



ADMINISTRATIVE RECOMMENDATION SOUTHWEST

Record Number:	3034878-LU
Address:	1123 Harbor Ave SW
Applicant:	Kurt Jensen, Jensen Design Architects
Report Date:	Thursday, December 02, 2021
SDCI Staff:	David Sachs

SITE & VICINITY

Site Zone:	Midrise (M) [MR (M)]
Nearby Zones:	(North) Midrise (M) [MR (M)] (South) Midrise (M) [MR (M)] (East) Midrise [MR] (West) Single-family 9,600 [SF 9600]
Lot Area:	7,500 sq. ft.



Current Development:

The subject site is comprised of four existing tax parcels currently developed with existing structures built in 1911, 1931, and 1937. The site is rectangular in shape and slopes downward west to east approximately fourteen feet.

Surrounding Development and Neighborhood Character:

The subject site is located on the northwest corner of Harbor Ave SW and SW Maryland Place in the Alki neighborhood of west Seattle. Adjacent to the site are a seven-story multifamily residential structure to the north, Don Armeni Boat Ramp and Public Park to the east, a four-story multifamily residential structure to the south, and a single-family residence to the west. The site is located at the end of the block with additional frontage on Elm Place SW to the west. The immediate vicinity is comprised of primarily multifamily residential uses along Harbor Ave SW with a pocket of single-family residential structures along Elm Place SW and SW Maryland Place. Elliott Bay is to the east

while a steep vegetated hillside climbs up to Hamilton Viewpoint Park and the residential North Admiral neighborhood to the west. Similar development and topographic conditions exist along the northwest shore of the Duwamish Head. Multiple recreational spaces border the neighborhood fronting the waterfront, including the Alki Trail adjacent to Harbor Ave SW, Seacrest Park Cove to the south, and Luna Park to the north. Minor arterial and SEPA Scenic Route Harbor Ave SW provides north-south circulation along the northeast east side of the Duwamish Head, connecting to the West Seattle Bridge and the Youngstown neighborhood to the southeast, Alki Ave SW to the west, and California Way SW to the south. One half mile to the south, the Alki Water Taxi provides local service from the Seacrest Ferry dock to Downtown Seattle.

The subject site is located within the established residential fabric of this neighborhood of West Seattle. The area is characterized by its topography and proximity to Elliott Bay. Existing residential structures respond to this context through their orientation towards the water and the inclusion of abundant glazing and balconies. Residential structures range in age from turn of the century to recent development, however the majority of the neighborhood fabric along Harbor Avenue SW is of older vintage. Street parking is located along both sides of Harbor Ave SW. Many of the multifamily buildings fronting Harbor Ave SW take vehicular access off of Harbor Ave SW, and all of the buildings on the immediate block face take vehicular access off of both Harbor Ave SW and Elm Place SW. The area was rezoned from Midrise to Midrise (M) on 4/19/19.

Access:

Vehicular and pedestrian access are both proposed from Harbor Ave SW and Elm Place SW.

Environmentally Critical Areas:

The subject site is located in mapped liquefaction prone and potential slides areas. The majority of the site is located in a mapped known landslide area.

PROJECT DESCRIPTION

Administrative Design Review for a 6-story, 18-unit apartment building. Parking for 27 vehicles proposed. Existing building to be demolished. Administrative Design Review conducted under 3035991-EG.

The design packet includes materials that are available online by entering the record number at this website:

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

The packet is also available to view in the file, by contacting the Public Resource Center at SDCl:

Mailing Public Resource Center

Address: 700 Fifth Ave., Suite 2000

P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

ADMINISTRATIVE EARLY DESIGN GUIDANCE February 9, 2021
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PUBLIC COMMENT

SDCI staff received the following design related comments:

- Concerned the proposed development will block access to sunlight to adjacent properties.
- Suggested building twin towers with full underground parking and preserving the existing setbacks.
- Concerned about privacy impacts to adjacent structures.

SDCI received non-design related comments concerning property values, views, parking, and construction impacts.

The Seattle Department of Transportation offered the following comments:

- Recommended taking vehicular access from Elm Pl SW instead of from Harbor Ave SW.
- Stated the project is required to provide a new ADA-compliant curb ramp and companion ramp crossing SW Maryland Pl.
- Stated that an 8' sidewalk and curb are required along SW Maryland Pl, however ROW dedication and street trees are no longer required due to approved partial relief from street improvements on this frontage.
- Stated that a 6' sidewalk and curb are required along Elm Pl SW, however ROW dedication and street trees are no longer required due to approved partial relief from street improvements on this frontage.
- Supported taking solid waste collection from Elm Pl SW.
- Stated the project will need to provide on-site staging for solid waste collection.

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

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

PRIORITIES & RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, Staff provides the following siting and design guidance.

- 1. Massing Options:** Staff notes that the three massing options are similar in the overall approach to the site, its sloping topography, and the adjacent buildings around it. Staff acknowledges that the dimensions of the property limit the amount of modulation possible and that the applicant is proposing more subtle approaches to the breakdown of the height, bulk, and scale of the building. After reviewing the impacts of vertical circulation, placement of the mass relative to the north property line, and the location of recessed balconies, Staff recommends developing Massing Option 3 in response to the following guidance:
 - a. Staff applauds the applicant for providing a setback along the north property line to allow for distance between the adjacent building and providing the opportunity for more fenestration on this façade. This setback is to be maintained moving forward. CS2-D-2, CS2-D-5, DC2-A-2, DC2-C-3
 - b. It is not clear from the images provided in the EDG packet how the height, bulk, and scale of the massing is being addressed at the northwest corner. Provide 3-dimensional information showing how the modulation works with the overall architectural concept. CS2-D-2, CS2-D-5, DC2-A-2, DC2-C-3
- 2. Façade Design and Material Treatment:**
 - a. The overall façade design proposed in massing Option 3 presents a clear architectural concept with the large framing element, eroded corners with balconies, and depth changes at material changes. It is not clear how this concept is being applied on the west façade where there is no change in depth at the transition between white and gray panels. Resolve this condition by providing a change in plane, making the entire mass at south east corner one color, providing a sizable reveal between color change, or other means. DC2-B-1, DC2-C-1
 - b. To further emphasize the large frame architectural element, Staff recommends providing a change in plane between the tan material of the frame and the infill material/windows. DC2-B-1, DC2-C-1, DC4-A-1
 - c. Staff is concerned with the overall articulation of the bottom two stories of the Harbor Ave SW street-facing façade. The large frame element that is crucial to the overall architectural massing concept is not evident on this façade because it is broken by the height of the concrete wall and there appears to be no hierarchy in elements. Furthermore, the chamfered corner of the garage and the alignment of the deck overhang create an awkward visual alignment in perspective that detract from the clarity of the façade above. Resolve the composition of this façade and look at reducing the height of the concrete wall to refocus the eye on the larger architectural elements. DC2-B-1, DC2-C-1, DC4-A-1
 - d. Staff accepts the trash room location at the northwest corner of the site but recommends that the applicant further study the height of the parapet on this low structure to better relate to the datum lines set by the top of the gray wall and sill of the level 2 windows. DC2-A-2, DC2-B-1, DC2-B-2
 - e. Pay special attention to the material treatment of the blank wall conditions on the south and east sides of the building along Elm Place SW and SW Maryland St, where the trash room, garage, and building services are located. Design these walls to provide texture, visual interest, and durable materials with minimal maintenance requirements. DC2-B-2, DC2-D-1, DC4-1

- f. The upper level facades along Elm Place SW and SW Maryland St appear to be organized in a regular pattern, while the Harbor Ave SW façade has a more irregular, shifting treatment of the fenestrations and decks. Resolve the differing approaches and provide a cohesive façade design strategy. Provide diagrams or sketches that help clarify the architectural concept. DC2-B-1
- g. Staff strongly supports the use of smaller scaled high-quality materials, as illustrated by the images on pages 27-30 and page 32 of the packet, to provide perceived texture and visual depth along the street frontage. Large-scale patterned materials should be of sufficient thickness to avoid oil-canning and details and materials should continue to emphasize a strong design concept. DC2-B-1, DC2-C, DC2-D-2, DC4-A-1, DC2-C-3, CS3-A-1, DC4-1

3. Site Planning, Street Edges, and Landscape Design:

- a. It is unclear why the stepped bio-retention planters on level B and level 1 are located on the north side of the proposed building as they aren't visible to residents in the building and do not enhance views from units in the adjacent building to the north. Staff recommends that the applicant study expanding the footprint out farther to the north and relocating the bioretention planters to Elm Place SW and SW Maryland, where they will be visible to residents, and be used to accent the topography. CS1-C-2, CS2-B-1
- b. Staff is concerned with the relationship of the bottom two floors of the building to the Harbor Ave SW right-of-way. There is precedent set along Harbor Ave SW for deep and extensive landscaping along the street frontage. The proposed location of the street facing façade not only limits the depth available, but also pushes blank wall conditions closer to the property line. In conjunction with resolving items 2(b) and 3(a) above, explore expanding the footprint of the building on level B and level 1 to the north. This will allow the re-organization of program along Harbor Ave SW, provide the opportunity to push back the street facing facades of the bottom two floors, and resolve the various alignments of the street facing facades. If a setback departure is required, Staff would preliminarily support it if the result better meets the guidance provided. PL1-A-1, DC2-B-1, DC2-B-2
- c. The proposed two-story, highly transparent entrance lobby at the corner is welcoming and identifiable to residents and responds well to the corner. The landscape design, however, does not engage the corner and limits the potential for interaction among residents and neighbors. Study expanding the usable area at the corner to include features such as integrated planters, outdoor seating, and other elements that promote a sense of place. PL1-B-3, PL2-B-3, PL3-A-C
- d. The landscape plan indicates a 6-foot rolling gate and fencing along the west property line and shows no landscaping at the northwest corner. Revise the landscape plan to coordinate with the architectural floor plans and include landscaping that will help buffer between the sidewalk and the trash room. DC4-D-1
- e. It is not clear how the landscape design along S. Maryland St relates to the topography or the architectural concept. Continue to develop the overall landscape design to add interest on each street frontage and provide focal points for pedestrians. Plantings should be layered, of various sizes, and should be chosen to provide seasonal interest. PL1-B3, DC4-D-1

- f. Staff is concerned with the amount of hardscape shown on Elm Place SW. Clarify what purpose the large paver area serves. If this area is not specifically programmed, staff recommends that this area be landscaped to soften this side of the building and help alleviate the blank wall condition that exists. DC4-D-1

RECOMMENDATION December 2, 2021
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PUBLIC COMMENT

SDCI staff received the following design related comments:

- Concerned the proposed development will block access to sunlight to adjacent properties.
- Concerned the proposed development will create privacy issues with the adjacent properties.
- Concerned the proposed development's massing will block access to views from adjacent properties.

SDCI received non-design related comments concerning parking, vehicle access, and the retaining of existing street trees.

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

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

SDCI PRELIMINARY RECOMMENDATIONS & CONDITIONS

SDCI visited the site, considered the analysis of the site and context by the proponents, and considered public comment. SDCI design recommendations are summarized below.

1. Massing Options:

- a. Staff recommends approval of the overall massing approach and appreciates how it has evolved since EDG. The massing follows a clear architectural concept with the balance of the regularized fenestration infill with the large frame element which is balanced by the shifting balconies that flank it. The massing takes advantage of the topographic characteristics of the site to create a distinctive architectural form and a unique addition to the waterfront. CS2-D-2, CS2-D-5, DC2-A-2, DC2-C-3
- b. Staff recommends approval of the setback along the north property line to allow for distance between the adjacent building, providing the opportunity for more fenestration on this façade and access to more light and potential views. CS2-D-2, CS2-D-5, DC2-A-2, DC2-C-3

- c. Staff recommends approval of the successful integration of the solid waste storage and the stair core at the northwest corner of the building into the overall architectural massing concept. This carved corner helps anchor the building and provides relief to the adjacent building to the north. CS2-D-2, CS2-D-5, DC2-A-2, DC2-C-3

2. Façade Design and Material Treatment:

- a. Staff recommends approval of the overall façade design as shown in the Recommendation packet as it presents a clear architectural concept with the large framing element, eroded corners with balconies, and change in plane at material changes. DC2-B-1, DC2-C-1
- b. Staff recommends approval of the singular material treatment on the west facing mass as it creates a counter point to the composite wood-like clad massing at the southeast corner. DC2-B-1, DC2-C-1
- c. Staff recommends approval of the overall articulation and material application at the base of the building along Harbor Ave SW, SW Maryland Place, and Elm Place SW. Staff appreciates how the composition of secondary architectural elements and various materials clearly differentiate the main residential entry and amenity space from the vehicle entries and building service access. DC2-B-1, DC2-C-1, DC4-A-1
- d. Staff recommends approval of the trash room location at the northwest corner of the site and the height of the parapet proposed on this low structure to better relate to the datum lines set by the top of the gray wall and sill of the level 2 windows. DC2-A-2, DC2-B-1, DC2-B-2
- e. Staff recommends approval of the material treatment of the blank wall conditions on the south and east sides of the building along Elm Place SW and SW Maryland Place, where the trash room, garage, and building services are located. The combination of corrugated metal panel, faux wood panel, and flat fiber-cement panel provide texture, visual interest, and durable materials with minimal maintenance requirements. DC2-B-2, DC2-D-1, DC4-1
- f. Staff recommends approval of the organized and regular fenestration pattern proposed on the upper-level facades along Elm Place SW, SW Maryland Place, and Harbor Ave SW, with the restrained use of shifting balconies on Harbor Ave SW only. This isolated shifting provides visual interest without diminishing the clarity of the overall composition. DC2-B-1
- g. Staff recommends approval of the proposed high-quality materials, as shown on the building elevation on pages 34 and 35, and the material and color palette on page 37 of the Recommendation packet, to provide perceived texture and visual depth on all facades of the building. DC2-B-1, DC2-C, DC2-D-2, DC4-A-1, DC2-C-3, CS3-A-1, DC4-1

3. Site Planning, Street Edges, and Landscape Design:

- a. Staff recommends approval of the overall landscape design as shown in the Recommendation packet. Staff appreciates the integration of bio-retention planters, terraced landscape areas, and plantings that are layered, of various sizes, and chosen to provide seasonal interest on all sides of the building. The design helps ground the building, reinforces the response to the topography, and enhances the pedestrian and resident experience along Elm Place SW, SW Maryland Place, and Harbor Ave SW. CS1-C-2, CS2-B-1

- b. Staff appreciates the applicant's effort to resolve the various alignments of the two bottom-floor, Harbor Ave SW street-facing facades, in response to EDG guidance. Staff recommends approval of the in-plane two-story façade, as it serves as a calm backdrop for the well-articulated vehicle entrance and main residential lobby entry. PL1-A-1, DC2-B-1, DC2-B-2
- c. Staff recommends approval of the proposed two-story, highly transparent entrance lobby at the corner as it is welcoming and identifiable to residents and responds well to the corner. The landscape design, with the strategically located street tree and the patio with gabion seat wall engages the corner and promotes interaction among residents and neighbors. PL1-B-3, PL2-B-3, PL3-A-C
- d. Staff recommends approval of the landscape design along S Maryland Place, including how the various terraced planters respond to the topography and the programmatic uses within the building. The proposed landscape design adds interest on street frontage and provides focal points for pedestrians. The plantings are layered, of various sizes, and provide seasonal interest. PL1-B3, DC4-D-1
- e. Staff recommends approval of the landscape/hardscape design on Elm Place SW. The large, landscaped area proposed at the corner of Elm Place SW and SW Maryland Place softens the pedestrian experience and minimizes the visual impact of the blank walls at the corner. DC4-D-1

DEVELOPMENT STANDARD DEPARTURES

SDCI's preliminary recommendation on the requested departures are based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departures.

At the time of Administrative Recommendation, the following departures were requested.

- 1. Setbacks and Separations (23.45.518.B.1):** The Code requires a 7-foot average and 5-foot minimum setback from an interior lot line. The applicant is proposing a 1-foot 6-inch minimum setback at the north property line, to accommodate the garbage/recycling room.

This is described as Departure 3a in the Recommendation packet.

Staff recommends approval of this departure related to the single-story garbage/recycling room. The encroachment into the side setback allows for a deeper landscape buffer along Elm Place SW, between the garbage/recycling room and sidewalk, and avoids staging of bins in the right-of-way on a narrow dead-end street, better meeting the intent of Design Guidelines DC1-C-4 (Service Uses) and DC2-B-2 (Blank Walls).

- 2. Setbacks and Separations (23.45.518.B.1):** The Code requires a 7-foot average and 5-foot minimum setback from an interior lot line. The applicant is proposing a 2-foot 6-inch minimum setback at the north property line, to accommodate the transformer vault.

This is described as Departure 3b in the Recommendation packet.

Staff recommends approval of this departure related to the transformer vault. The encroachment into the side setback allows for a deeper landscape buffer along Harbor Ave SW, between the transformer vault and sidewalk, and allows for the shifting of building area to avoid a misalignment of facade at the bottom two floors, better meeting the intent of Design Guidelines DC1-C-4 (Service Uses) and DC2-B-2 (Blank Walls).

3. **Parking Location, Access and Screening (23.45.536.E):** Code requires garage doors in LR and MR zones facing the street shall be set back at least 18 feet from the street lot line and shall be no closer to the street lot line than the street-facing façade of the structure. The applicant proposes the garage door be set back 9-feet 3-inches from the Elm Place SW lot line.

This is described as Departure 5a in the Recommendation packet.

Staff recommends approval of this departure, as the proposed placement of the garage door is in line with the rest of the structure at street level, avoids a dark recess, and this garage entry serves a minimal number of cars accessed from Elm Place SW, which is a short dead-end street with very little pedestrian or vehicular traffic. The proposed design better meets the intent of Design Guidelines DC1-B-1 (Access Location and Circulation) and DC1-C-2 (Visual Impacts).

4. **Parking Location, Access and Screening (23.45.536.E):** Code requires garage doors in LR and MR zones facing the street shall be set back at least 18 feet from the street lot line and shall be no closer to the street lot line than the street-facing façade of the structure. The applicant proposes the garage door set back 16-feet 2-inches from the Harbor Ave SW lot line.

This is described as Departure 5b in the Recommendation packet.

Staff recommends approval of this departure. If strict adherence to the code were enforced, the result would be a large, heavily shadowed, and cavernous recess. The proposed placement of the garage door is in line with the rest of the structure and avoids a dark recess, better meeting the intent of Design Guidelines DC1-B-1 (Access Location and Circulation) and DC1-C-2 (Visual Impacts).

5. **Upper Level Setbacks in MR Zones (23.45.518.B.2.a):** Code requires that for lots abutting a street that is less than 56 feet in width, all portions of the structure above 70 feet in height must be set back 15 feet from the front lot line abutting that right-of-way. The applicant proposes to allow a portion of the building to extend up beyond the 70 feet height limit while maintaining the same setback as the areas of the façade that are less than 70 feet tall.

This is described as Departure 6 in the Recommendation packet.

Staff recommends approval of this departure as the architectural expression of the building as a whole would be severely impacted if the code required set back was enforced. The well composed, proposed design, better meets the intent of Design Guideline DC2-B-1.

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design Guidelines recognized by Staff as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

CS1-E Water

CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building

articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street-level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DC4-E Project Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

RECOMMENDATIONS

The analysis summarized above was based on the design review packet dated Friday, October 22, 2021. After considering the site and context, considering public comment, reconsidering the previously identified design priorities and reviewing the materials, the Recommendation phase of the subject design and departures are APPROVED with no conditions.