Seattle Department of Construction & Inspections

DESIGN REVIEW

ADMINISTRATIVE RECOMMENDATION
SOUTHWEST

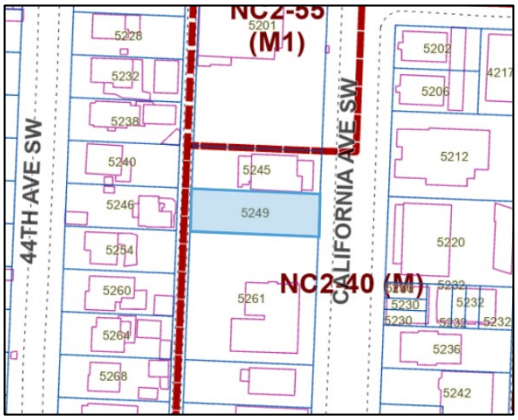
Record Number:	3039124-LU
Address:	5249 California Ave SW
Applicant:	Seth Hale
Report Date:	September 26, 2023
SDCI Staff:	Corey J. Buttry

SITE & VICINITY

Site Zone: Neighborhood Commercial 2-40 (M) [NC2-40 (M)]

Nearby Zones: (North) NC2-40 (M)
(South) NC2-40 (M)
(East) NC2-40 (M)
(West) Neighborhood Residential 3

Lot Area: 7,500 Square Feet



Current Development:

The subject site is currently developed with a building foundation and deck built in 2017, remaining from a structure that has been demolished. The site is rectangular in shape and slopes downward east to west approximately ten feet.

Surrounding Development and Neighborhood Character:

The site is located on the west side of California Avenue SW, midblock between SW Dawson Street to the north and SW Brandon Street to the south in the Seaview neighborhood of southwest Seattle. Adjacent to the site are a restaurant to the north, a multifamily residential structure to the east, a veterinary clinic and a surface parking lot to the south, and a single family residence to the west. The proximate area supports a variety of uses. Low- and midrise commercial, multifamily, and mixed-use structures front California Avenue SW. A single-family residential area extends to the east and west away from the arterial. California Avenue SW is a minor arterial which provides north-south circulation across West Seattle from Hamilton

Viewpoint Park near the Duwamish Head south approximately 4.5 miles to the Fauntleroy neighborhood.

The site is located within the evolving character of West Seattle. The neighborhood is characterized by a variety of building scales and uses, with many of the older commercial and residential structures dating from the early and mid-1900s. An eclectic mix of historical, industrial, and contemporary developments are present with no one architectural style dominating. A strong street wall is consistent along California Avenue SW particularly in the blocks to the north in the Alaska Junction area. In the blocks to the south, parking lots, courtyards, and building setbacks create a separation from the street. Residential materials, including lap, cementitious panels, and masonry, are prevalent. Structure height varies from one- to two-stories for older commercial and residential buildings, three-stories for townhouse structures, and up to eight-stories for newer multifamily and mixed-use developments. The area was rezoned from Neighborhood Commercial 2-30 to Neighborhood Commercial 2-40 (M) on April 19, 2019. Increased development to create housing is anticipated to occur as a result of the zoning changes.

Access:

Vehicular access occurs from the alley. Pedestrian access occurs from California Avenue SW and the alley.

Environmentally Critical Areas:

No mapped environmentally critical areas are located on the subject site.

PROJECT DESCRIPTION

Land Use Application to allow a 3-story, 6-unit townhouse building, and a 3-story, 3-unit live-work building. Parking for 4 vehicles provided. Early Design Guidance conducted under 3039349-EG.

The design packet includes information reviewed by planning staff, and is available online by entering the record number at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

EARLY DESIGN GUIDANCE – AUGUST 10, 2022

PUBLIC COMMENT

SDCI staff did not receive any design related comments.

SDCI received non-design related comments concerning density, parking, traffic, and construction impacts. These comments are outside the scope of design review.

The Seattle Department of Transportation offered the following comments:

- Stated the project frontage on California Ave SW is required to have curbs, sidewalk, and planting strip with street trees. Recommended a minimum 5.5’ planting strip and 6’ sidewalk.

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.

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 & STAFF GUIDANCE

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

1. **Massing:**
    a. Staff appreciates the applicant has proposed two massing options with a north/south orientation to prioritize providing natural light and ventilation to the townhouse units. (CS1-B)
    b. The site is somewhat exposed given its lower scale surroundings and frontage along California Avenue SW. Therefore, in addition to the following guidance, staff recommends the applicant proceed in design development with massing option 2, which breaks the project up into two buildings. Breaking up the buildings reduces the bulk of the structure and provides a better relationship to the surrounding scale and context. Additionally, massing option 2 minimizes solid waste impacts to residents and visitors while making a stronger connection to the street by placing more units along street. (CS2-C-2, CS2-D-4, DC1-C-4, DC2-A-2)
    c. Staff supports the internalized stair and penthouses in massing option 2 to push bulk and mass away from California Avenue SW as well as the buildings' edges. (DC2-A-2)

2. **Change in Grade**:
    a. The site slopes downward roughly ten feet to the west toward the alley. It is not clear from the applicant's ADR EDG packet if the units will be stepping with grade and Staff is concerned with their relationship to the site topography. Clearly demonstrate the buildings' relationship to grade in the Master Use Permit plans and step the units as necessary to accommodate changes in elevation. (CS1-C-1)

3. **Circulation & Wayfinding:**
    a. Staff recommends prioritizing several wayfinding strategies and design features to provide clear guidance for residents, guests, and deliveries particularly from California Avenue SW and the alley to rear and street facing units. (PL2-D-1)
    b. Staff questions whether two pedestrian paths along the north and south property lines are necessary. Providing one main entry path to the front doors and private rear yards gives more usable space to each of the units and clarifies wayfinding to units. (PL2-D-1, DC3-A, DC3-B)

RECOMMENDATION – SEPTEMBER 26, 2023

PUBLIC COMMENT

SDCI received the following design related comments:

- Supported native vegetation for proposed landscaping.

SDCI received non-design related comments concerning soil contamination and archaeological resources. These comments are outside the scope of design review.

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.

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 & STAFF RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, Staff provide the following recommendations.

1. **Architectural Concept and Massing Form:**
    a. The proposed massing concept provides sufficient modulation on prominent facades and situates live/work spaces along the street edge. Staff recommends approval of the overall massing form with distinct west and east buildings to break down the mass in alignment with nearby residential development. (CS2-A-1, CS2-D-1, DC2-A-2)

2. **Materials and Façade Composition**:
    a. The warmth of the wood at the residential entries is critical to creating a welcoming space and contrasts well with the cooler colors and materials of the rest of the building. Staff recommends a condition that this material remains in future iterations of the residential entries. (PL3-A-1, PL3-B-2, DC2-B-1, DC4-A-1)
    b. The front and rear façades of both buildings are attractive and well-proportioned thanks to the use of textured materials arranged in a balanced composition with varied depths. Staff recommends approval of the smaller-scaled high-quality materials employed at the unit entries, the ribbed siding accentuating the verticality of the individual units, the depth of the overframing suggested by the shadows illustrated on page 24 of the Recommendation packet, and the tapered inset of the 2nd and 3rd levels on the street-facing facade. The overall cladding strategy supports the massing hierarchy; however, the wood grain cladding employed on level 4 of the live/work units diminishes the strength of the vertical expression of these units and creates an abrupt and seemingly uncoordinated material change at visually prominent corners. Staff therefore recommends approval of the overall material palette with the condition for the wood grain material from level 4 to be used elsewhere in the design. Suggestions include using the wood grain material to wrap around the north and

south ground level facades of the east building, reducing the need for green walls, and within the tapered inset of the 2nd and 3rd levels, accentuating the visual prominence of this dynamic design element. (DC2-B-1, DC2-C-1, DC2-D-1, DC2-D-2, DC4-A-1)

3. Ground Level Programming

a. The entries to the commercial space of the live/work units need to be better demarcated to meet the needs of visitors and passersby. Stronger demarcation may be achieved by expanding the ground-level glazing to capture a greater portion of the live/work space. Staff recommends a condition to reduce the area of wood siding above the ground-level window and door of the live/work unitsby expanding window height to capture the actual height of the commercial space or introducing transom lights to increase visual porosity. It may be necessary to revise the entry canopies and lighting to accommodate these changes; ensure that all subsequent revisions to the entry design are consistent with the established architectural language of the buildings and that the individual elements of the entry, including the doors, overhead features, ground surface, landscaping, and lighting work together to form a cohesive design. CS2-B-2, PL2-B-2, PL3-A-1, PL3-A-4, PL3-B-3, DC4-B-2)

b. Staff recognizes the limitations of using "green walls" as a strategy to treat the blank walls clad in fiber cement siding. The vegetation would require sufficient soil volume and maintenance and will take time to be established before it thrives. Staff therefore recommends a condition for the green walls to be constructed with high quality materials consistent with the architectural language of the buildings to provide inherent visual appeal in the potential absence of vegetation growth, to be easily accessible for maintenance, and to be populated with plants appropriate for the conditions of the respective facades. Anticipate the locations of HVAC equipment, meters and other utilities in the design of the walls. (DC2-C-2, DC2-D-2)

c. The building overhang and entry canopies along the street-facing edge may require irrigation for any planted areas below. Staff therefore recommends a condition to study alternative landscaping for the areas beneath the building overhangs and canopies to ensure plant viability. (DC4-D-1, DC4-D-4)

DEVELOPMENT STANDARD DEPARTURES

At the time of the Recommendation report, no departures were requested.

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.

STAFF RECOMMENDATIONS

The recommendations summarized above were based on the design review packet dated August 10, 2023. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the Recommendation phase of the subject design is APPROVED with the following conditions.

1. Maintain wood grain material in future iterations of the residential entry design. (PL3-A-1, PL3-B-2, DC2-B-1, DC4-A-1)
2. Remove the wood grain material from level 4 of the live-work units. This material can be added elsewhere in the design to provide visual interest at the ground level and to accentuate the perceived depth of massing modulations. (DC2-B-1, DC2-C-1, DC2-D-1, DC2-D-2, DC4-A-1)
3. Increase the height of the glazing at the live/work entries to capture the actual height of the commercial space and to increase visual porosity. Revise the entry design to be consistent with the established architectural language of the buildings and so that the doors, overhead features, ground surface, landscaping, and lighting work together to form a cohesive design (CS2-B-2, PL2-B-2, PL3-A-1, PL3-B-3, DC4-B-2)
4. Design the green wall screening to provide inherent visual appeal, to be easily accessible for maintenance, to be populated with plants appropriate for the site conditions, and use high-quality materials in the trellis material. Anticipate the locations of HVAC equipment, meters and other utilities in the design of the walls. (DC2-C-2, DC2-D-2)
5. Study alternative landscaping for the areas beneath the building overhangs and canopies to ensure plant viability. (DC4-D-1, DC4-D-4)