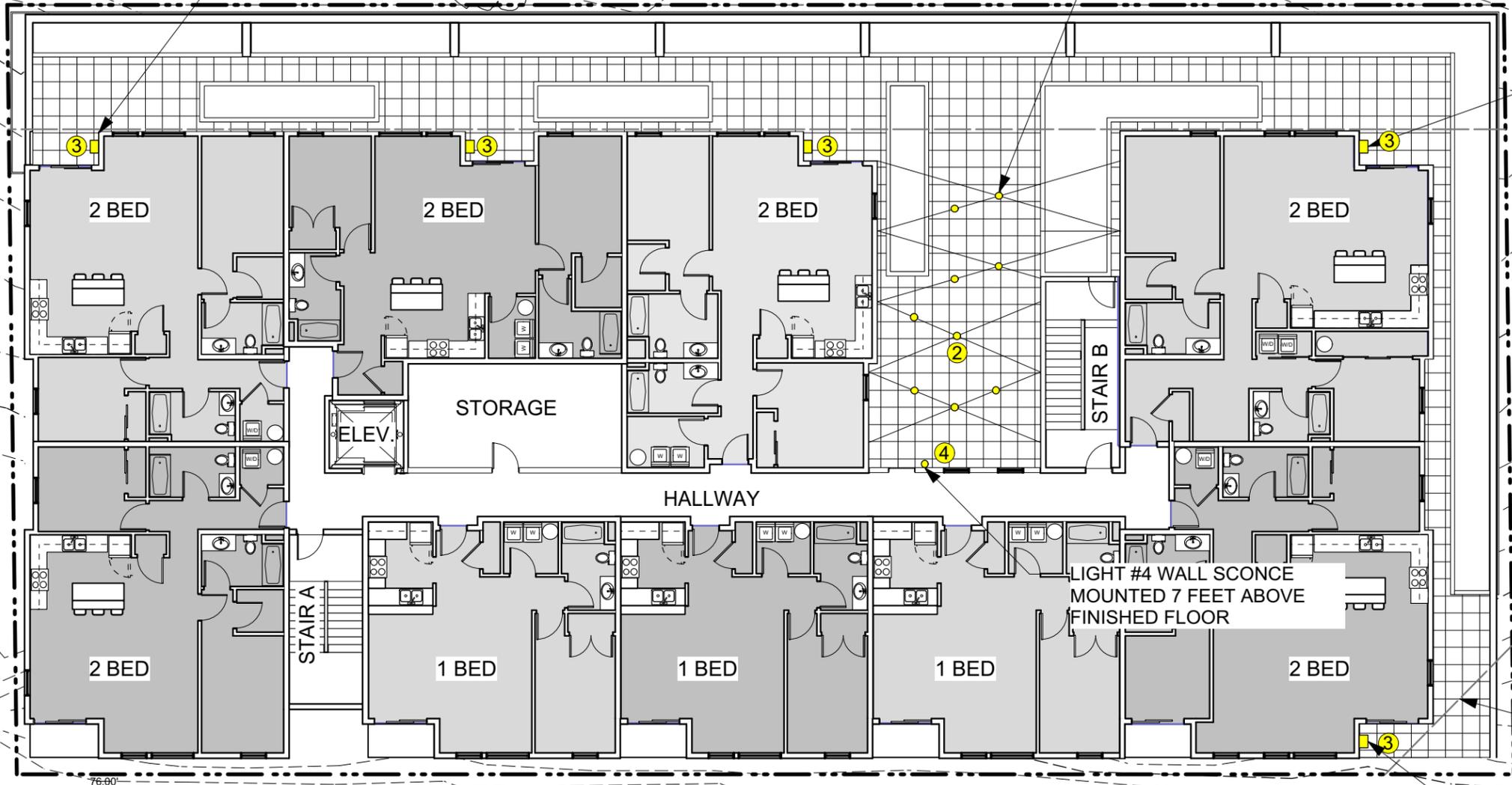
2 COMMERCIAL SIGNS

Commercial signage will be mounted to the underside of the canopy at each commercial entrance. The commercial space is designed to be able to be divided into four small spaces, or combined into two larger spaces. There may be two to four signs provided for the commercial spaces.

TITLE TEXT

SW DAKOTA STREET ROW.

82.00'
80.00'



LIGHT #3 WALL MOUNTED
STEP LIGHT MOUNTED 36"
ABOVE FINISHED FLOOR

LIGHT #2 CABLE SUSPENDED
DOWN LIGHT APPROX. 12
FEET ABOVE FINISHED
FLOOR

LIGHT #3 WALL MOUNTED
STEP LIGHT MOUNTED 36"
ABOVE FINISHED FLOOR

LIGHT #4 WALL SCONCE
MOUNTED 7 FEET ABOVE
FINISHED FLOOR

15'-0" SIDE SETBACK PER
SLUC 23.47A.014. NO
DEPARTURE REQUIRED AT
THIS LEVEL.

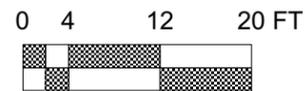
LIGHT #3 WALL MOUNTED
STEP LIGHT MOUNTED 36"
ABOVE FINISHED FLOOR



DELRIDGE WAY S.W.

LEVEL 2 LIGHTING PLAN

SW DAKOTA STREET ROW.



DELDRIDGE WAY S.W.

LEVEL 5 LIGHTING PLAN

VIEW OF REAR SETBACK



VIEW OF DELRIDGE WAY SIDEWALK



PERSPECTIVES

VIEW NORTHEAST FROM STREET



PERSPECTIVES

ARIAL VIEW FROM EAST



PERSPECTIVES

ARIAL VIEW NORTHWEST



VIEW FROM EAST NEIGHBOR'S DECK



PERSPECTIVES

JUNE 21

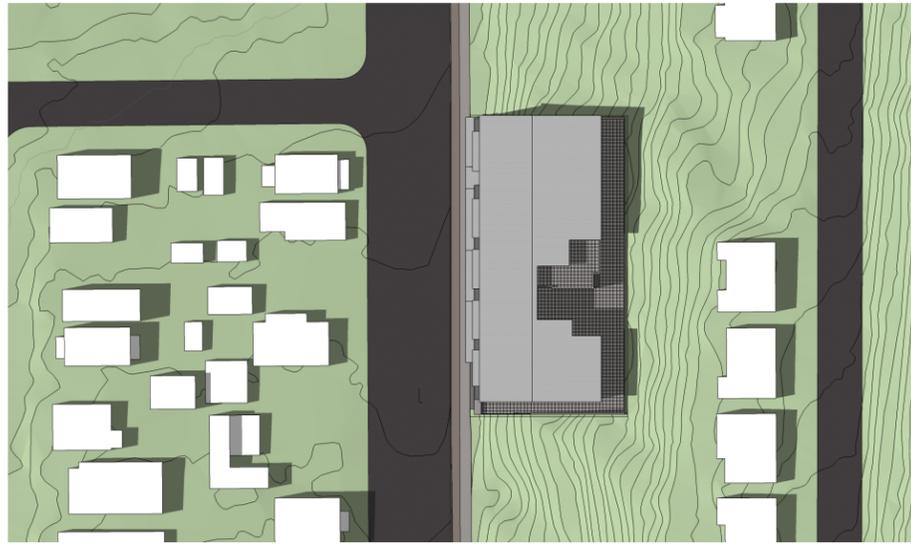
9:00 AM



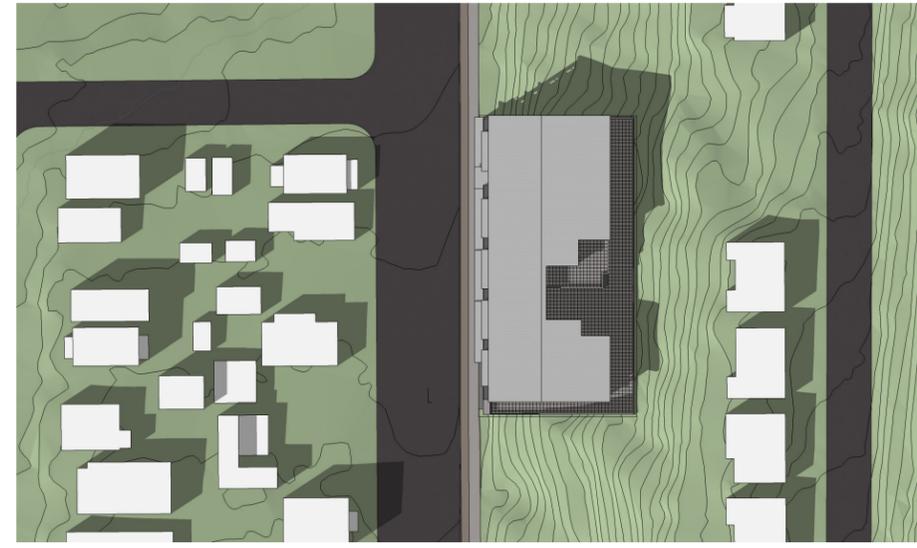
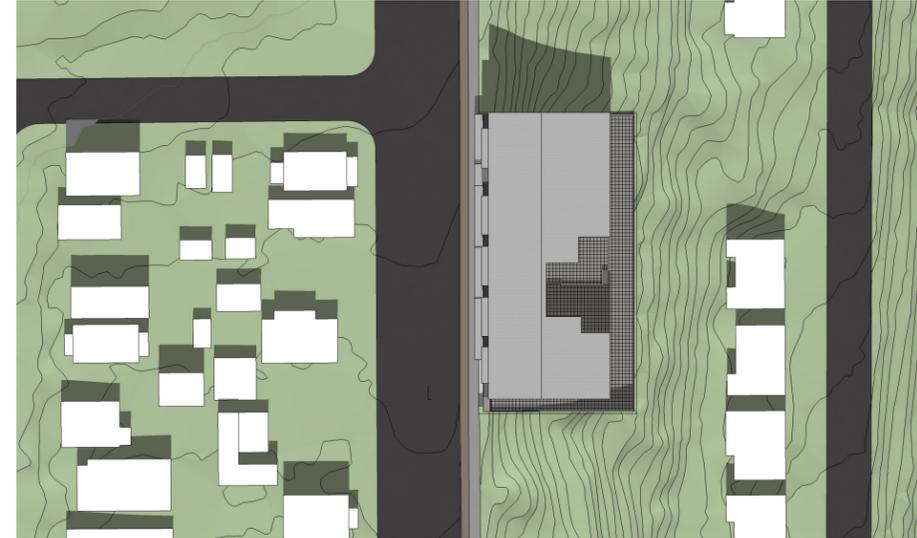
12:00 PM



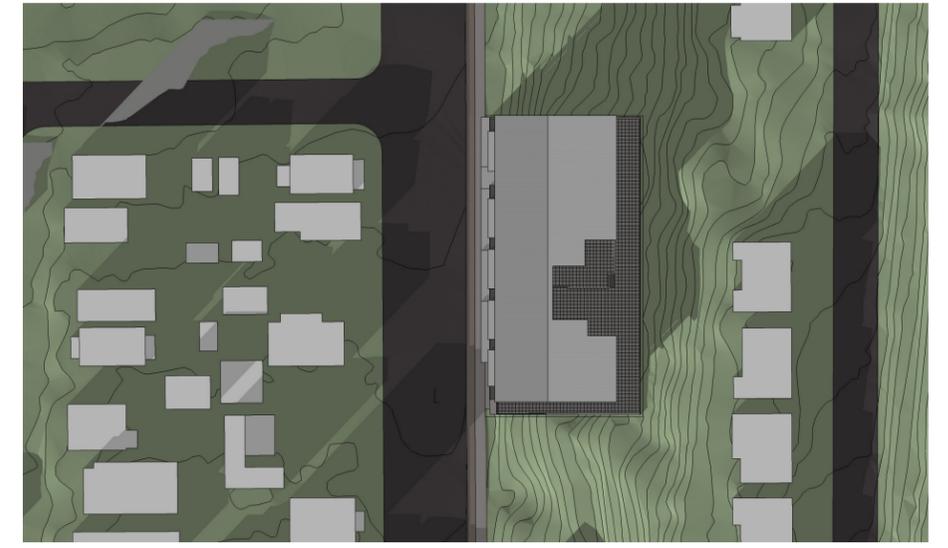
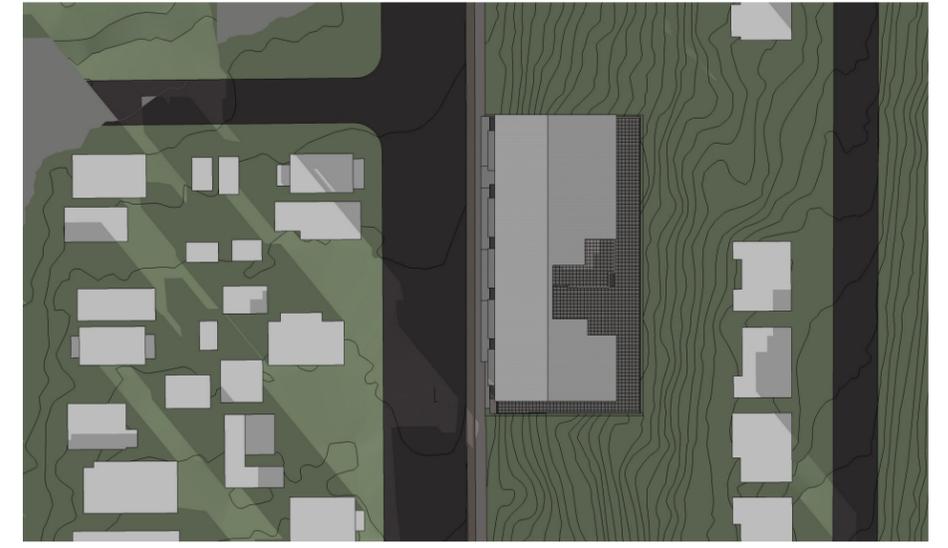
3:00 PM



MARCH 21 / SEPTEMBER 21



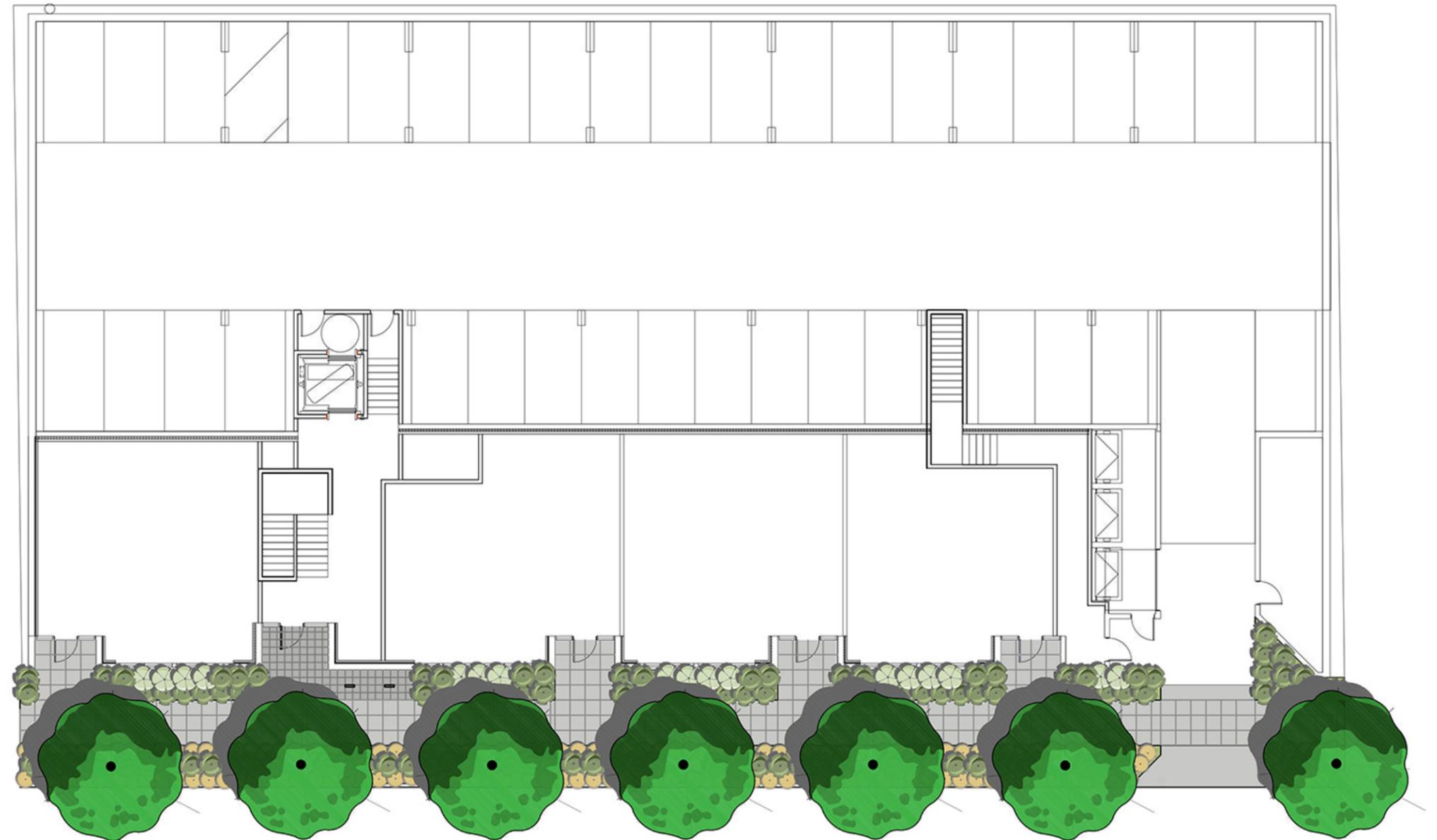
DECEMBER 21



TITLE TEXT

PLANT SCHEDULE

TREES	BOTANICAL_NAME	COMMON_NAME	CONT	CAL	SIZE	QTY
	CARPINUS JAPONICA	JAPANESE HORNBEAM	B & B	2.5" CAL	12'-14' HT	7
SHRUBS	BOTANICAL_NAME	COMMON_NAME	CONT	MIN_HT/SPREAD	O.C. SPCG	QTY
	LONICERA PILEATA	PRIVET HONEYSUCKLE	1 GAL			120
ANNUALS/PERENNIALS	BOTANICAL_NAME	COMMON_NAME	CONT	MIN_HT/SPREAD	O.C. SPCG	QTY
	LAVANDULA STOECHAS	SPANISH LAVENDER	1 GAL			17
GRASSES	BOTANICAL_NAME	COMMON_NAME	CONT	MIN_HT/SPREAD	O.C. SPCG	QTY
	CAREX TESTACEA 'ORANGE SEDGE'	ORANGE SEDGE	1 GAL			158



LANDSCAPE: LEVEL 1

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	SIZE	QTY
	ACER CIRCINATUM	VINE MAPLE	B & B	5'-6' HT.	6
	ACER CIRCINATUM	VINE MAPLE	B & B	8'-10' HT.	1
	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAN	B & B	6'-8'	7

SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	O.C. SPCG	QTY
	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL		15
	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL		17
	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GAL		6
	SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY	5 GAL		16
	TAXUS X MEDIA 'HICKSII'	HICKS YEW	5 GAL		42

ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	CONT	O.C. SPCG	QTY
	ATHYRIUM FILIX-FEMINA	COMMON LADY FERN	1 GAL		34
	BLECHNUM SPICANT	DEER FERN	1 GAL		38
	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	AUTUMN FERN	1 GAL		45
	LIGULARIA DENTATA 'OSIRIS FANTAISIE'	OSIRIS FANTAISIE LIGULARIA	1 GAL		29
	POLYGONATUM ODORATUM 'VARIEGATUM'	SOLOMON'S-SEAL	1 GAL		13

DROUGHT TOLERANT	BOTANICAL NAME	COMMON NAME	CONT	O.C. SPCG	QTY
	CORNUS STOLONIFERA 'KELSEY'S DWARF'	DOGWOOD	5 GAL		26

GRASSES	BOTANICAL NAME	COMMON NAME	CONT	O.C. SPCG	QTY
	HAKONECHLOA MACRA 'AUREOLA'	GOLDEN VARIEGATED HAKONECHLOA	1 GAL		162

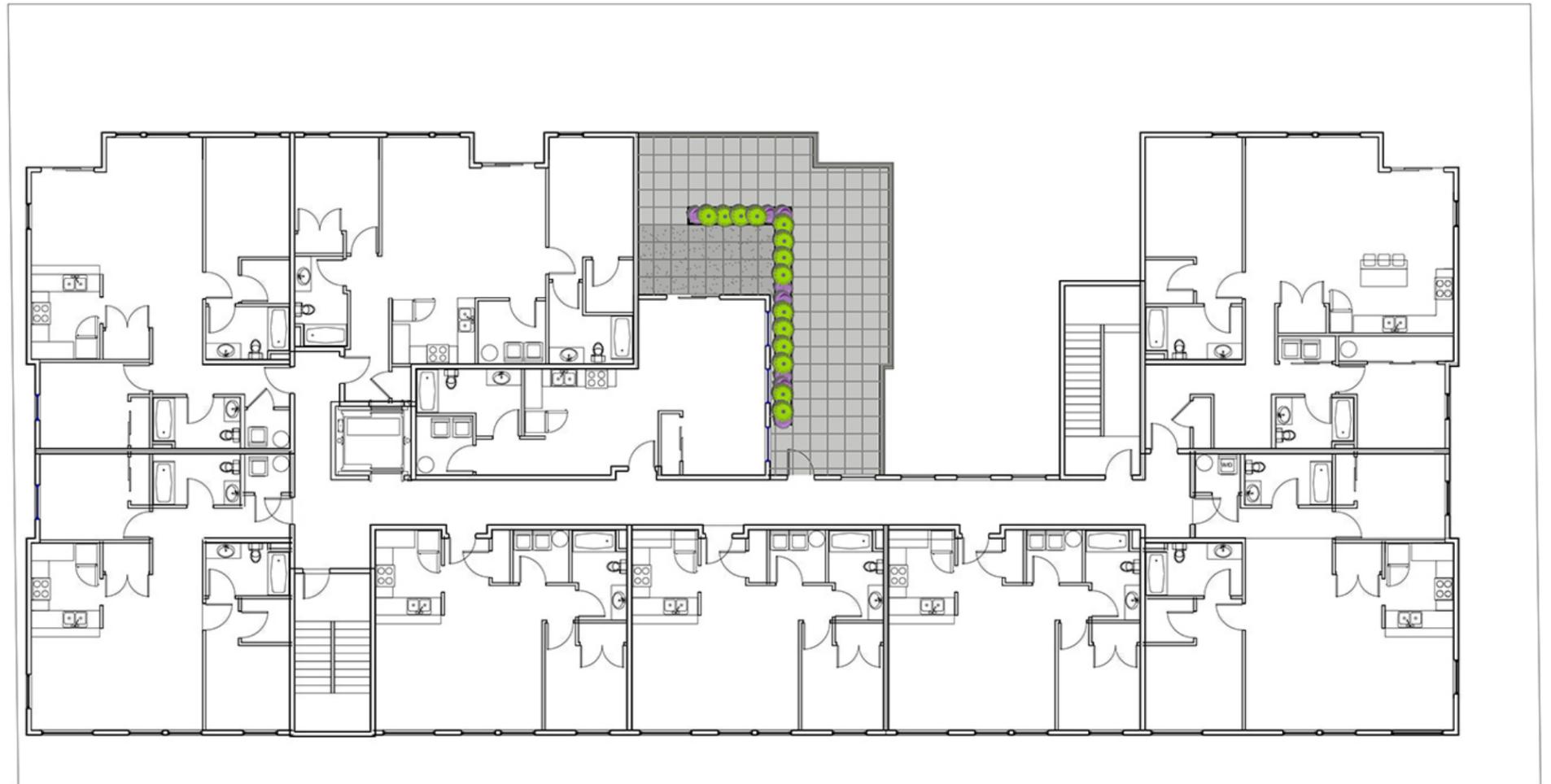
VINE/ESPALIER	BOTANICAL NAME	COMMON NAME	CONT	O.C. SPCG	QTY
	PARTHENOCISSUS TRICUSPIDATA	JAPANESE CREEPER	5 GAL		29



LANDSCAPE: LEVEL 2

PLANT SCHEDULE

<u>ANNUALS/PERENNIALS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>QTY</u>
	PEROVSKIA X 'LONGIN'	RUSSIAN SAGE	1 GAL	8
<u>GRASSES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>QTY</u>
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	14



LANDSCAPE: LEVEL 5



DOGWOOD (KELSEY'S DWARF)



FEATHER REED GRASS



PACIFIC WAX MYRTLE



COMMON WHITE SNWBERRY



SOLOMON'S - SEAL



PRIVET HONEYSUCKLE



GOLDEN VARIEGATED HAKONECHLOA



VINE MAPLE



RED FLOWERING CURRANT



HICKS YEW



AUTUMN FERN



SPANISH LAVENDER



JAPANESE CREEPER



PYRAMIDAL EUROPEAN HORNBEAM



DEER FERN



COMMON LADY FERN



OSIRIS FANTAISIE LIGULARIA



ORANGE SEDGE



RUSSIAN SAGE



RED-TWIG DOGWOOD



JAPANESE HORNBEAM

PLANTS

Requested Departures:

1. **Setbacks 23.47A.014.**
Zoning Requirement: A 15-foot setback is required at the corner where an NC1-40 zone abuts a residentially zoned lot.
Departure Request: The building would normally be required to provide a 15' triangular setback where the south property line meets the Delridge right of way. The applicant would like to build the round floor driveway access in this setback. The four floors above the ground level would not be built in the setback.
Reasons for the departure: Due to the slope of the site and the vegetation on the neighboring property this portion of the structure would be almost entirely underground and screened from the neighboring residentially zoned property. Setting the garage level back in a 15' triangle would be visually odd from Delridge Way SW. At the February 5, 2015 Design Review meeting the board indicated it would grant this departure provided that sight triangles were maintained per code for pedestrian safety.
2. **Street Level Development Standards 23.47A.008.D.3**
Zoning Requirement: 80% of the street frontage, minus 20 feet for a driveway opening, must have a non-residential use that is an average of 30 feet deep and a minimum of 13 feet height. The minimum width of non-residential use required per zoning is 121.8 feet.
Departure Requirement: The width of non-residential use provided will be 119.6 feet wide, 2.2 feet less than the requirement. The average depth and height of the non-residential space is larger than required by code.
Reason for Departure: The applicant has maximized commercial frontage, but needs to keep a minimal area for indoor trash storage, exiting and the entry lobby. The departure allows a better entry lobby for residents.
3. **Setback 23.47A.014. (No longer requested)**
Zoning Requirement: A 15' setback is required from the rear lot line for portions of the structure over 13'-0" above grade when adjacent to residentially zoned property.
Departure Request: At the February 5th 2015 Design Review meeting the board indicated it would not be willing to grant this departure. The design has been modified to meet the zoning requirement.
4. **Director's Rule 10-2011.**
Zoning Requirement: Vegetated walls must be 5'-0" from the

rear property line.

Departure Request: The applicant would like the rear retaining wall to be a vegetated wall.

Reasons for the departure: The retaining wall will be entirely below the grade of the neighboring property. Adding vegetation to the retaining wall will help to soften its visual impact on the east facing units. At the February 5th 2015 meeting the board indicated that they would be willing to grant this departure. The board also questioned whether or not a departure was needed - that a below existing grade green wall does not violate the zoning requirements.

5. **Driveway Width 23.54.030.D2**
Zoning Requirement: Driveways must be 22'-0" wide and have 10' sight triangles.
Departure Request: The applicant would like to reduce the driveway width to 12'-0". The sight triangle will be provided per code.
Reasons for the departure: The reduced driveway and reduced garage entry will enhance the pedestrian environment on the sidewalk at Delridge Way SW. At the February 5th 2015 design review board indicated it would be willing to accept this departure provided that sight triangles were maintained per code for pedestrian safety.

REQUESTED DEPARTURES

Board Comments:

A previous version of the design was presented to the Design Review Board on February 5, 2015. The following lists the applicant's responses to the comments provided by the board at that meeting:

1. Uphill trees

Board Comment: Explore the impacts on the trees uphill of the project by the retaining wall and proposed construction.

Design Response: The applicant has engaged the services of an arborist to examine the existing trees uphill from the site. His report was included in the information provided to the board. No significant trees would be impacted by the construction. The owner proposes to provide a screen of new planting on the adjacent properties per the landscape plan included in the packet. The property owners have agreed to this plan.

2. Materials

Board Comment: The material pallet was questioned, especially that suggested for the ground level commercial storefronts and residential entry

Design Response: The entries at ground level have been changed to storefront windows to provide more visibility. Half of the upper floor cladding was changed to corrugated sheet metal in a pattern similar to the nearby steel mill, a neighborhood landmark.

3. Privacy

Board Comment: The privacy issued raised by neighbors behind the site should be address by providing a study of proposed window placement vis-à-vis the neighbors' existing window locations.

Design Response: The design will address privacy by providing a landscape screen for adjacent property owners. Per the attached site section the windows will be below the windows of uphill single family homes, and sight lines between the windows will be blocked by landscaping.

4. Privacy

Board Comment: The privacy issued raised by neighbors behind the site should be address by providing a study of proposed window placement vis-à-vis the neighbors' existing window locations.

Design Response: The design will address privacy by providing a landscape screen for adjacent property owners. Per the attached site section the windows will be below the windows of uphill single-family homes, and sight lines between the windows will be blocked by landscaping.

5. Exterior spaces:

Board Comment: A more thorough study and rationale of the placement of the exterior courtyard spaces needs to be undertaken. The Board felt that the lack of sunlight due their location would mean that they would get little use or little happy use.

Design Response: The outdoor space has been modified to have more access to light. The space is wider north to south, and not as deep east to west. A larger roof deck has been provided in a different location to have more access to sunlight.

6. Commercial spaces:

Board Comment: Redevelop the commercial spaces to read like commercial spaces. Provide a clear differentiation in materials between the residential and commercial levels.

Design Response: The design has been modified to emphasize the difference between commercial and residential levels. The commercial level is concrete with large storefront windows, while the residential levels are hardie panel and metal siding with vinyl windows.

7. Roof Line

Board Comment: The butterfly roof as an improvement over

the early expression of a gable rooftop, but as expressed seemed flimsy given the overall massing of the building..

Design Response: The edge of the butterfly roof has been re-designed to appear more in scale with the overall massing of the building.

8. Transition Between Residential and Commercial

Board Comment: The Board indicated that they favored simplicity in the front facade expression. They suggested that the proportions and basic simplicity of the façade shown were generally acceptable, but did not overly appreciate the way the balcony indentations on the upper residential façade transgressed as entry insets into the ground floor commercial wall. There should be a clearer transition between the upper and lower facades.

Design Response: The design has been modified to emphasize the transition between the ground floor commercial spaces and the upper level spaces. The exterior materials from the upper level residential spaces have been removed from the ground floor space, except at the residential entry.

9. Rooftop Mechanical

Board Comment: Rooftop mechanical elements need to be shown in some detail on the next go-round.

Design Response: The elevator overrun has been shown. There is no other rooftop mechanical equipment anticipated. Horizontal vent covers are shown on the exterior walls for bathroom and kitchen ventilation fans for units.

Design Guideline Analysis

CS1: NATURAL SYSTEMS AND SITE FEATURES:

A. ENERGY USE

- 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.
Response: Energy use will have little influence on orientation – the building is on a lot that faces east – west.

B. SUNLIGHT AND NATURAL VENTILATION

- Sun and Wind:** Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.
Response: The building will be shaded by a hillside to the east, and will have exposure to west light. This is difficult to use for heating, since little light is available from the west in winter.
- 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 the site.
Response: The project will not significantly shade neighboring properties. Properties to the east are uphill from the site and will not be shaded. There is a 60 foot right of way to the north, which minimizes shading. Properties to the west will be shaded by the hill as well as the project. Windows in the units are designed to be tall with a tall head height to maximize light penetration into the interior of the units.
- Managing Solar Gain:** Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.
Response: Solar gain will be partially managed by shading from balconies and the roof overhang on the west façade.

C. TOPOGRAPHY

- Land Form:** Use the natural topography and/or other desirable land forms or features to inform the project design.
Response: The project is designed to step up into the hillside.

- Elevation Changes:** Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.
Response: The location of parking is stepped up to the extent possible. The required parking level determines the building’s base.

D. PLANTS AND HABITAT

- On-Site Features:** Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation 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.
Response: Retention is not feasible on this site, and although the site is overgrown there are no significant trees.
- 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.
Response: Not applicable.

E. WATER

- Natural Water Features:** If the site includes any natural water features, consider ways to incorporate them into project design, where feasible.
Response: The site has no natural water features.
- Adding Interest with Project Drainage:** Use project drainage systems as opportunities to add interest to the site through water-related design elements. Features such as trees, rain gardens, bioswales, green roofs, fountains of recycled water, and/or water art installations can create movement and sound, air cooling, focal points for pedestrians, and habitats which may already be required to manage on-site stormwater and allow reuse of potable water for irrigation.
Response: The level two courtyard will contain large, landscaped storm water planters. The planters will be used to separate the common outdoor space from private patios. The planters will be fed with stormwater from the roof of the building.

CS2: URBAN PATTERN AND FORM

A. LOCATION IN THE CITY AND NEIGHBORHOOD

- Sense of Place:** Emphasize attributes that give Seattle, the neighborhood, and/or the site its 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. Examples of neighborhood and/or site features that contributed to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.
Response: This neighborhood is a linear neighborhood organized along Delridge Way in the valley between Pigeon Point and Longfellow creek. There are few East – West connections along Delridge, especially in this area. The project is midway along the neighborhood in one of the “gaps” between commercial street front development and is not a gateway or feature for the neighborhood.
- Architectural Presence:** Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.
Response: The building will be a large presence in a neighborhood that has mainly smaller buildings. It will establish a strong street edge with a continuous commercial space and pedestrian-oriented landscaping.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

- 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.
Response: The design of the site is heavily influenced by the topography. The building mass is located on the downhill side of the site.

DESIGN GUIDELINE ANALYSIS

2. **Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.
Response: The site is adjacent to Delridge Way SW. The street has a 6' wide sidewalk and a typical 5' planting strip. The properties adjacent to the site are zoned for neighborhood commercial, but they are typically set back from the street. This project will be sited to provide a continuous commercial storefront on Delridge Way SW.
3. **Character of Open Space:** Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or “rooms” for public use. Determine how best to support those spaces through project siting and design (e.g. using mature trees to frame views of architecture or other prominent features).
Response: There are no public open spaces adjacent to the site.

C. RELATIONSHIP TO THE BLOCK

1. **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 where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.
Response: The adjacent properties are underdeveloped to the South and an undeveloped right of way to the North. Since the building is set into the hillside, the slope of the land and vegetation covers the party walls.

D. HEIGHT, BULK, AND SCALE

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. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.
Response: The neighboring buildings are significantly smaller – townhomes to the south and single-family homes to the east. The mass of the building is set back from the lower density zone to the south with a 10-foot setback. The slope of the hill reduces the bulk of the building for sites uphill.

2. **Existing Site Features:** Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.
Response: The mass of the building is located on the downhill portion of the site.
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.
Response: The step down in height, bulk and scale is not necessary due to the large slope of the hillside. The top of the building is at the same level as the top of the ground floor of the adjacent uphill houses.
4. **Massing Choices:** Strive for a successful transition between zones where a project abuts a less intense zone.
Response: The building mass is largely pushed towards Delridge Way SW and away from the single family zone up the hill. The slope of the hill minimizes the impact of the building on the neighboring zone.
5. **Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.
Response: Neighboring properties are screened through the slope of the hillside or the trees.

CS3: ARCHITECTURAL CONTEXT AND CHARACTER:

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

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.
Response: There is little established context immediately adjacent to the site. The use of materials was inspired by three neighboring properties: 4000 Delridge, the NuCor plant, and Youngstown Flats. Scale was influence by immediate and surrounding context and designed to create a balance between the massiveness of the hillside, site, and larger surrounding structures and the smaller adjacent housing.

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.
Response: The design is using a mix of modern industrial and contemporary northwestern expression with cedar, Hardie panel and metal siding.
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.
Response: This neighborhood does not have a consistent or established character or style.
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.
Response: The building will establish a street front presence in a neighborhood corridor with little street front development. Material choices will make gestures to a number of existing buildings.

B. LOCAL HISTORY AND CULTURE

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.
Response: Not applicable.
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.
Response: No existing structures.

PL1: CONNECTIVITY

A. NETWORK OF OPEN SPACES

1. **Enhancing Open Space:** Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.
Response: The only open space adjacent to the building is the sidewalk on Delridge Way Southwest, which will be planted with pedestrian-oriented landscaping.

2. **Adding to Public Life:** Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3.
Response: The primary site characteristic – the slope of the site – makes it difficult to provide outdoor space at ground level. the building has been pulled back from the property line and landscaping will be placed to enhance the public experience.

B. WALKWAYS AND CONNECTIONS

1. **Pedestrian Infrastructure:** Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.
Response: The primary site characteristic – the slope of the site – makes it difficult to connect the outdoor open space to pedestrian ways at ground level. The main building entrance and commercial spaces connect with the sidewalk on Delridge Way SW.
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.
Response: There is not significant pedestrian traffic in this neighborhood. The building is set back from the property line to provide additional space for planting at the ground level.
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. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, artwork, awnings, large storefront windows, and engaging retail displays and/or kiosks.
Response: The building will provide a prominent and visible residential entry, as well as four entrances for commercial spaces. All entrances will be set back from the sidewalk and covered with canopies. Pedestrian level signage will be located under the canopies and on the building façade.

C. OUTDOOR USES AND ACTIVITIES

1. **Selecting Activity Areas:** Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.
Response: The building mass is located away from the single family homes to the east, so the open space is primarily on the east side of the building. The upper level deck is provided to give tenants an open space with access to sun.
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.
Response: Not applicable.
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.
Response: The lower level open area and upper level open space could both be used beyond daylight hours, and will be well lit with a combination of wall mounted and overhead string lights.

PL2: WALKABILITY

A. ACCESSIBILITY

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. Refrain from creating separate "back door" entrances for persons with mobility limitations.
Response: All entrances are accessible.
2. **Access Challenges:** Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges. Examples include exterior stairs and landings, escalators, elevators, textured ground surfaces, seating at key resting points, through-block connections, and ramps for wheeled devices (wheelchairs, strollers, bicycles).
Response: Not applicable.

B. SAFETY AND SECURITY

1. **Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.
Response: Multiple units have windows and balconies facing the street and overlooking the sidewalk.

2. **Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.
Response: Lighting will be mounted on the underside of the street front canopy, and lights will be provided at each entry alcove.
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. Choose semi-transparent rather than opaque screening.
Response: The street level will feature continuous storefront at the residential entry and commercial spaces. The only non-transparent area will at the mechanical spaces adjacent to the garage entry.

C. WEATHER PROTECTION

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. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.
Response: Overhead weather protection will be provided at the main building entrance as well as the entrance to commercial spaces.
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.
Response: Gutters and downspouts will be located on the interior courtyard, and will feed directly into the storm water planters at the level two deck.
3. **People-Friendly Spaces:** Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and pattern of forms and/or textures at intervals along the façade. If transparent canopies are used, design to accommodate regular cleaning and maintenance.
Response: The canopy will not be transparent. cedar soffit will be used to add warmth to the pedestrian experience.

D. WAYFINDING

1. **Design as Way-finding:** Use design features as a means of way-finding wherever possible, and provide clear directional signage where needed.
Response: Not applicable. The site is not a campus location.

PL3: STREET LEVEL INTERACTION:

A. ENTRIES

- Design Objectives:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.
Response: The entry is recessed and is located in a deeper cove than the commercial spaces and has a unique cedar siding running from the ground level to the roof. It will be well lit with two recessed LED wall sconces. The over-sized natural-finish wood door will set it apart from the metal storefront doors for the commercial spaces. Bike parking adjacent to the front entry will also help distinguish it from the commercial entries.
- 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.
Response: See above.

B. RESIDENTIAL EDGES

- 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. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.
Response: All entrances to the building are set back from the street property line in a well lit alcove that includes overhead weather protection.
- 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 and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence.
Response: There are no ground level residential units in this building.

C. RETAIL EDGES

- 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.
Response: The commercial spaces facing Delridge Way SW will have continuous storefront windows that maximize visibility into the commercial spaces. Four commercial spaces are planned with the ability for the southern-most three spaces to be leased together to create a larger leasable space.
- 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.
Response: See above.
- 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.
Response: due to the narrowness of the site and desire to provide a strong, continuous store-front there is no space dedicated for ancillary activities.

PL4 ACTIVE TRANSPORTATION

A. ENTRY LOCATIONS AND RELATIONSHIPS

- Serving all Modes of Travel:** Provide safe and convenient access points for all modes of travel.
Response: The primary residential entry and commercial entries are located as far away as possible from the parking access.
- 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.
Response: The main entry is adjacent to the elevator and stair to upper floor for residents.

B. PLANNING AHEAD FOR BICYCLISTS

- 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.
Response: Delridge Way SW has a bicycle and transit lane along a portion of the street. Tenant bicycle parking is provided on each floor and common outdoor bike space is provided adjacent to the main entrance.

- 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.
Response: See above.
- Bike Connections:** Facilitate connections to bicycle trails and infrastructure around and beyond the project. Design bicycling access points so that they relate to the street grid and include information about connections to existing trails and infrastructure where possible. Also consider signage, kiosks, building lobbies, and bicycle parking areas, where provided, as opportunities to share bicycling information.
Response: See above.

C. PLANNING AHEAD FOR TRANSIT

- 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, and/or suggest logical locations for building entries, retail uses, open space, or landscaping. Take advantage of the presence of transit patrons to support retail uses in the building.
Response: Bus stops are located one block to the north of the site. There is no planned stop closer to the site.
- On-site Transit Stops:** If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement (or at least do not conflict with) any amenities provided for transit riders.
Response: Not applicable – see above.
- 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.
Response: The site is connected to the nearest bus stops with public sidewalks on Delridge Way SW.

DC1: PROJECT USES AND ACTIVITIES

A. ARRANGEMENT OF INTERIOR USES

- Visibility:** Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.
Response: The building is primarily a residential apartment building. The services used by the public are ground level commercial spaces, which are both visible and accessible from the public sidewalks.

DESIGN GUIDELINE ANALYSIS

2. **Gathering Places:** Maximize the use of any interior or exterior gathering spaces by considering the following.
Response: See response to landscape areas above.
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.
Response: Not applicable.
4. **Views and Connections:** Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.
Response: Not applicable.

B. VEHICULAR ACCESS AND CIRCULATION

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.
Response: The access to the parking garage and trash collection has been located as far from the residential entry as possible on this site.

C. PARKING AND SERVICE USES

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.
Response: Parking is located below grade.
2. **Visual Impacts:** Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.
Response: We are requesting a design review departure to decrease the size of the parking access.
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.
Response: Parking is underground.

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. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.
Response: The service entry is located adjacent to the driveway, which is as far from the residential entry as possible on this site.

DC2 ARCHITECTURAL CONCEPT:

A. MASSING

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. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.
Response: The building mass is located on the lower portion of the site, adjacent to the commercial right of way and away from the adjacent single family zoned properties uphill.
2. **Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.
Response: The building uses repeated recesses on the east and west facades

B. ARCHITECTURAL AND FAÇADE COMPOSITION

1. **Facade 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 through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.
Response: The building is primarily composed of repeating bays, modulated with recessed balconies. The windows emphasize this vertical modulation.

2. **Blank Walls:** Avoid large blank walls along visible facades 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.
Response: Blank walls are minimized on the building – there are no blank walls longer than 9’-0” on the building.

C. SECONDARY ARCHITECTURAL FEATURES

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). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.
Response: The main public façade facing Delridge Way SW contains ground level canopies, a roof overhang, recessed 5th floor and recessed decks. All of these elements add depth to the West Façade. The east, north and south façades have similar decks and roof overhangs.
2. **Dual Purpose Elements:** Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions. Where these elements are prominent design features, the quality of the materials is critical.
Response: The recessed decks provide private outdoor space for tenants while providing depth and modulation to the facades. The decks will be powder coated steel with a horizontal cable railing, a durable and attractive material for decks.
3. **Fit With Neighboring Buildings:** Use design elements to achieve a successful fit between a building and its neighbors.
Response: The design did not try to integrate with its neighbors, which are older buildings that are not developed to the current zoning standards.

D. SCALE AND TEXTURE

- 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. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.
Response: The pedestrian level of the building will be primarily aluminum storefront windows looking into the commercial spaces at ground level. Overhead there will be a powder coated metal canopy. The bottom of the canopy will be clad in stained cedar planks. The entries to the commercial and residential spaces will be recessed from the street, with a siding that continues down from the building modulations above at the main residential entry. Concrete pilasters on either side of the commercial entrances tie into the window spacing on the residential floors and provide additional expression and scale to the commercial entry alcoves.
- 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.
Response: See above.

E. FORM AND FUNCTION

- Legibility and Flexibility:** Strive for a balance between building 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.
Response: The building is primarily residential which is reflected on the façade.

DC3 OPEN SPACE CONCEPT:

A. BUILDING-OPEN SPACE RELATIONSHIP

- 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.
Response: The open spaces at level 2 and at level 5 are both adjacent to public building corridors. These common corridors look out onto the open spaces, inviting residents out onto the open spaces.

B. OPEN SPACE USES AND ACTIVITIES

- 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.
Response: The main open space for the building is on level 2. The space provides private patios adjacent to level 2 units, a central common gathering space for all tenants, and several large storm water planters to treat runoff from the building roof. Storm water planters separate the common gathering area from the private patios. The common gathering space will have chairs and picnic tables for residents. A secondary open space is located at level 5, and is intended to provide a small gathering space for tenants in a more sunny location than the level 2 courtyard. There will be chairs and a small table at the upper level courtyard.
- 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. For example, place outdoor seating and gathering areas where there is sunny exposure and shelter from wind. Build flexibility into the design in order to accommodate changes as needed; e.g. a south-facing courtyard that is ideal in spring may become too hot in summer, necessitating a shift of outdoor furniture to a shadier location for the season.
Response: See above.
- Connections to project-related open spaces:** Project should connect with, or enhance, the uses and activities of other nearby public open space where appropriate. Look for opportunities to support uses and activities on adjacent properties and/or the sidewalk.
Response: See above. The main open space is separated from surrounding open spaces by retaining walls on one side and a one-story grade change on the other.
- Multifamily Open Space:** Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children’s play (covered and uncovered), barbecues, resident meetings, and crafts or hobbies.
Response: See above.

C. DESIGN

- 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, where appropriate, that other projects can build upon in the future.
Response: There is no strong open space pattern in the neighborhood.
- Amenities and Features:** Create attractive outdoor spaces well suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.
Response: The retaining wall at the rear of the site will be screened with a cable trellis and Boston ivy. The open spaces are shaped and separated by large storm water planters. Private balconies are screened.
- Support Natural Areas:** Create an open space design that retains and enhances on-site natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife. If the site contains no natural areas, consider an open space design that offers opportunities to create larger contiguous open spaces and corridors in the future with development of other public or private projects.
Response: The hillside and the retaining walls make linking to the adjacent hillside difficult.

DC4 EXTERIOR ELEMENTS AND FINISHES

A. BUILDING MATERIALS

- 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.
Response: The exterior materials include polished concrete, pre-finished corrugated metal siding, Hardie panel, cedar plank soffits and siding as well as powder-coated steel balconies, railings and awnings.

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. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

Response: The balconies will be powder coated steel units, and will have metal floor grates. All of the exterior materials are durable materials that will wear well in a damp climate. The cedar siding which is predisposed to fading has been used sparingly and in places protected by consistent shade.

B. SIGNAGE

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. Signage should be compatible in character, scale, and locations while still allowing businesses to present a unique identity.
Response: The building owner would like to limit business signs mounted to the bottom of the awnings. The building sign is a custom cut metal sign that will be mounted over the residential entry.
2. **Coordination With Project Design:** Develop a signage plan within the context for 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.
Response: Signage will not be a major design component of the building design.

C. LIGHTING

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.
Response: The lighting on the street front is concentrated at the pedestrian level – mounted to the bottom of the pedestrian canopy and at each commercial and residential entry. The lighting in the rear courtyard is mainly step lights to provide illumination for pedestrians while avoiding glare for residential units. The group seating area will be provided with pole mounted light fixtures to provide an area of illumination around the seating. Overhead lighting in the form of string lights are provided at the 2nd floor cooridor, where light is less likely to effect neighboring properties.

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.
Response: The site lighting will be concentrated at the pedestrian level or on the second level courtyard where lighting will be unlikely to travel to neighboring properties.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

1. **Choice of Plant Materials:** Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.
Response: The main landscape features in the rear courtyard is the green wall and the large storm water planters. The planters are filled with water tolerant shade loving plants, while the green wall will be covered by Boston ivy. A variety of tree types are being provided on the neighboring properties to the east at the top of the concrete retaining wall in order to provide additional visual screening, per the neighbors request.
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.
Response: The exterior courtyard is over a concrete structural slab. The pedestrian areas will be concrete pavers. Much of the courtyard will be occupied by landscape beds and storm water planters.
3. **Long Range Planning:** Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended. It may be necessary to create a landscaping plan for various stages of plant maturity, such as 5, 10, and 20 year plans in order to ensure the landscaping will perform and function as needed over the life of the project.
Response: Most plants selected are shrubs that will not overwhelm the landscaped areas even when mature. Plants which are located near the retaining wall have been carefully selected so as not to damage the wall with root growth.
4. **Place Making:** Create a landscape design that helps define spaces with significant elements such as trees.
Response: The landscape plan includes only a few trees because the spaces are shaded and relatively narrow. Hornbeams are provided on the street edge per the request of the City of Seattle Planners.

E. PROJECT ASSEMBLY AND LIFESPAN

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.
Response: OK.