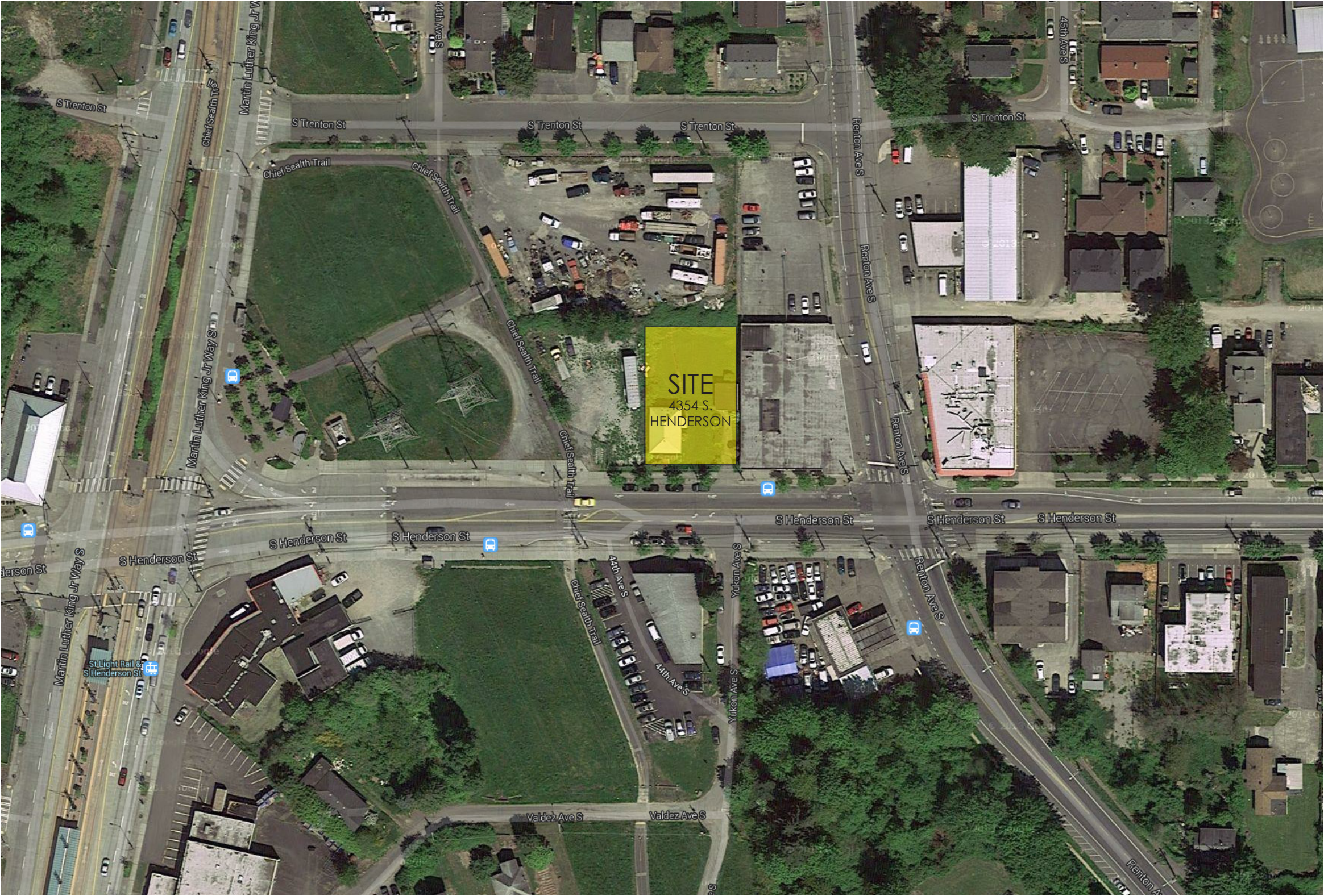


# Van Gogh Studio Lofts - 4354 S. Henderson Street



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### VAN GOGH STUDIO LOFTS

4354 South Henderson Street, Seattle, WA 98118 — Early Design Guidance    DPD Project Number: 3017144







SITE LOCATION

The site is located in the Rainier Beach neighborhood, to the west of Lake Washington and to the east of the southern end of Beacon Hill.



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Vicinity Map





DEVELOPMENT OBJECTIVES

The applicant proposes a new four story mixed-use building with 34 Artists Live-Work apartments and commercial space on the ground floor facing the right of way.

NUMBER OF RESIDENTIAL UNITS:  
34 Apartments  
4 Stories

TOTAL SQUARE FOOTAGE:  
±29,000 SF

COMMERCIAL SQUARE FOOTAGE:  
±1,440 SF required by zoning.

NUMBER OF PARKING STALLS:  
0 Parking stalls provided. No parking stalls are required for any residential use, because the building is located in a station area overlay district.

BICYCLE PARKING:  
8 Bicycle parking spaces will be provided.

RESIDENTIAL COMMON SPACE:  
1,450 SF of exterior common space at roof deck.

GREEN FACTOR;  
A green factor of .30 will be provided by the project. This will include green space at grade and on a green roof.  
±1050 SF of at-grade green space.  
±1,500 SF of green roof.

DEPARTURE REQUEST

No departures are requested.





SITE OPPORTUNITIES


The site is located near a significant green space and walking and biking trail - the Chief Sealth trail connects Beacon Hill with Rainier Beach and continues to Skyway.


South Henderson Street is the main connection between the Light Rail transit station and the Chief Sealth trail and the center of the Rainier Beach neighborhood and Lake Washington. Residents living at the site will have easy access to all of the amenities available at the Rainier Beach Community Center. Lake Washington and Beer Sheva park are located eight blocks to the east of the site at the end of Henderson Street.

The site has good access to light and air. It is located in a relatively flat and open area, adjacent to a large right of way and near open spaces and green belts.

The upper floors have the potential for good territorial views to the east and to the west.

KEY

 Solar Access

 Green/Open Space



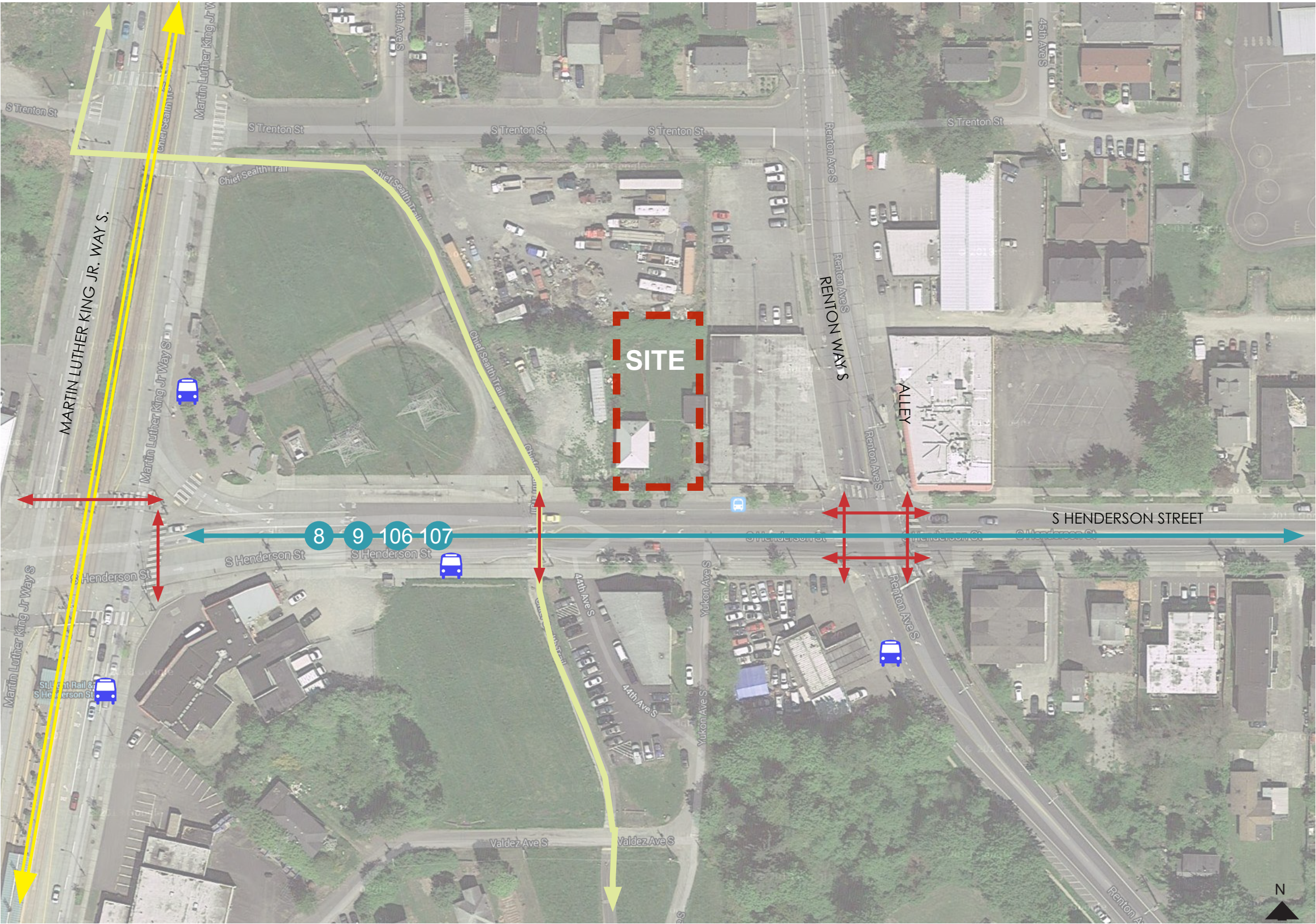


TRANSIT OPPORTUNITIES

The project site is located in a transit hub. The Rainier Beach station of Link Light Rail is approximately two blocks from the site, and the metro bus line #7, 8, 106 and 107 stop adjacent to the site on South Henderson Street.

KEY

- Existing Crosswalk
- Link Light Rail
- Bus Route
- Bus Stop





EXISTING ZONING: NC3P-40 / NC2P-40

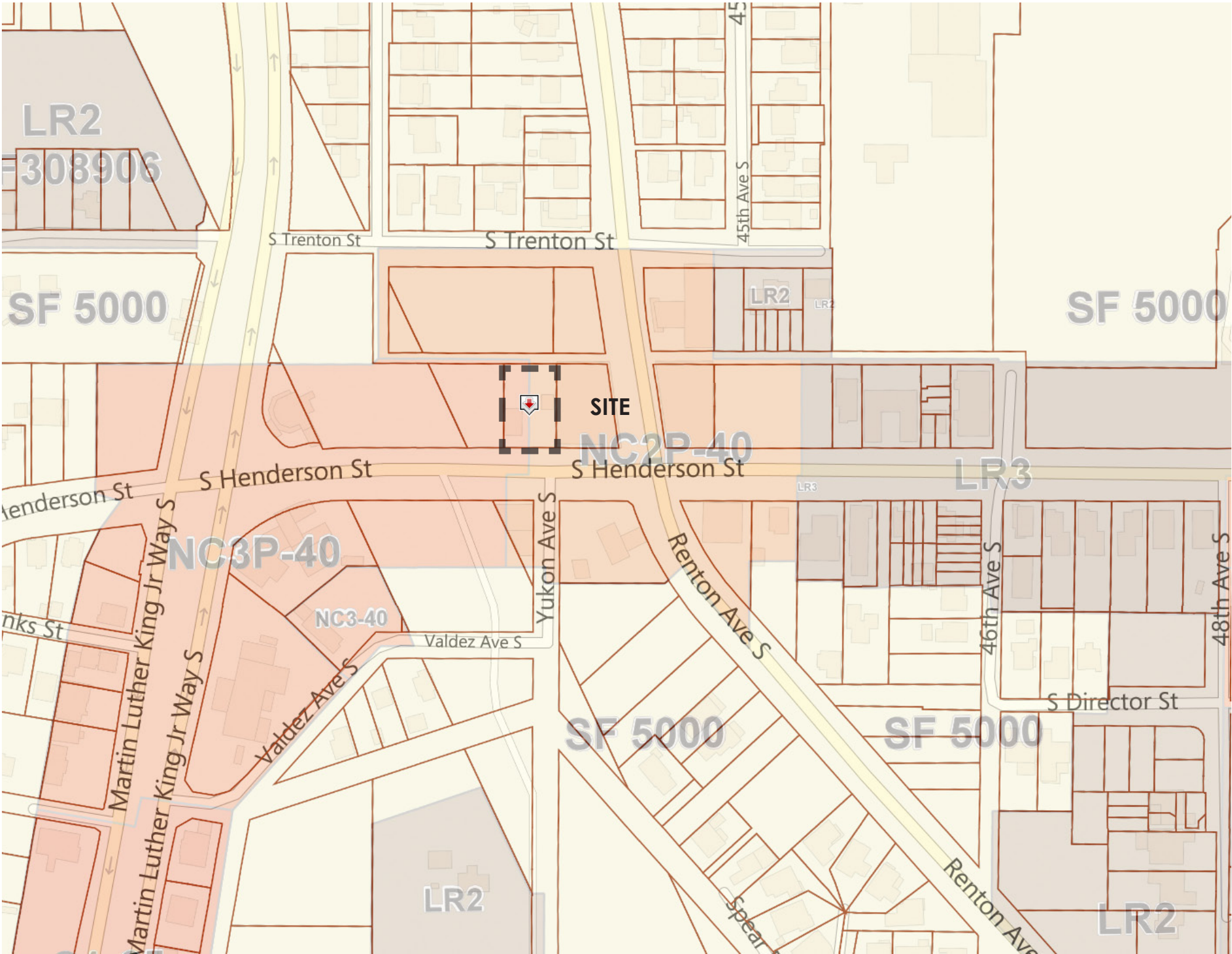
The site is split between a NC2P-40 zone and a NC3P-40 zone. The site is in the Rainier Beach Station Overlay district. The site is also in a Pedestrian designated zone.

Both zones allow for 40+ feet height, and does not have a residential density limit. The zone requires a non-residential use facing the street right of way.

Because the project is located in the Rainier Beach Station Overlay district no parking is required.

ZONING KEY

- NC3P-40
- NC2P-40
- LR2
- LR3
- SF5000



City of Seattle Zoning Map



VAN GOGH STUDIO LOFTS

4354 South Henderson Street, Seattle, WA 98118 — Early Design Guidance    DPD Project Number: 3017144

Existing Zoning Map





SITE LOCATION



## VAN GOGH STUDIO LOFTS

4354 South Henderson Street, Seattle, WA 98118 — Early Design Guidance DPD Project Number: 3017144

## Henderson Street Panorama

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9-BLOCK DEVELOPMENT  
DIAGRAM

- 1. Project Site
- 2. Dry Cleaner
- 3. Oromo Cultural Center
- 4. West One Auto Sales
- 5. Link Light Rail Station
- 6. Quality Rentals
- 7. Paradise Baptist Church
- 8. Power Line
- 9. Polynesian Deli
- 10. Chief Sealth Trail
- 11. I AM Natural Beauty
- 12. Chief Sealth Trail
- 13. Al-Uruba Restaurant
- 14. Hair Sharp Salon
- 15. Parking Lot
- 16. Residential Neighborhood
- 17. Apartment Building



VAN GOGH STUDIO LOFTS

4354 South Henderson Street, Seattle, WA 98118 — Early Design Guidance    DPD Project Number: 3017144

9-Block Diagram







1. Project Site from sidewalk.



1. View from Project Site - looking north-east.



1. Project site from across Henderson Street.







2. Dry Cleaner



3. Oromo Cultural Center



4. West One Auto Sale



5. Link Light Rail



6. Quality Rentals



7. Paradise Baptist Church.







8. Power Lines



9. Polynesian Deli



10. Chief Sealth Trail



11. I AM Natural Beauty and Apartments



12. Chief Sealth Trail







13. Al-Uruba Restaurant



14. Hair Sharp Salon



15. Parking Lot



16. Single Family Homes



17. Apartments







South Lake High School



Rainier Beach Community Center



South Shore K-8



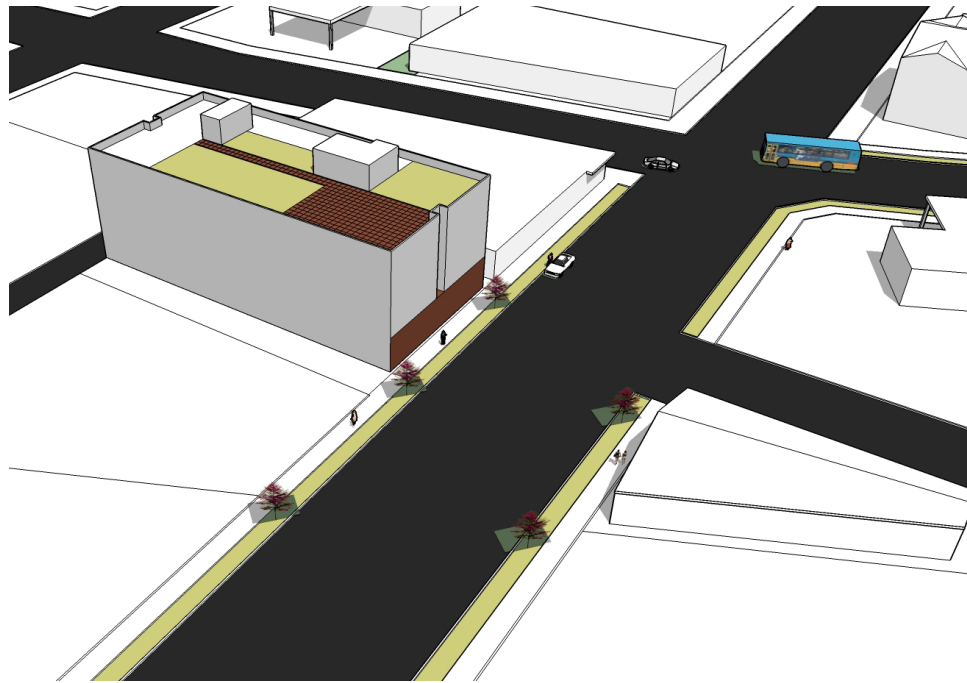
Car Wash



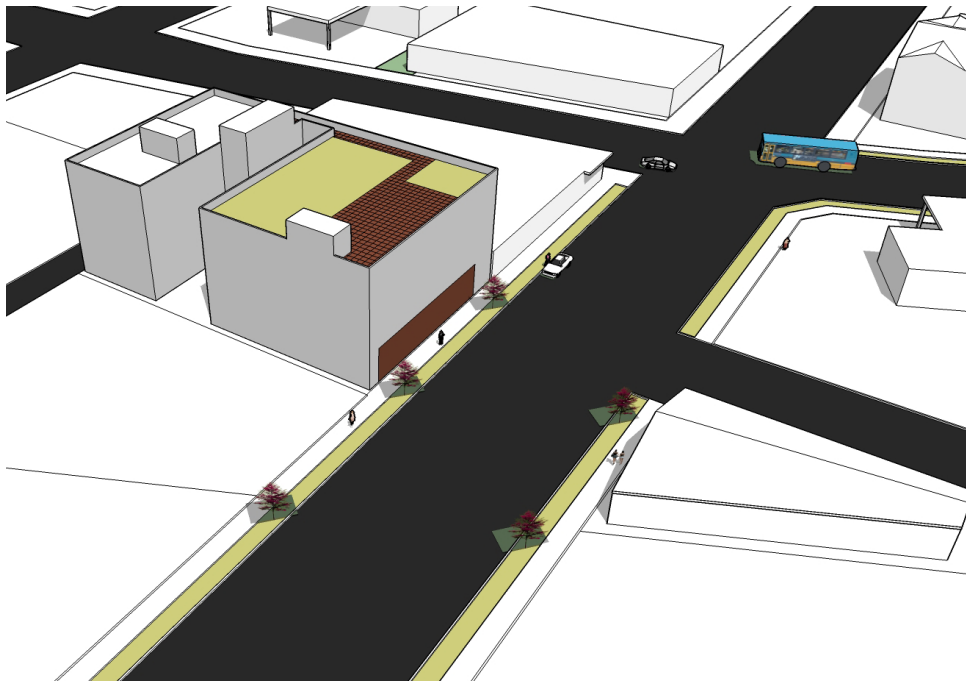
Lake Washington from Beer Sheva Park



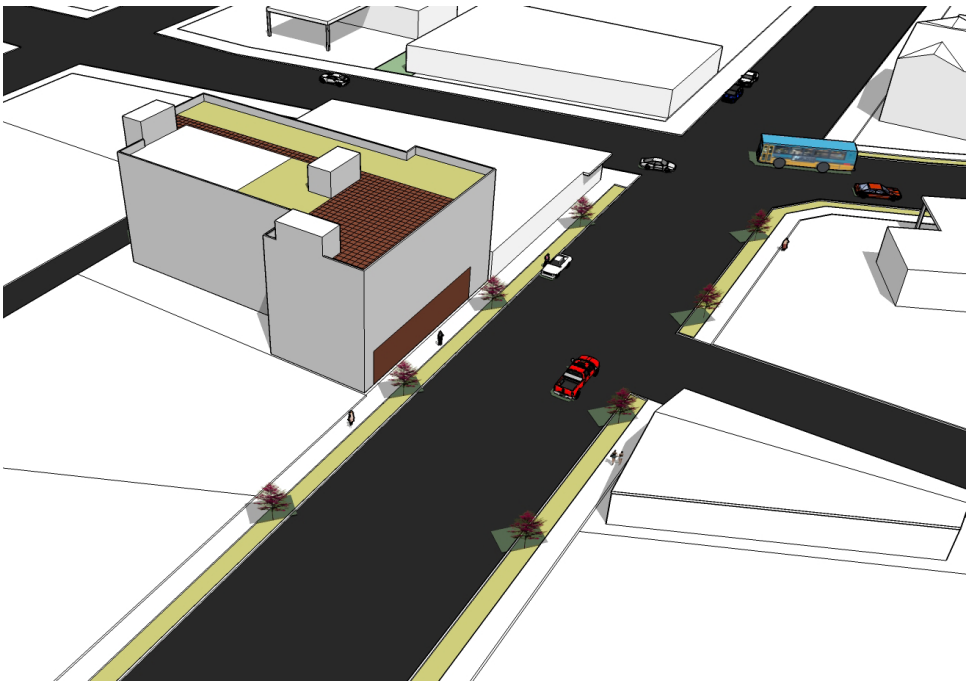




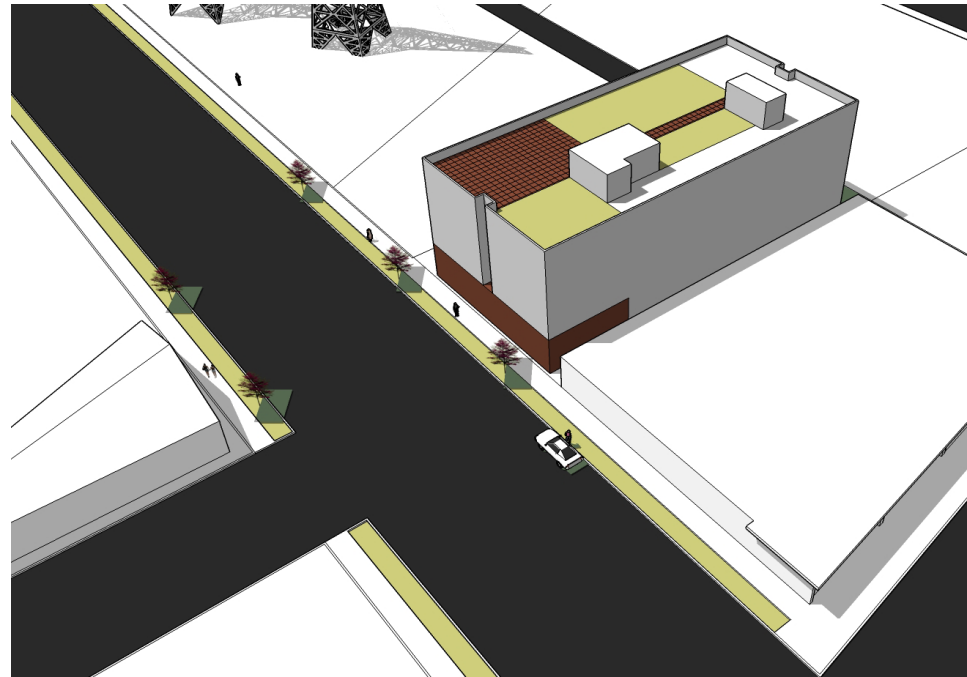
Compact, simple form. Ten foot landscaped setbacks from east and west property lines, allowing large windows. Commercial space on full length of Henderson street. Residential entry on side yard. Roof stair towers at center of building..



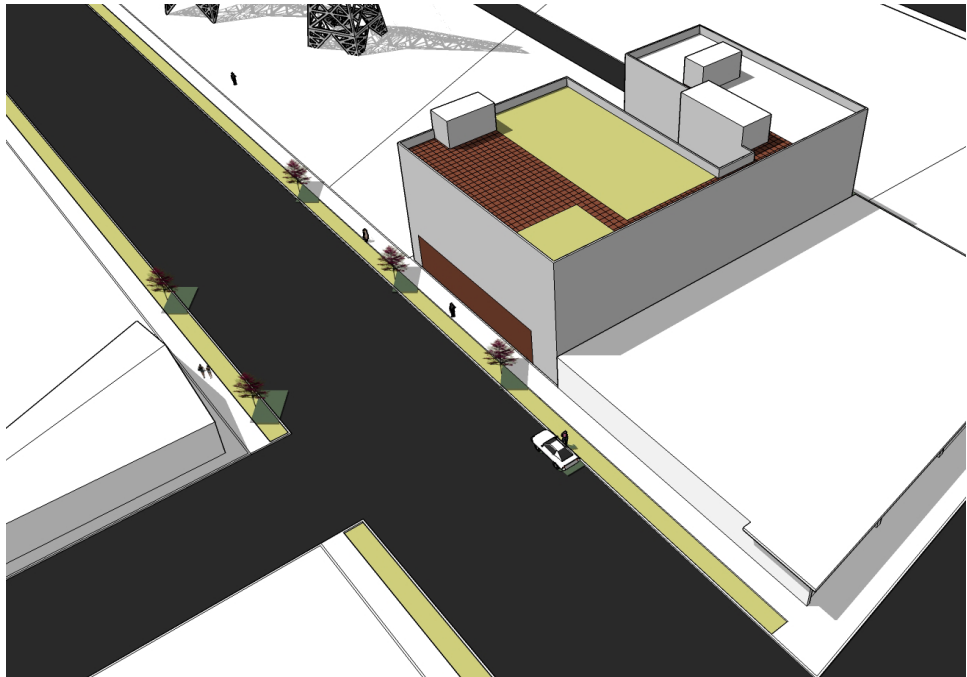
Large central courtyard. Very small setbacks from east and west lot lines, limiting opportunities for windows. Residential entry on Henderson Street.



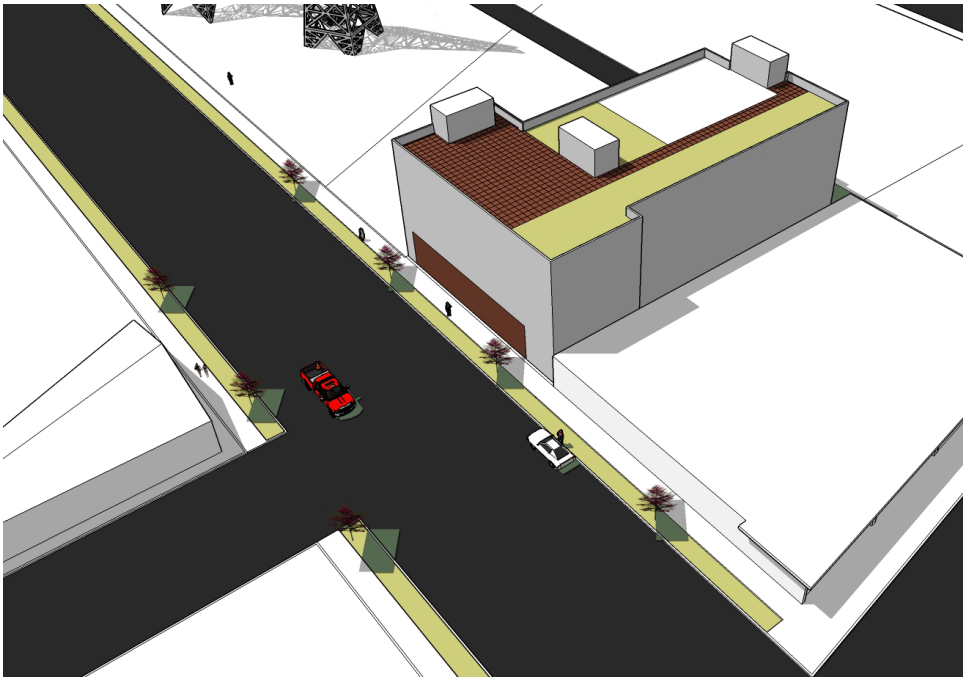
Larger yard on west side of the building, small yard on east side of the building. Residential entry on Henderson Street. Stair towers on perimeter of building. Portions of east and west facades are close to the property lines, limiting opportunities for windows.



**Scheme A**



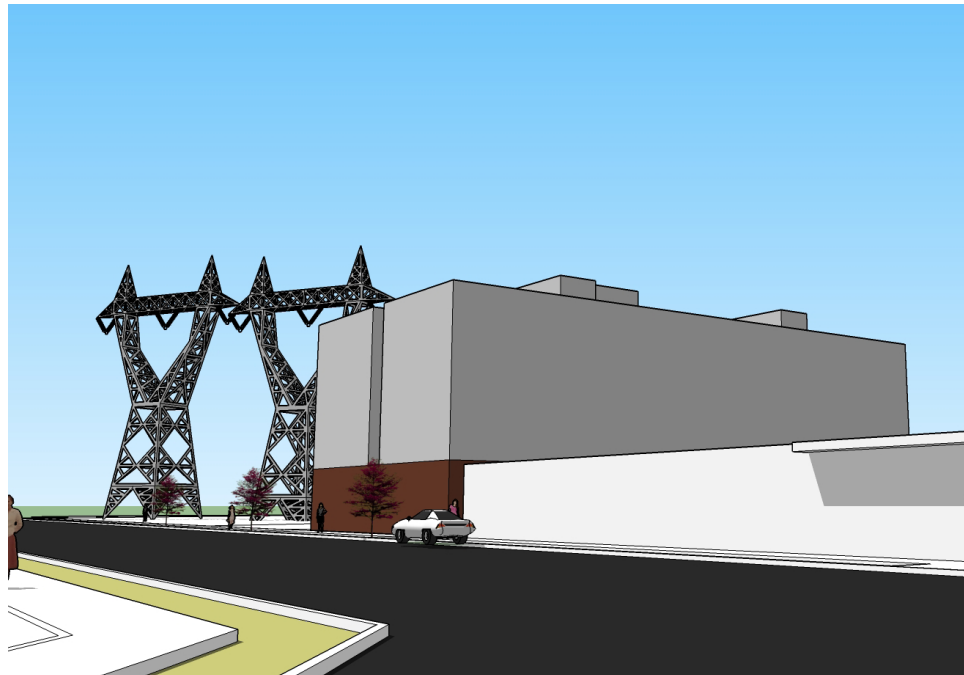
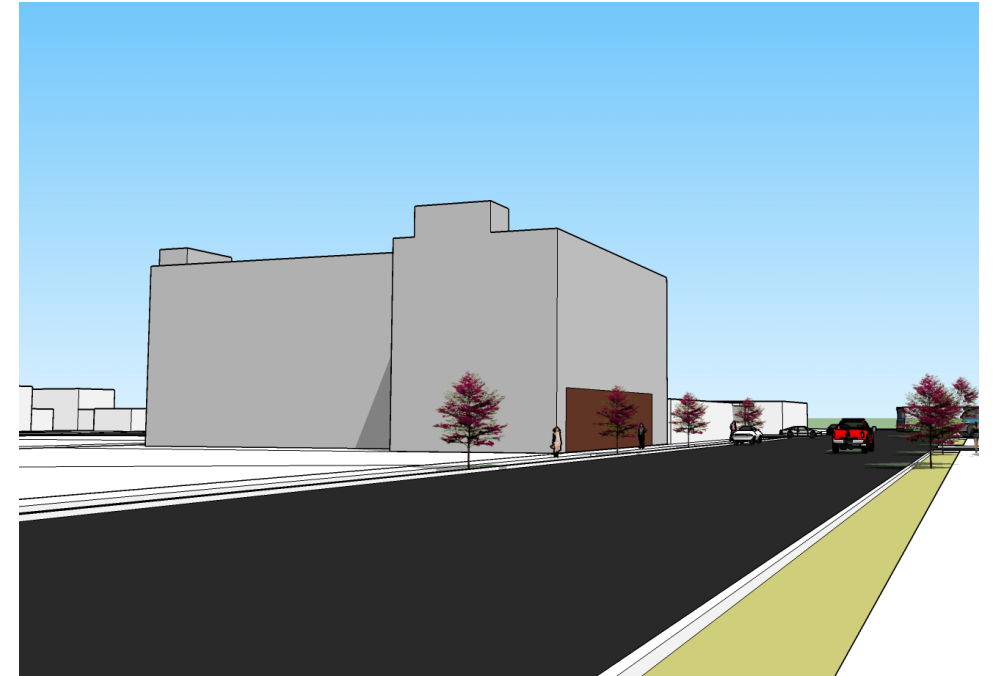
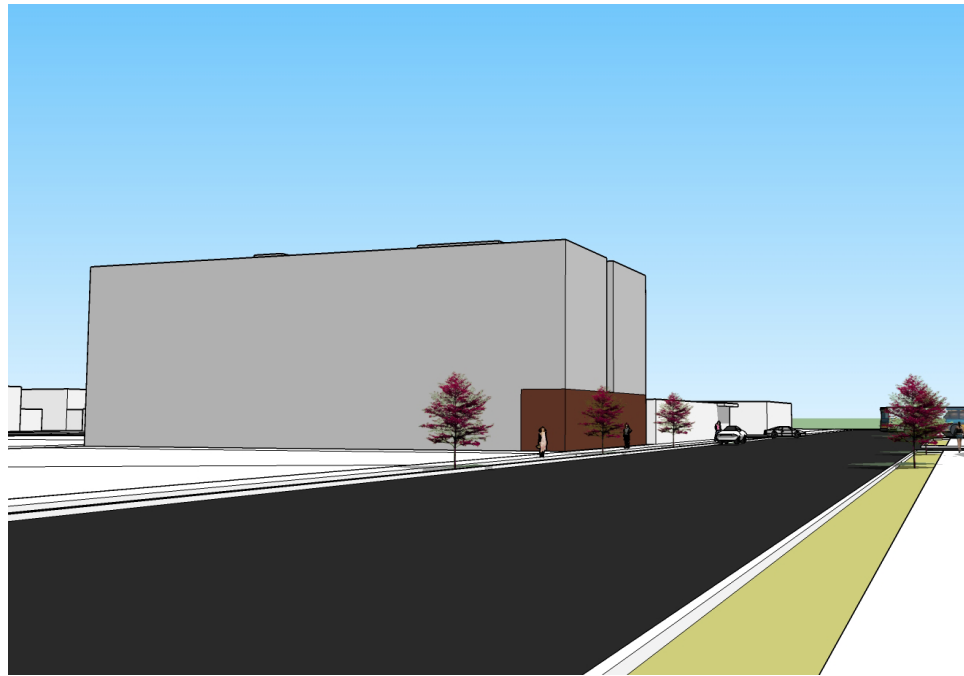
**Scheme B**



**Scheme C**







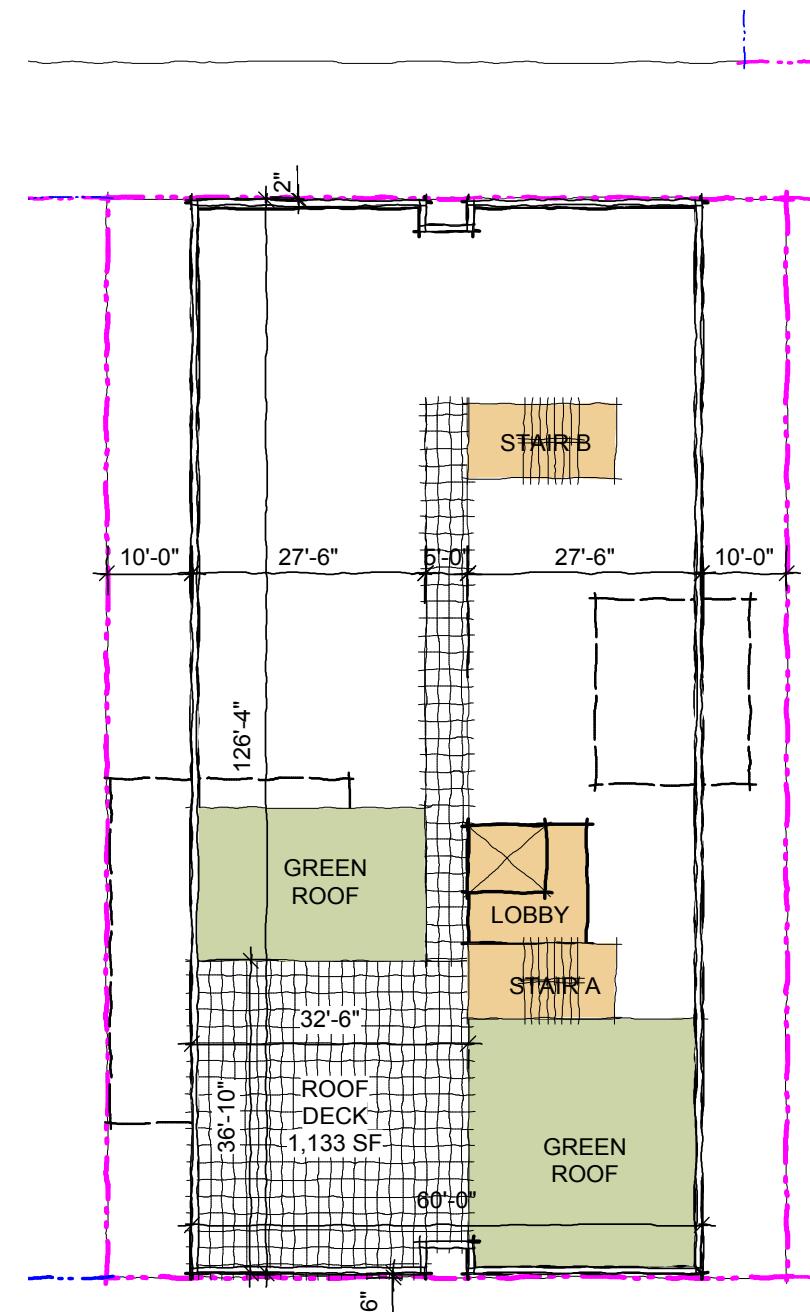
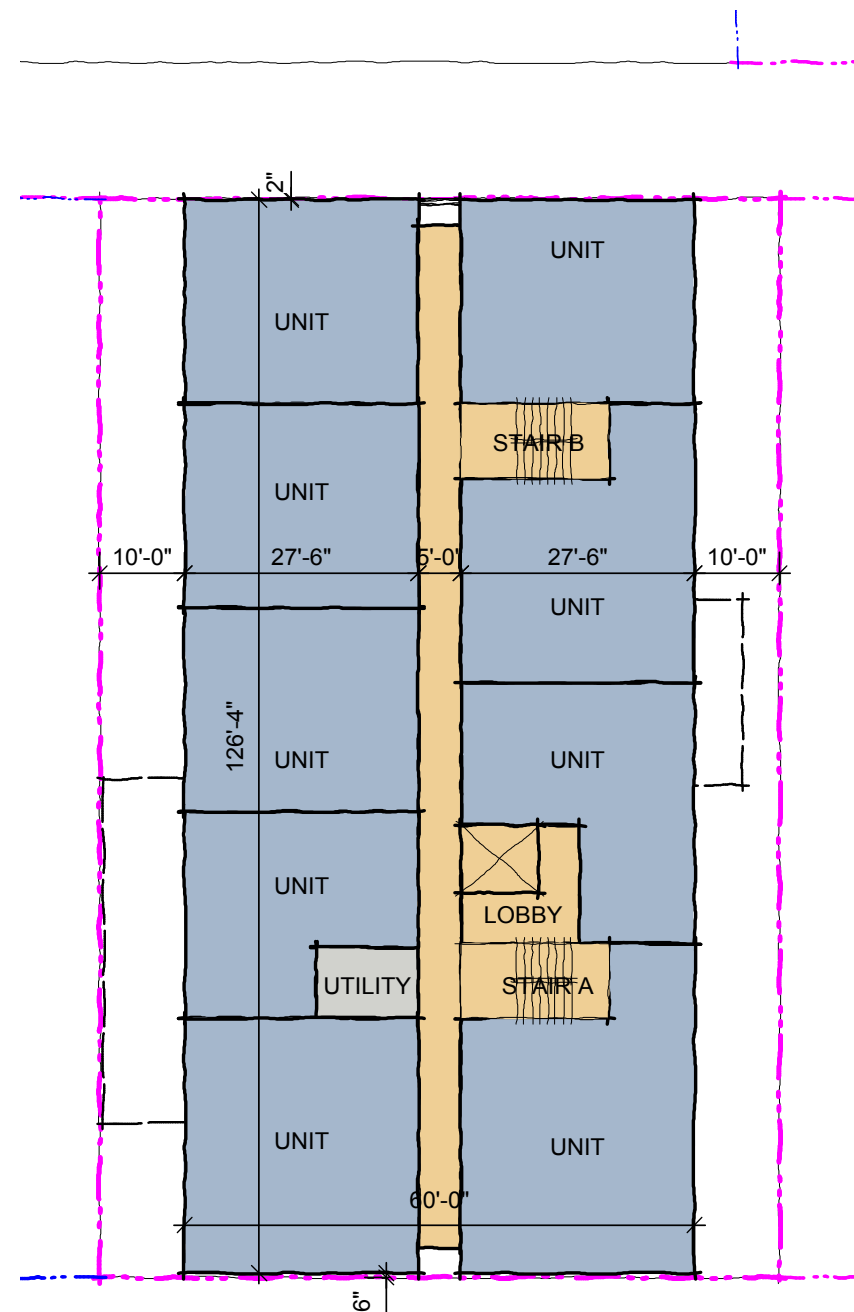
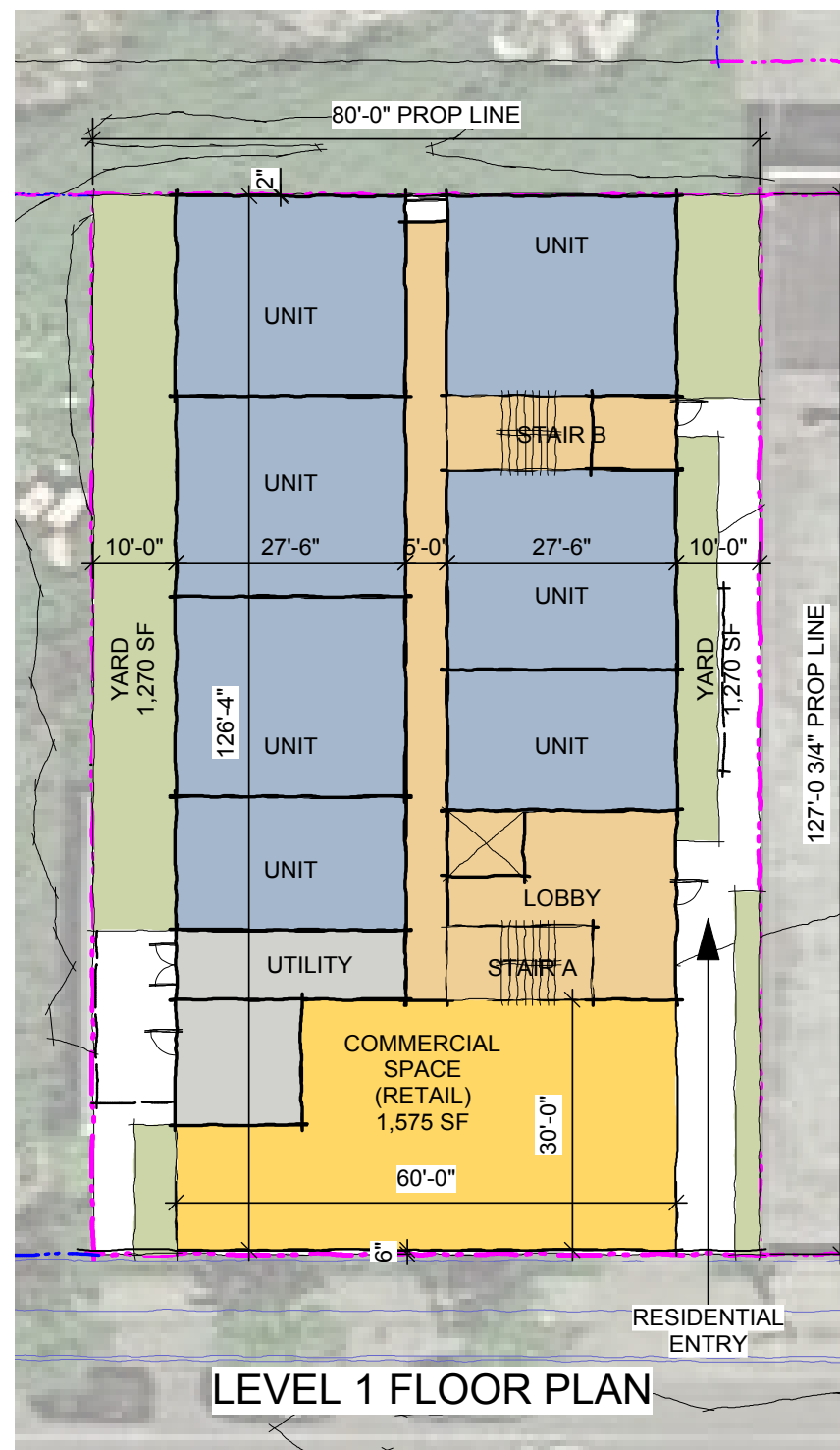
Scheme A

Scheme B

Scheme C







## Program Features

- (34) Studio Units
- 1,575 SF Ground Floor Commercial
- 1,133 sf Roof Deck

Commercial

Residential Live-Work Units

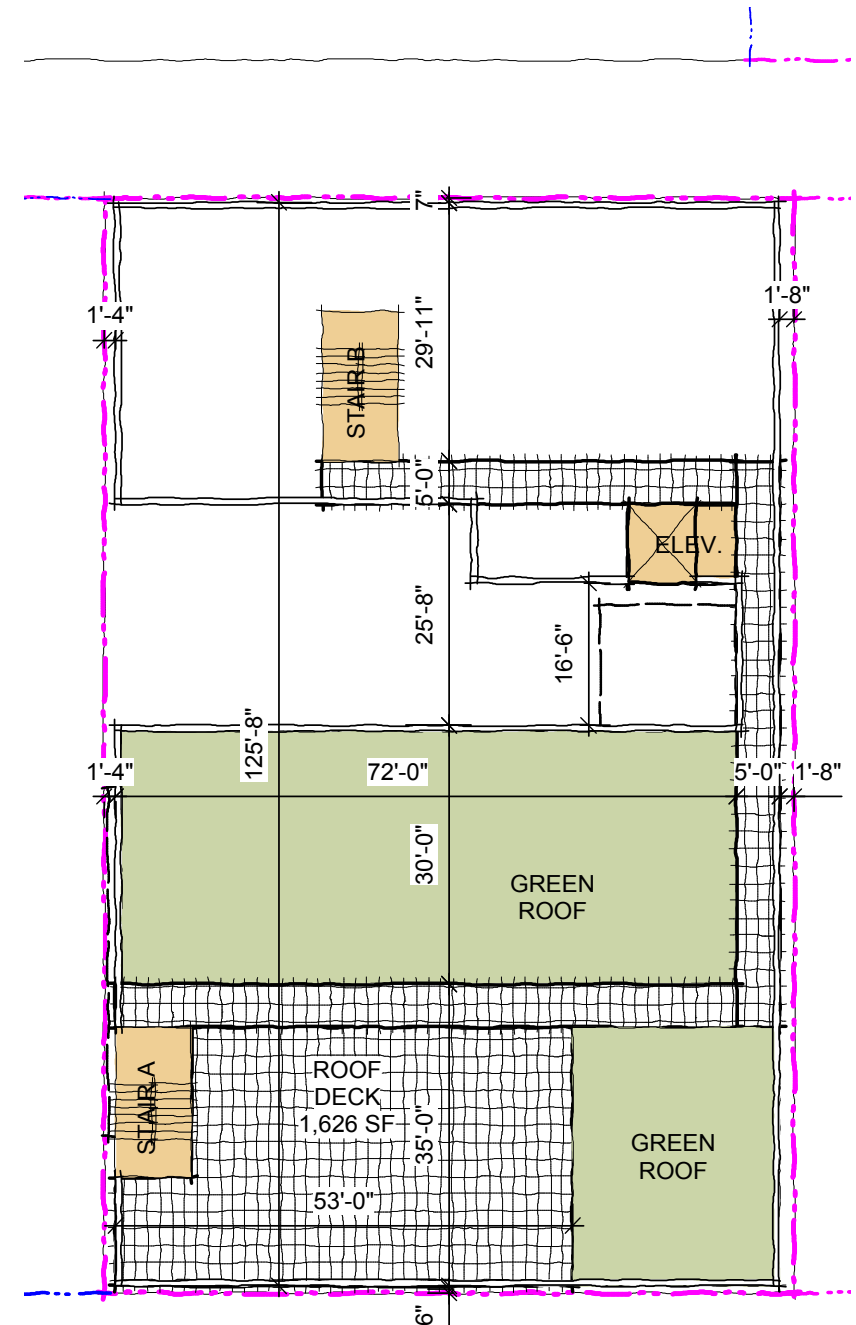
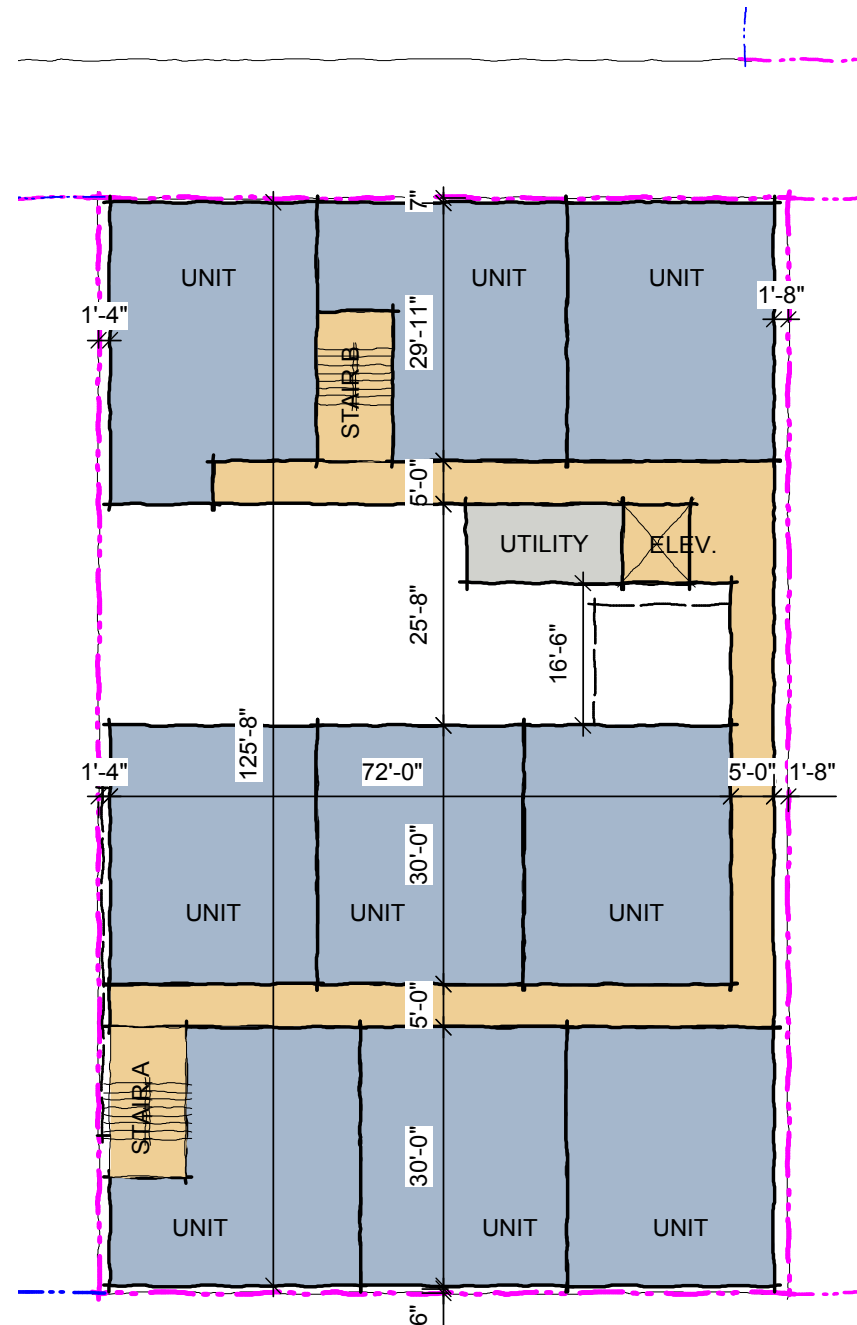
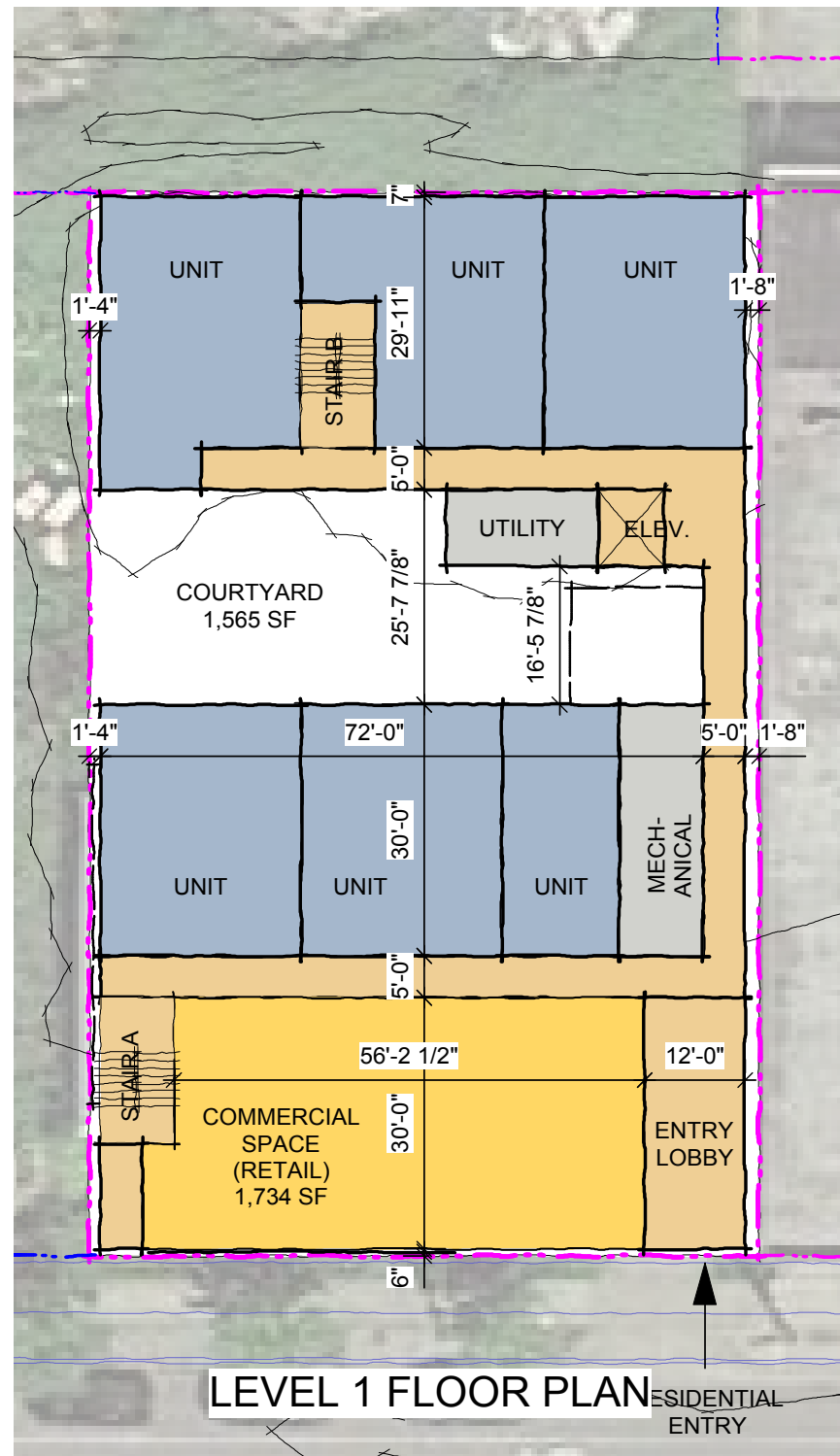
 Circulation

■ Utility - Storage - Parking

Landscaping / Green Roof







#### Program Features

- 33 Units
- 1,734 SF Ground Floor Commercial
- 1,626 SF Roof Deck

- Commercial
- Residential Live-Work Units
- Circulation
- Utility - Storage - Parking
- Landscaping / Green Roof



#### VAN GOGH STUDIO LOFTS

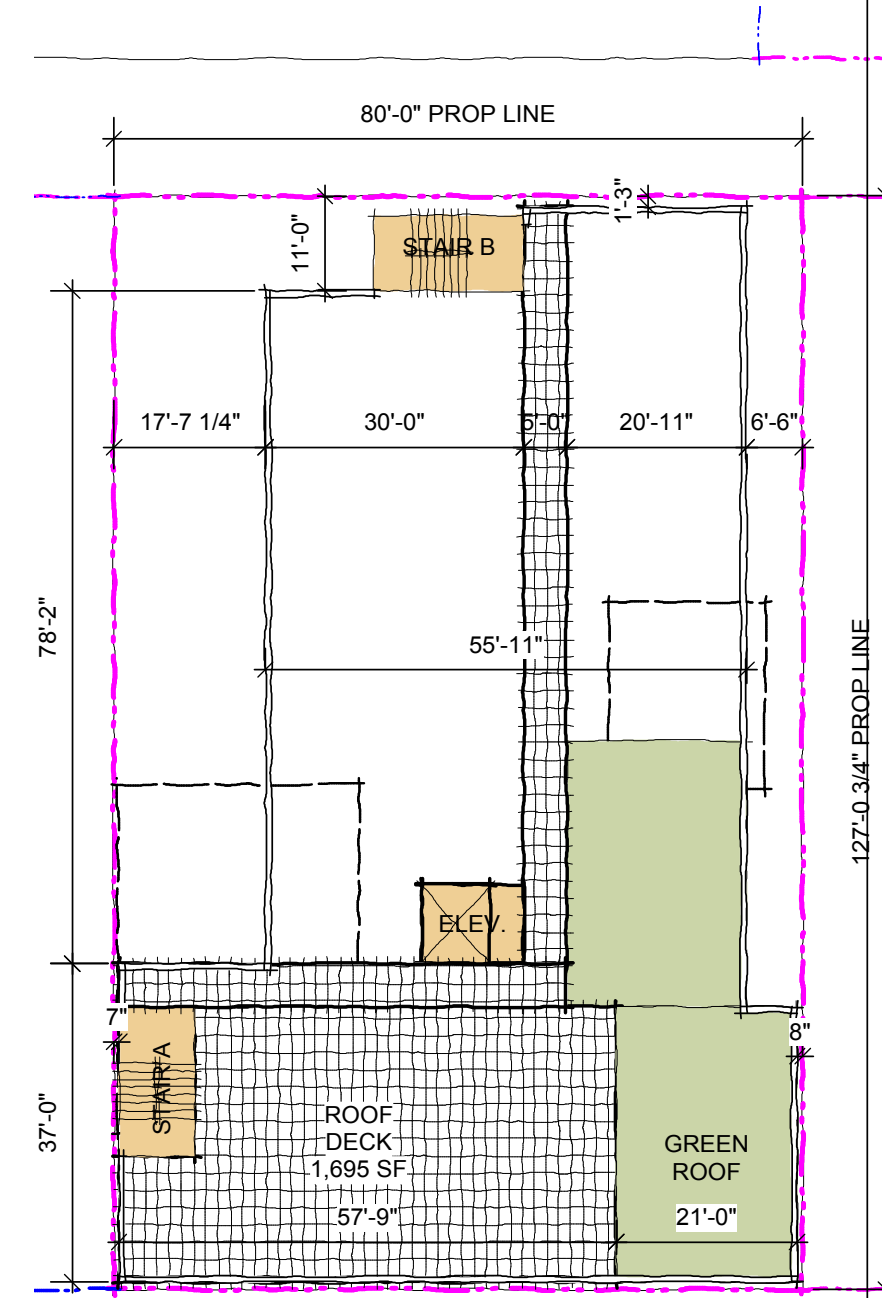
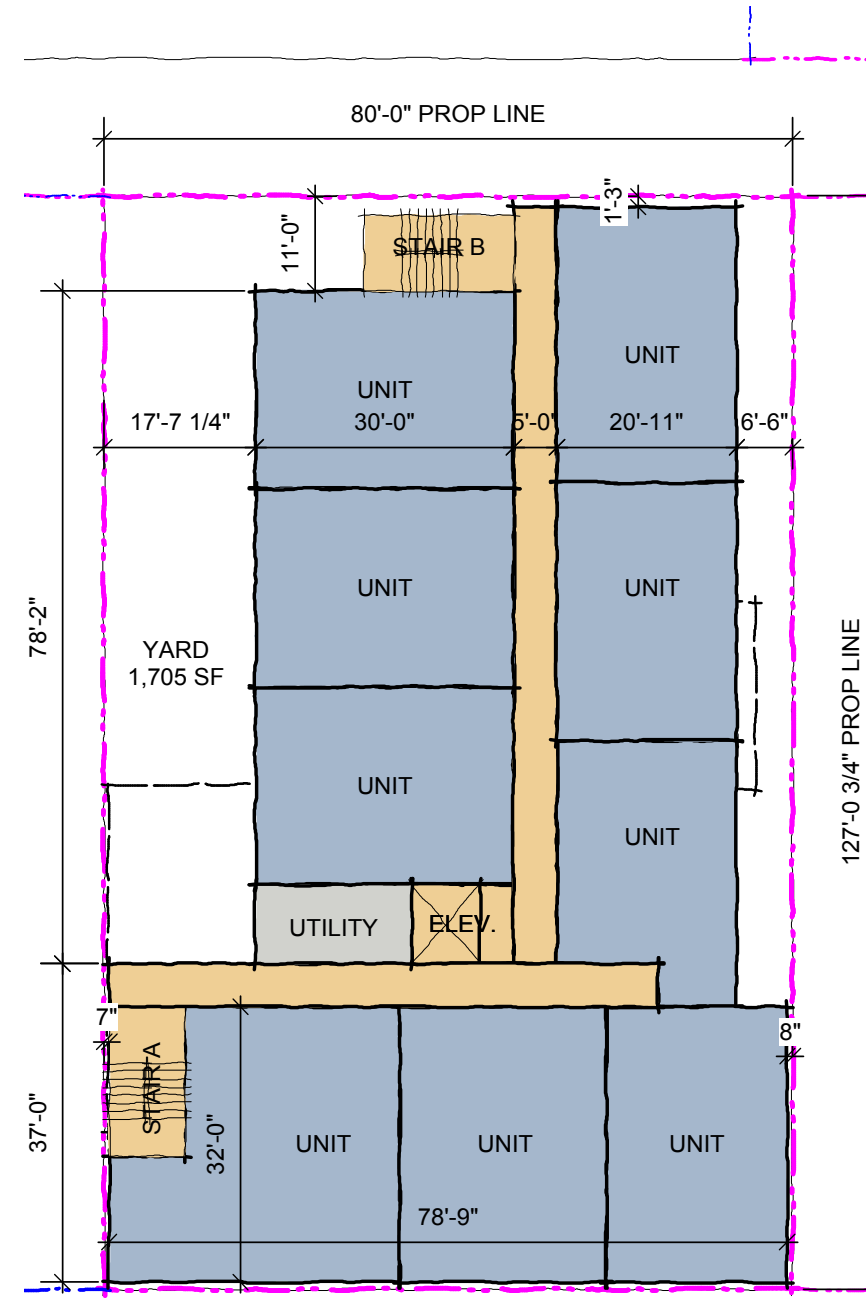
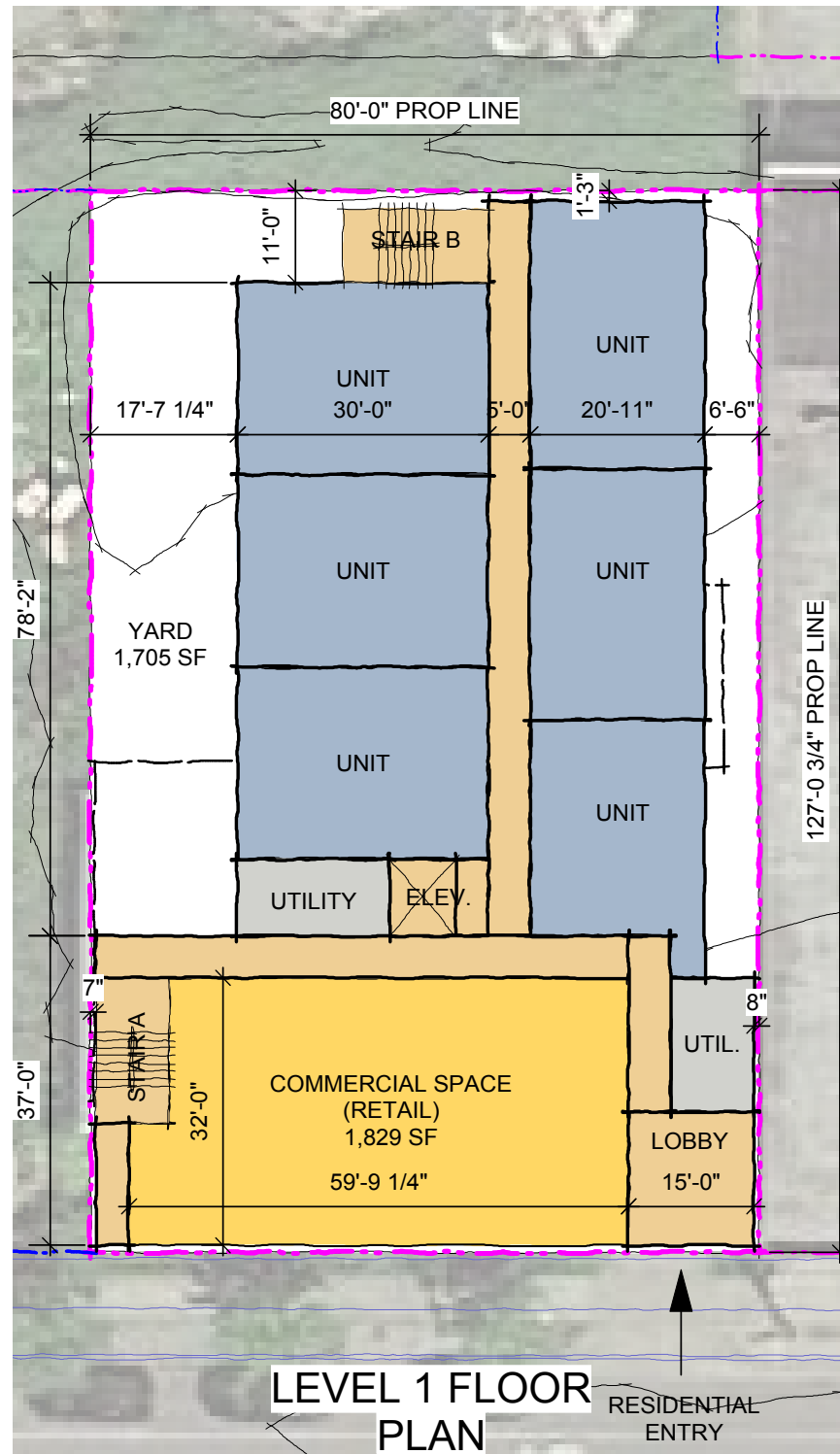
4354 South Henderson Street, Seattle, WA 98118 — Early Design Guidance DPD Project Number: 3017144

Plan: Scheme B

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### Program Features

- 33 Units
- 1,829 SF Ground Floor Commercial
- 1,695 sf Roof Deck

Commercial

Residential Live-Work Units

Circulation

Utility - Storage - Parking

Landscaping / Green Roof



## VAN GOGH STUDIO LOFTS

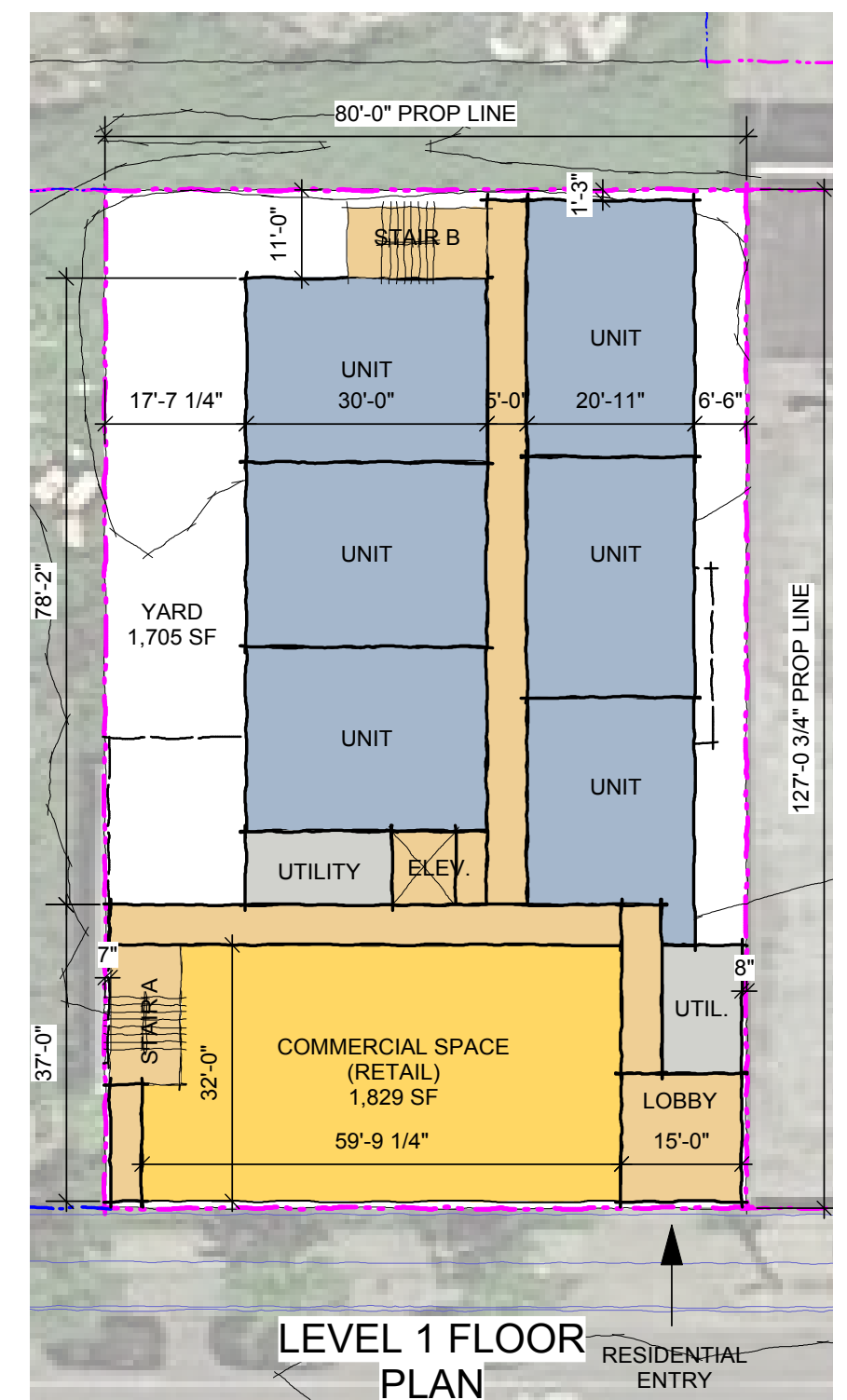
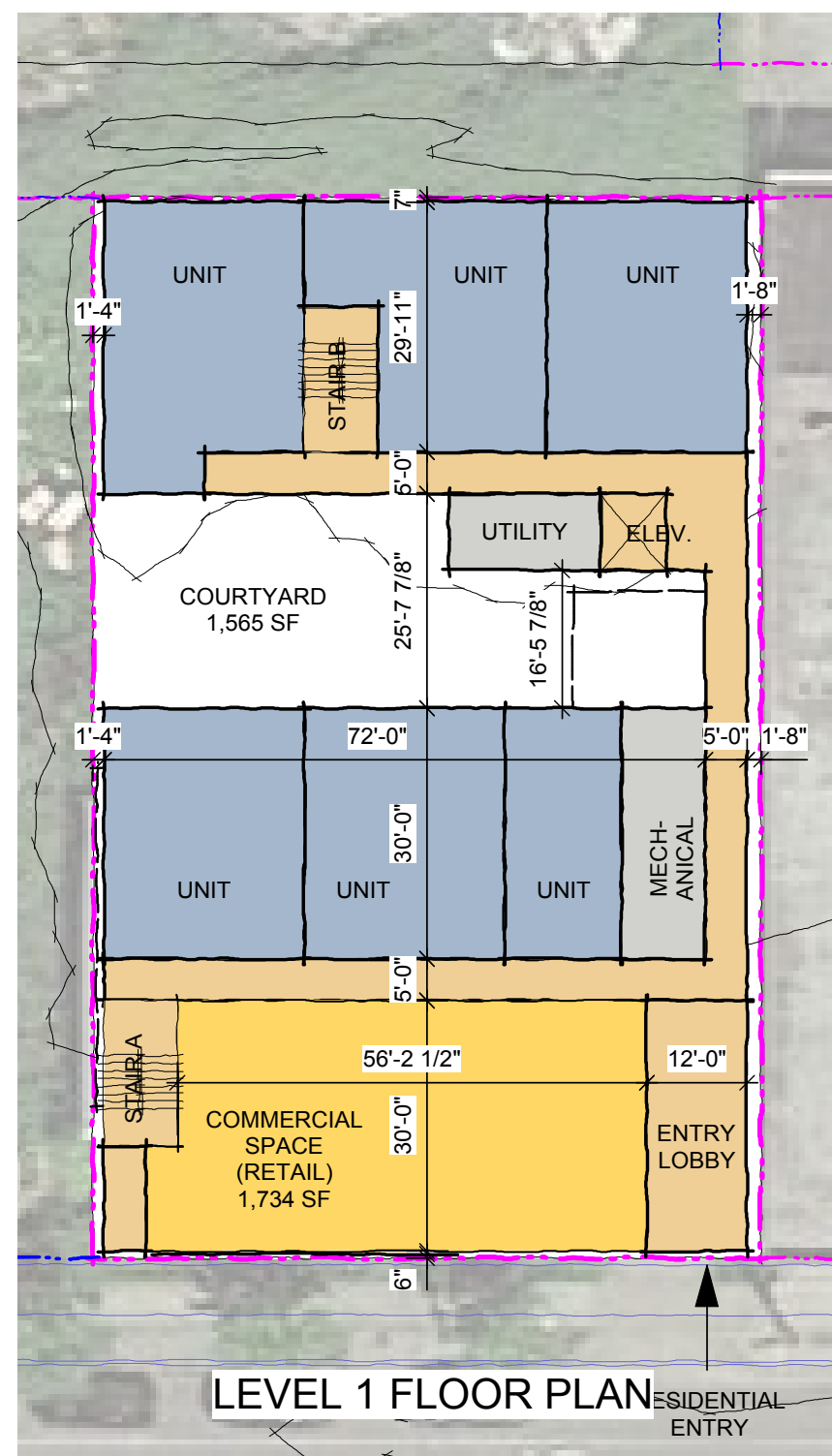
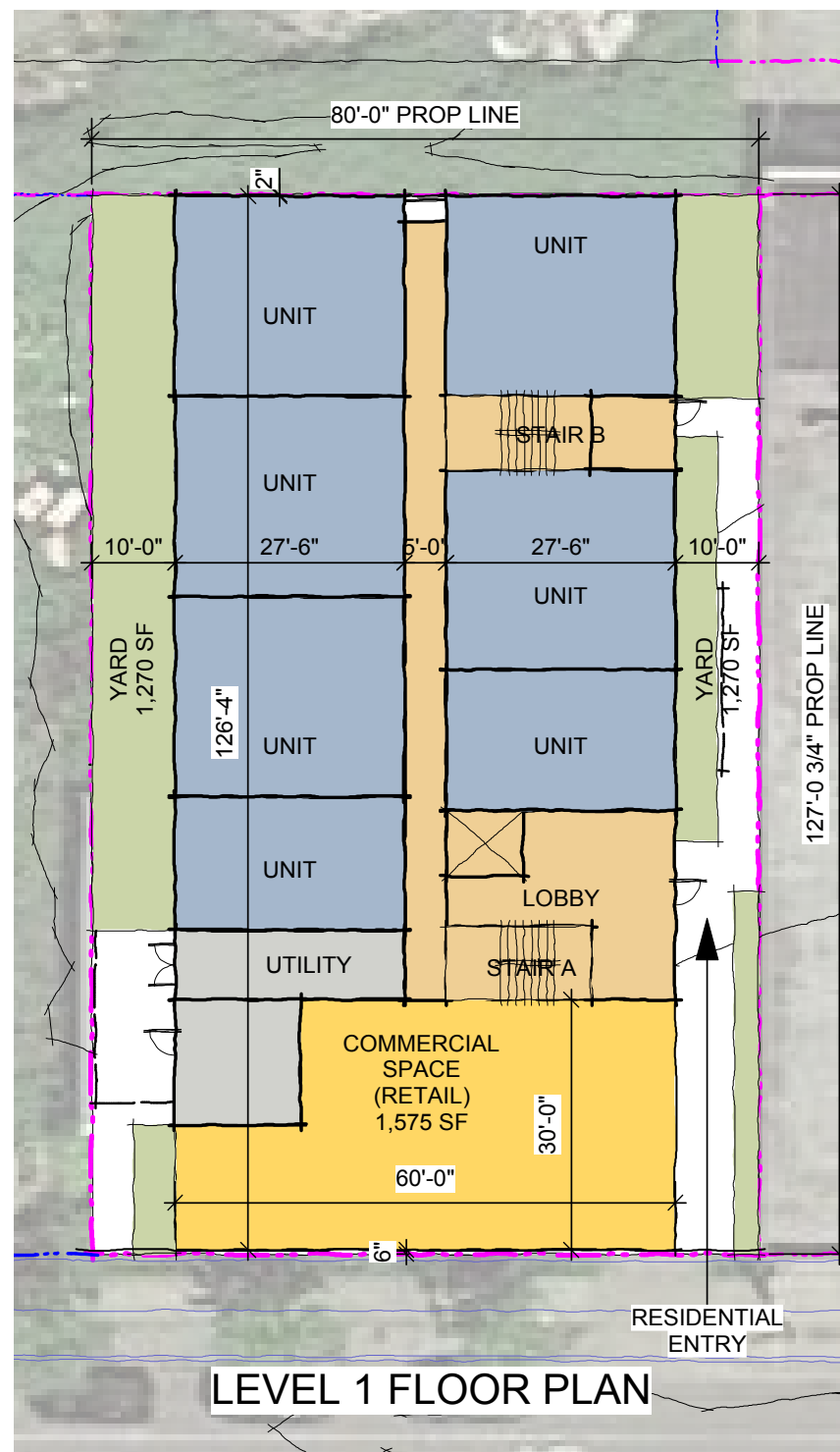
4354 South Henderson Street, Seattle, WA 98118 — Early Design Guidance DPD Project Number: 3017144

Plan: Scheme C

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## Plan: Scheme A

## Plan: Scheme B

## Plan: Scheme C

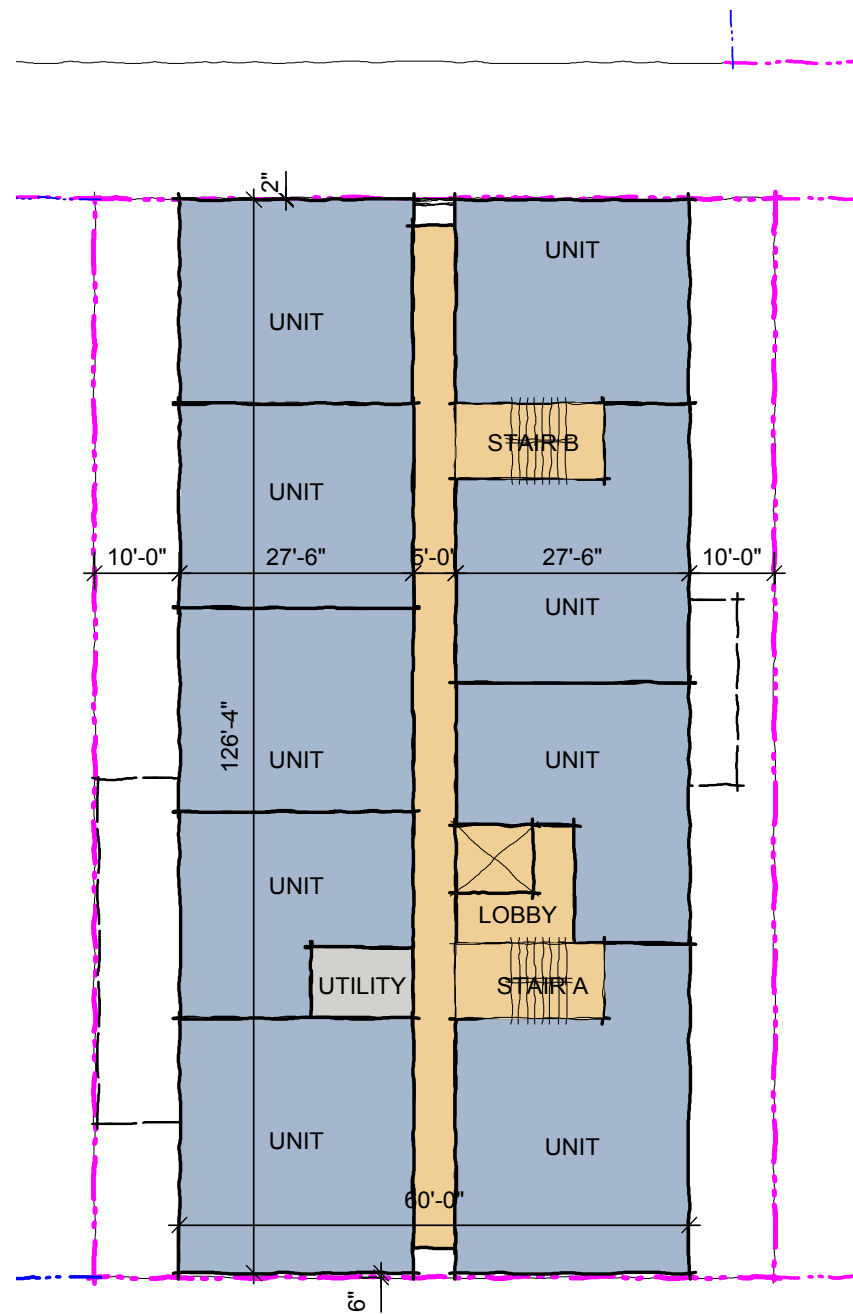
- Commercial
- Residential Live-Work Units
- Circulation
- Utility - Storage - Parking
- Landscaping / Green Roof



## All Options: First Floor

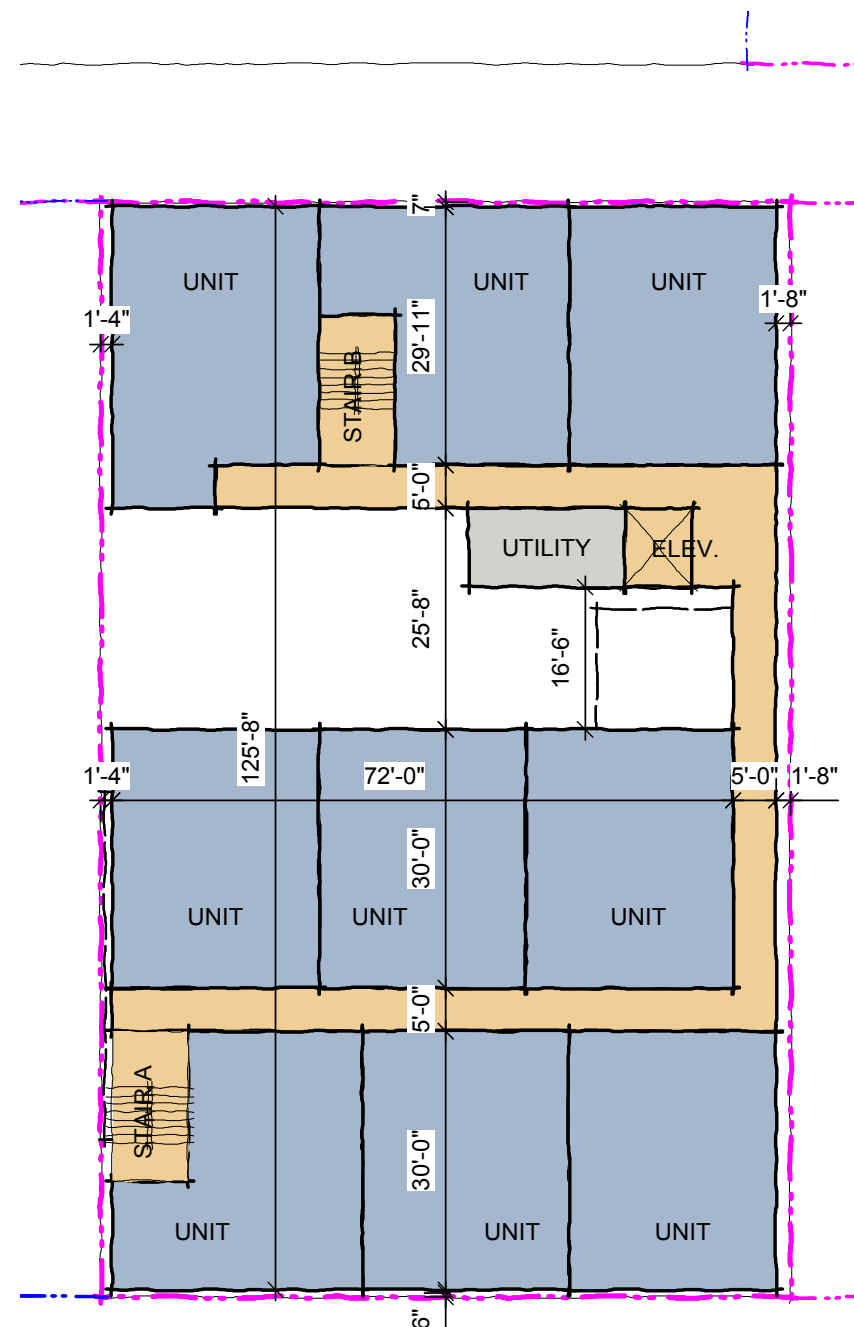






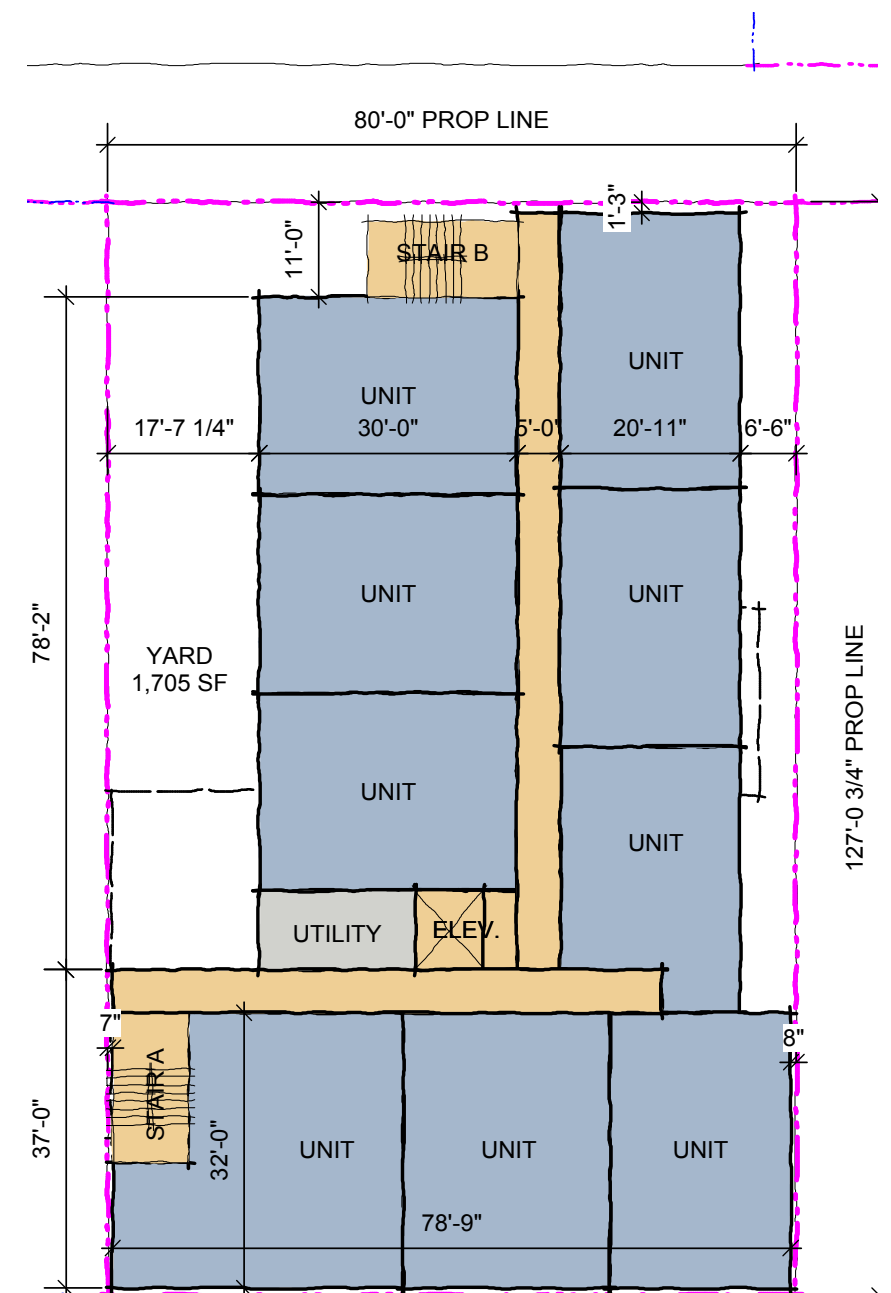
LEVEL 2-4 FLOOR PLAN

Plan: Scheme A



LEVEL 2-4 FLOOR PLAN

Plan: Scheme B



LEVEL 2-4 FLOOR PLAN

Plan: Scheme C

- Commercial
- Residential Live-Work Units
- Circulation
- Utility - Storage - Parking
- Landscaping / Green Roof



All Options: Typ. Floor Plan

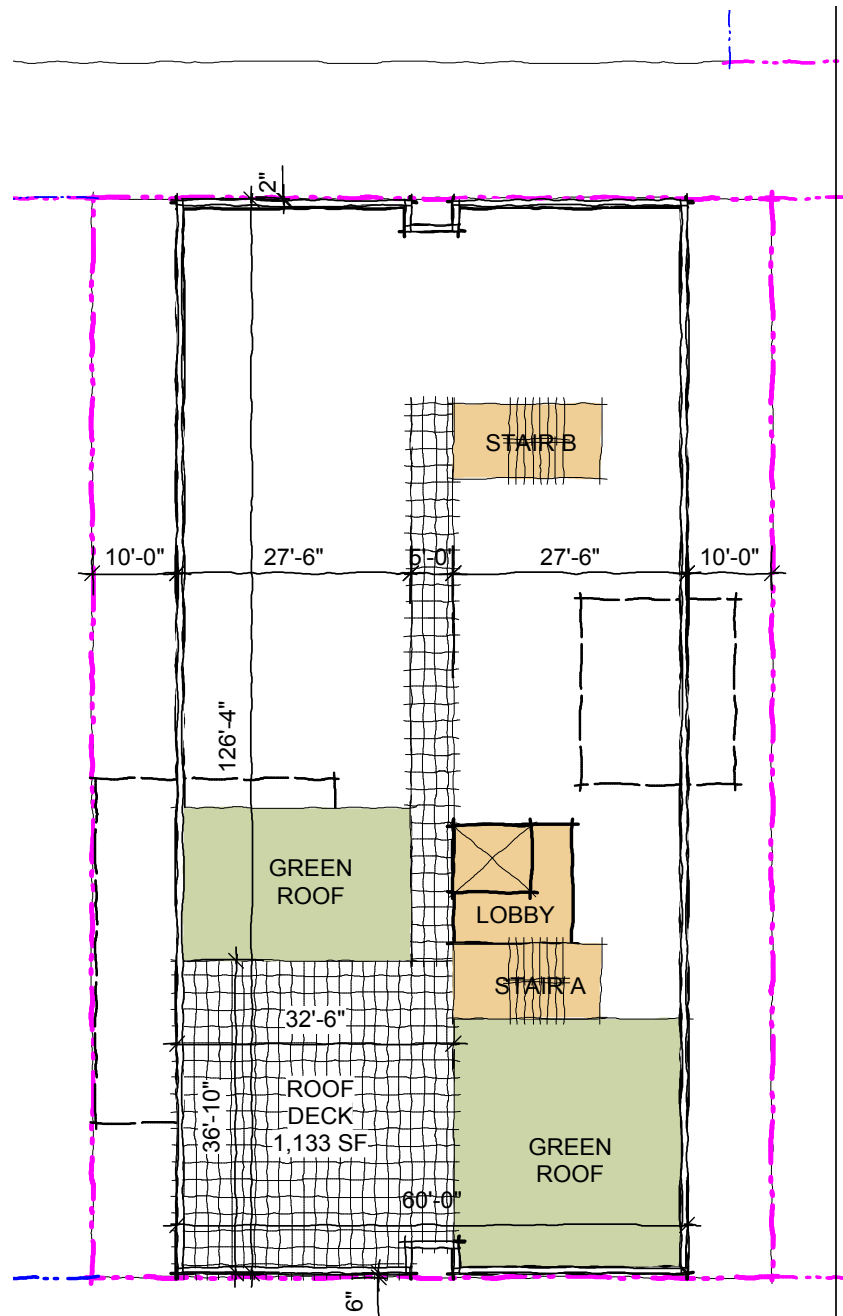


VAN GOGH STUDIO LOFTS

4354 South Henderson Street, Seattle, WA 98118 — Early Design Guidance DPD Project Number: 3017144

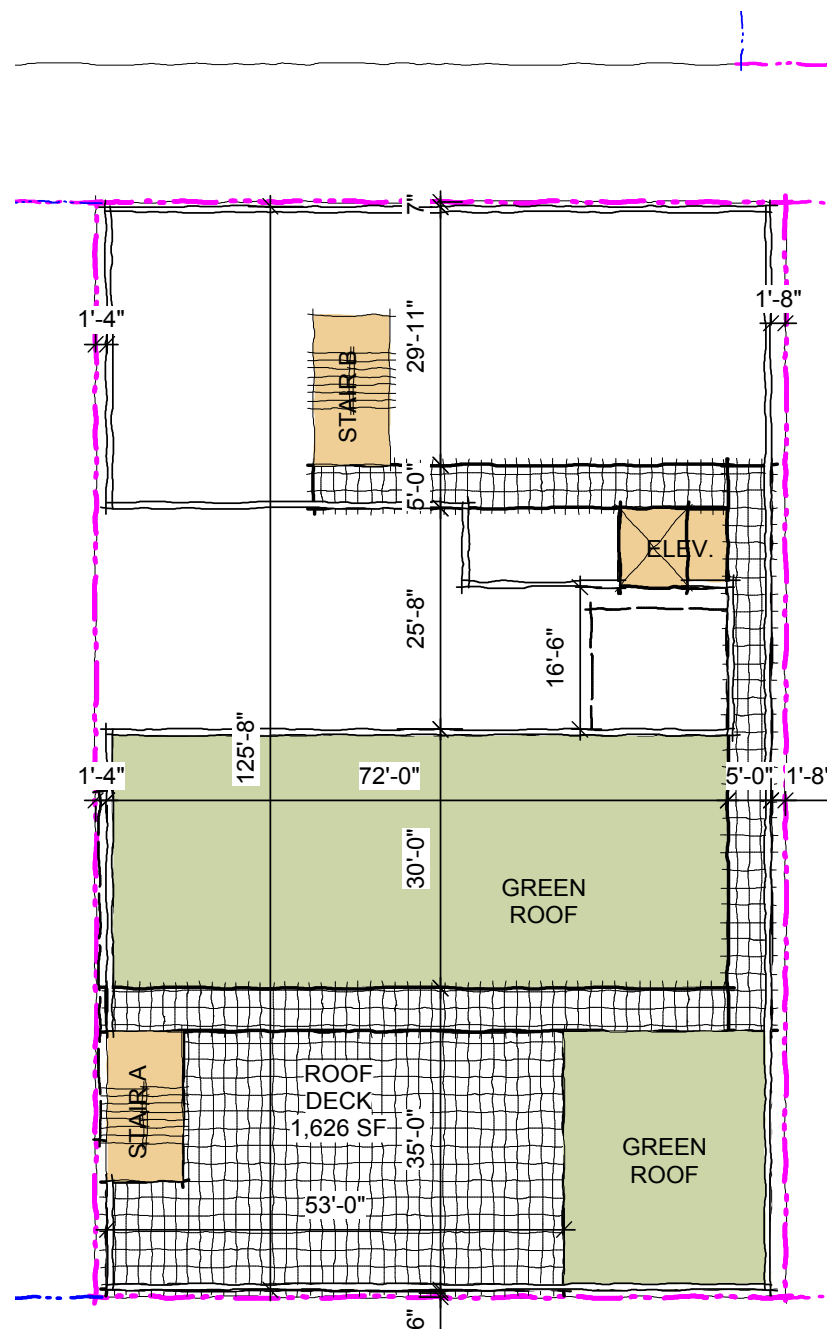






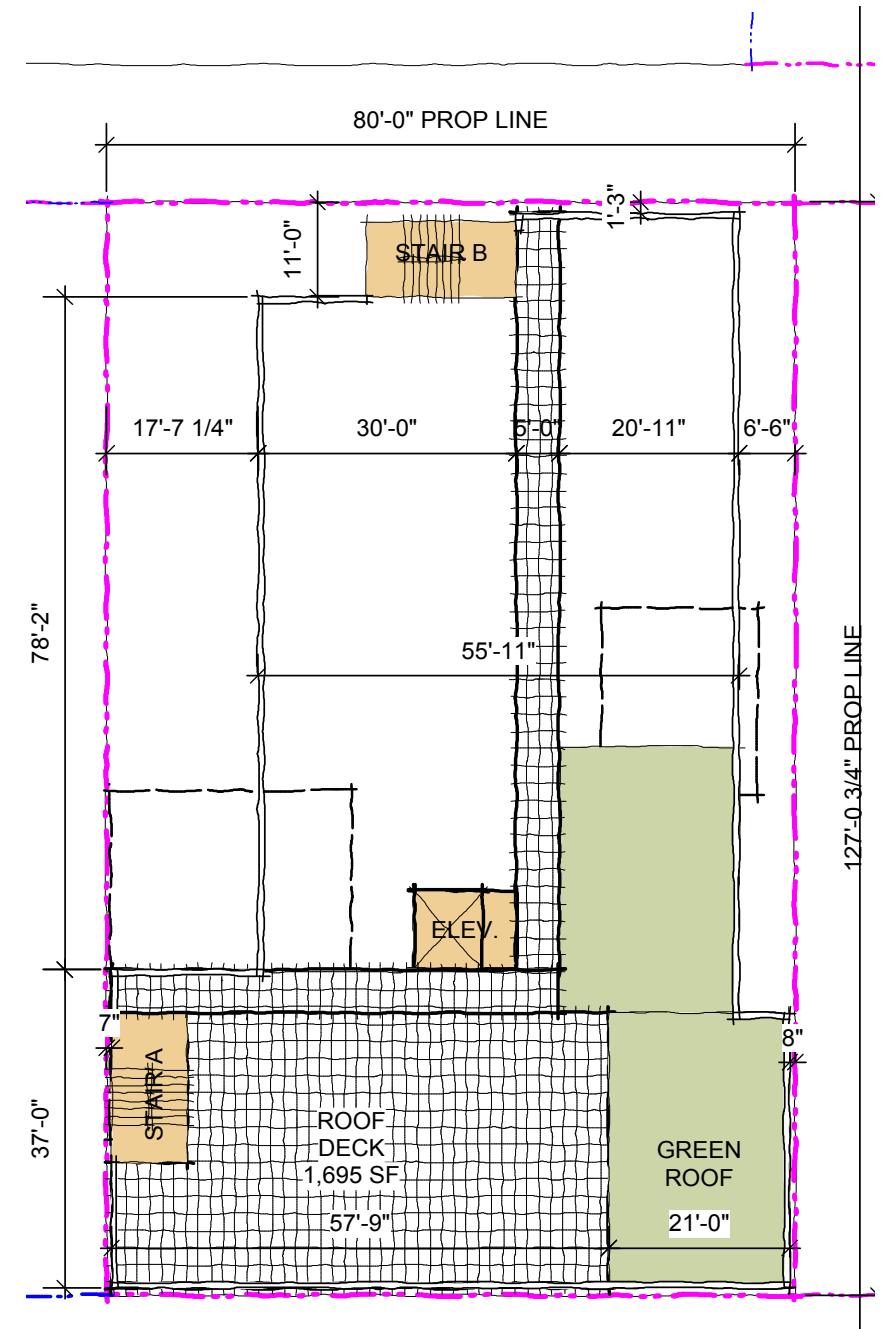
ROOF PLAN

Plan: Scheme A



ROOF PLAN

Plan: Scheme B



ROOF PLAN

Plan: Scheme C

- Commercial
- Utility - Storage - Parking
- Residential Live-Work Units
- Landscaping / Green Roof
- Circulation



All Options : Roof Plan



VAN GOGH STUDIO LOFTS

4354 South Henderson Street, Seattle, WA 98118 — Early Design Guidance DPD Project Number: 3017144







### DESIGN CONCEPT:

The design concept for the Van Gogh Studio Lofts is to create an ideal space for artists. The living spaces should have large, open spaces, high ceilings and expansive windows to let in as much natural light as possible.

Artists choose to set up their studios in unused industrial buildings because they had these desirable characteristics: simple forms, large windows and high ceilings.

The preferred option for this building combines a simple rectangular plan with large side setbacks to allow large windows.

The preferred design will have four “front” elevations. Because the surrounding properties are currently either undeveloped parking areas or one story buildings the proposed building will be visible from all sides. The building is set back from the east and west properties to minimize blank walls.



### VAN GOGH STUDIO LOFTS

4354 South Henderson Street, Seattle, WA 98118 — Early Design Guidance DPD Project Number: 3017144

Design Concepts







## VAN GOGH STUDIO LOFTS

4354 South Henderson Street, Seattle, WA 98118 — Early Design Guidance DPD Project Number: 3017144

Artist Housing by SMR Architects

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# Design Guideline Analysis

## CS1: Natural Systems and Site Features:

### A. ENERGY USE

1. **Energy Choices:** At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.  
**Response:** The building site is relatively constrained. The site is longer north to south than it is wide east to west, which will mean that the building will likely be oriented to the east and west.

### B. SUNLIGHT AND NATURAL VENTILATION

1. **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 site is inland from Lake Washington and Puget Sound, which means there are no prevailing onshore breezes and less of an influence from the micro-climate. The building is somewhat sheltered by Beacon Hill to the west and Skyway to the south, though it is not directly adjacent to a significant slope. Neither hill is close enough to shade the site.
2. **Daylight and Shading:** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.  
**Response:** The current plan is to maximize daylight for interior spaces by providing tall windows. Taller windows will allow daylight to penetrate farther into the units.
3. **Managing Solar Gain:** Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

### C. TOPOGRAPHY

1. **Land Form:** Use the natural topography and/or other desirable land forms or features to inform the project design.  
**Response:** The site is relatively flat.

2. **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 site topography is relatively flat, with approximately one foot in elevation change from the north to the south side of the site.

### D. PLANTS AND HABITAT

1. **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:** The site does not contain significant existing trees or habitats.
2. **Off-Site Features:** Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.  
**Response:** The site is not directly adjacent to off-site habitats.

### E. WATER

1. **Natural Water Features:** If the site includes any natural water features, consider ways to incorporate them into project design, where feasible.  
**Response:** The site does not contain natural water features.
2. **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:** Depending on the massing option chosen there may be opportunities to include storm water planters in side yards visible to units.

# CS2: URBAN PATTERN AND FORM

## A. LOCATION IN THE CITY AND NEIGHBORHOOD

1. **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:** The vicinity does not have a distinctive sense of place. However, the site is in a newly created transit hub, on a corridor between the light rail station and the center of the Rainier Beach neighborhood to the east.
2. **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 site is a smaller parcel that is not in a significant corner or “gateway” location. It is on a major street that links the Rainier Beach neighborhood with the Light Rail station, so the building should be designed to contribute to a future street front between these neighborhood nodes.

## B. ADJACENT SITES, STREETS, AND OPEN SPACES

1. **Site Characteristics:** Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.  
**Response:** The site is on a regular street grid, located on a spot





that does not have a distinctive topography.

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 project is adjacent to South Henderson Street. This street has a six foot wide sidewalk and planting strip. A bus stop is located in the planting strip to the east of the site. The proposed design would be set back less than a foot from South Henderson Street. The street front would contain the residential entrance and commercial uses.
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:** The adjacent sites do not include “open space” as such: the lots to the north and west are gravel parking lots used for long term vehicle storage. The lot to the east contains a one story commercial building with no open space.

C. RELATIONSHIP TO THE BLOCK

2. **Mid-Block Sites:** Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge 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:** This building is between an undeveloped and an underdeveloped site. The party walls will be designed for visual interest.

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:** Existing buildings on the adjacent properties and throughout the block do not reflect the bulk allowed by zoning. The zone and the station area overlay anticipate much more density than exists currently. It is appropriate to ignore the existing context when it comes to density.

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:** As noted before the site has no significant existing features.
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 site is not adjacent to the edge of a zone.
4. **Massing Choices:** Strive for a successful transition between zones where a project abuts a less intense zone.  
**Response:** The site is not adjacent to a zoning transition.
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:** There are no outdoor activities on adjacent sites.

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:** The site is in an evolving neighborhood with less built context than typical. The neighboring buildings are primarily one

story wood framed commercial building. Most have relatively blank walls with few windows. They also have flat roofs with small or no overhangs. Many are painted yellow.

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.
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:** The site is not in an established neighborhood.
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 goal for the project is to establish a stronger street presence with large storefront windows, residential and commercial entrances off of S. Henderson Street.

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:** The site does not have cultural or historical significance.
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:** The existing structures on site are a small single-family house and a garage. These will not be re-used.

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 main pedestrian connection in the neighborhood is the east – west connection between the light rail station and the Rainier Beach neighborhood. The intent of the design is to provide a strong street front presence on South Henderson Street.

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 design will anticipate shelter or other amenities for the adjacent bus stop on South Henderson Street. It will also feature recessed entries for commercial and residential entries.

## 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 design will connect all entrances and on site pedestrian walkways with the sidewalk on South Henderson Street.

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:** Not applicable.

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 design will provide visible access to both the residential and commercial spaces off of South Henderson Street. Amenities for pedestrians will include pedestrian scale lighting, signage and awnings.

## 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:** Not applicable.

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:** The site is too small to provide many of the public amenities described. The design will provide shelter at or near the bus stop on South Henderson Street.

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:** Not applicable.

## 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:** The entrance to the residential and commercial portions of the building will be level no-step entrances from the sidewalk on South Henderson Street.

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:** The commercial use and residential windows will overlook South Henderson Street.

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 provided at pedestrian level along South Henderson Street.

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:** Large storefront windows will be provided on South Henderson Street.

## 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 approximately four and a half feet deep will be provided approximately nine feet above grade along South Henderson Street.

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:** No other neighborhood building provided weather protection. Gutters will take water down to the sidewalk.

3. **People-Friendly Spaces:** Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the façade. If transparent canopies are used, design to accommodate regular cleaning and maintenance.

**Response:** Overhead canopies will be opaque.





D. WAYFINDING

1. **Design as Wayfinding:** Use design features as a means of way-finding wherever possible, and provide clear directional signage where needed.  
**Response:** Not applicable.

PL3: STREET LEVEL INTERACTION:

A. ENTRIES

1. **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 residential and commercial entries will both be visible and identifiable from the street. The commercial entry will be more transparent and will consist of commercial storefront windows and doors. The residential entry will also be transparent, but it will be set back from the street and slightly less transparent than the commercial entry.
2. **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:** Not applicable.

B. RESIDENTIAL EDGES

1. **Security and Privacy:** Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. 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:** Depending on the massing approach chosen the entrance will either be right off of South Henderson Street with little setback from the street or it will be accessed through a side yard transition space, which will be landscaped and provided with decorative paving.
2. **Ground-level Residential:** Privacy and security issues are particu-

larly 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:** Not applicable. There is no ground level residential on the street front. Ground level residential units will be located adjacent to private open space.

C. RETAIL EDGES

1. **Porous Edge:** Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.  
**Response:** The design will feature large storefront windows on Henderson Street. The design will likely include at least two commercial entries.
2. **Visibility:** Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.  
**Response:** Glazed doors will not be used for street front storefront windows.
3. **Ancillary Activities:** Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.  
**Response:** Not applicable.

PL4 ACTIVE TRANSPORTATION

A. ENTRY LOCATIONS AND RELATIONSHIPS

1. **Serving all Modes of Travel:** Provide safe and convenient access points for all modes of travel.  
**Response:** This project will be a transit oriented development, taking advantage of the proximity of the light rail station and frequent bus service. The pedestrian entrance to the building will be used for pedestrian and bicycle access. The entry will be designed to accommodate bicycles.

2. **Connections to All Modes:** Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.  
**Response:** See above.

B. PLANNING AHEAD FOR BICYCLISTS

1. **Early Planning:** Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.  
**Response:** Bicycle access will be considered when designing the main pedestrian entry – the door width, operation and construction will accommodate bicycle traffic.
2. **Bike Facilities:** Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.  
**Response:** Bicycle parking will be provided inside the building.
3. **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:** As stated above the connection to bicycle infrastructure will be through the main door to South Henderson Street.

C. PLANNING AHEAD FOR TRANSIT

1. **Influence on Project Design:** Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking, 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:** As mentioned above the site is adjacent to a bus stop on South Henderson Street, and it is two blocks from the Rainier Beach Light Rail Station. The site is also adjacent to a bicycle lane and a bike and pedestrian trail.





2. **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:** As mentioned above the project is adjacent to a bus stop on South Henderson Street. The design will provide shelter for the bus stop.
3. **Transit Connections:** Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.  
**Response:** See above.

## DC1: PROJECT USES AND ACTIVITIES

### A. ARRANGEMENT OF INTERIOR USES

1. **Visibility:** Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.  
**Response:** The proposed building is a relatively small residential building with limited common spaces. Services such as the mail room and elevator will be located at the main entry.
2. **Gathering Places:** Maximize the use of any interior or exterior gathering spaces by considering the following.  
**Response:** See 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:** See above.
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:** See above.

### B. VEHICULAR ACCESS AND CIRCULATION

1. **Access Location and Design:** Choose locations for vehicular ac-

cess, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible.

**Response:** This project will be designed to be a transit oriented project with no parking provided. Services and deliveries will be on South Henderson Street.

### 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:** As mentioned above the proposed building will not provide parking.
2. **Visual Impacts:** Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.  
**Response:** As mentioned above the proposed building will not provide parking.
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:** As mentioned above the proposed building will not provide parking.
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:** Trash will be held in an interior room. The proposed building will not provide any loading docks.

## 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:** Not applicable.

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:** Modulation will be provided on the street front façade to break up massing. Large windows and balconies will be used to reduce visual mass at the residential levels.

### 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:** See A2 above
2. **Blank Walls:** Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.  
**Response:** The Henderson Street frontage will feature storefront windows at the commercial space and residential entries.

### 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:** A canopy will be included on the street front façade to provide weather protection and visual interest and depth.





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:** See above.
3. **Fit With Neighboring Buildings:** Use design elements to achieve a successful fit between a building and its neighbors.  
**Response:** Not applicable.

#### D. SCALE AND TEXTURE

1. **Human Scale:** Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. 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 building will provide human scale details at the first three floors of the building.
2. **Texture:** Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.  
**Response:** The fine grained scale will be especially important at the building entry and along the south Henderson street frontage.

#### E. FORM AND FUNCTION

1. **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.

### DC3 OPEN SPACE CONCEPT:

#### A. BUILDING-OPEN SPACE RELATIONSHIP

1. **Interior/Exterior Fit:** Develop an open space concept in conjunc-

tion 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 ground level open space will be designed to be usable by the residential apartment units. Any common ground floor open space will be designed to be used by all residents.

#### B. OPEN SPACE USES AND ACTIVITIES

1. **Meeting User Needs:** Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.  
**Response:** The main open space will be provided at a rooftop deck. This open space will be designed to provide several seating areas for groups. The design will provide a location for barbecuing at the rooftop. The roof space will be surrounded by landscaping to screen views of rooftop mechanical equipment. Private planter boxes for resident gardening may be provided at the roof level. Depending on the massing option the ground level open space will be divided into private outdoor spaces for ground level residential units and an entry yard.
2. **Matching Uses to Conditions:** Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities. 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:** Not applicable.
3. **Connections to Other Open Space:** Site and design project-related open spaces 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:** Not applicable.
4. **Multifamily Open Space:** Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children’s play (covered and uncovered), barbecues, resident meetings, and crafts or hobbies.  
**Response:** See B1 above.

#### C. DESIGN

1. **Reinforce Existing Open Space:** Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept, where appropriate, that other projects can build upon in the future.  
**Response:** Not applicable.
2. **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:** See B1 above. Street level plantings will be provided in the planting strip and in front of the building. A green roof and plantings will be provided adjacent to the resident’s rooftop deck.
3. **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:** Not applicable.

### DC4 EXTERIOR ELEMENTS AND FINISHES

#### A. BUILDING MATERIALS

1. **Exterior Finish Materials:** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.  
**Response:** Durable materials will be used for building roofing and for siding.
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 materials for the building will be chosen to be highly durable. Flashing and other waterproofing details will be used to protect exterior materials and surfaces.

**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 sign will be mounted to the top of the canopy or to the side of the building above the residential entry. Commercial signage will be pedestrian level signs mounted to the underside of the canopy. All signage will be externally illuminated (no neon etc.)
- 2. **Coordination With Project Design:** Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.  
**Response:** See above.

**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:** Lighting will be provided at the pedestrian level on South Henderson Street. Lighting will also be provided at side yard locations at ground level. Roof deck lighting will be low-level LED lighting to prevent glare.
- 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:** All lighting will be designed to shield neighboring properties from glare.

**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:** Plants that are native or adaptive will be selected throughout to decrease reliance on irrigation. The landscaping at ground level will be more shade tolerant, while drought tolerant plants will be selected for rooftop plants.
- 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:** Not applicable.
- 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:** OK.
- 4. **Place Making:** Create a landscape design that helps define spaces with significant elements such as trees.  
**Response:** The landscaping at the roof will be designed to create several seating areas through screening and separation. Trees will not be used at the roof level because they are less durable in roof planting.

**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:** This project will be constructed using standard techniques. Some items will be designed to be replaced or repaired easily – windows will be designed to be replaceable without removing siding and roofing will be designed to be replaceable without removing parapet copings etc.

