City of Seattle

Department of Planning & Development
D. M. Sugimura, Director

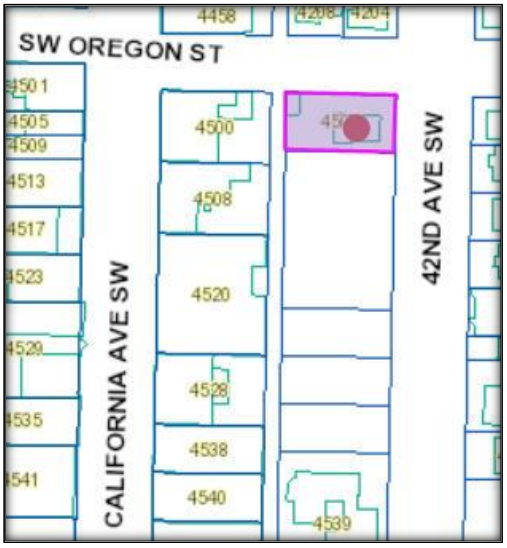
DESIGN REVIEW

SECOND EARLY DESIGN GUIDANCE MEETING OF THE SOUTH WEST DESIGN REVIEW BOARD

Project Number:	3016195
Address:	4505 42nd Ave SW
Applicant:	Steve Fisher, nk architects
Date of Meeting:	Thursday, April 17, 2014
Board Members Present:	Laird Bennion (Chair) Todd Bronk Daniel Skaggs T. Frick McNaramara Matt Zinksi
DPD Staff Present:	Beth Hartwick

SITE & VICINITY

Site Zone:	NC3-85 (Neighborhood Commercial 3 -85)
Nearby Zones:	North: NC2-40 & NC2-65 South: NC3-85 East: NC3-65 West: NC3P-85
Lot Area:	6,900 sq. ft.
Current Development:	The site is currently occupied by a single family residence.



Access:	The corner site has street frontage on both 42nd Ave SW and SW Oregon St. and an improved alley.
Surrounding Development:	Directly to the south of the site is a large surface parking lot for the Alaska Junction businesses, owned and operated by Trustee's Parking. Across the alley is a two-story 1950's building housing the Senior Center of West Seattle which fronts on SW Oregon St. and California Ave SW. Across SW Oregon St. directly to the north are two older single family residential structures with commercial uses. To the northeast is Hope Lutheran Church and to the northwest is a two-story commercial structure. Across 42nd Ave SW is a recently built seven-story mixed use structure with residential apartments and proposed retail at grade.
ECAs:	None
Neighborhood Character:	The immediate neighborhood is one in transition with a new mixed use building at the southeast corner of SW Oregon St. and 42nd Ave SW and a six-story mixed use structure further south at the corner of SW Alaska St. which opened in 2008. The residential and retail uses in these structures have increased pedestrian traffic along 42nd Ave SW and SW Oregon St. as connecters to the vibrant retail uses along California Avenue SW. These commercial structures along California Ave SW are mostly single story.

PROJECT DESCRIPTION

The proposed project is for the design and construction of a six to eight story mixed use development with at grade retail and approximately 50-62 residential units. Parking below grade will provide 16 spaces with access off of the alley. Either retail or live/work units will front SW Oregon St. and 42nd Ave SW.

Early Design Guidance Meeting January 30, 2014

DESIGN PRESENTATION

The EDG packet includes materials presented at the EDG meeting, and is available online by entering the project number (3016195) at this website: http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The EDG packet is also available to view in the project file (project number 3016195), by contacting the Public Resource Center at DPD.

Mailing Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

APPLICANTS PRESENTATION
The site is located within the West Seattle Junction Urban Village. The site is relatively flat, but does drop down about seven feet at the southwest corner and has a six foot grade change along SW Oregon Street.

The applicant noted that the owner is investigating undergrounding the power lines located in the alley along the property. The project has a required 2' alley dedication and a 3' setback along SW Oregon St.

The applicant stated that exterior materials will be prefinished panels: metal or a low maintenance material.

PUBLIC COMMENT
The following comments, issues and concerns were raised during the public comment portion of the Early Design Guidance meeting:

- Questioned the status of the parking lot to the south and how this may impact the south building façade.
- Supported and encouraged the proposed sidewalk improvements to enhance walkability.
- Encouraged the residential entry be located on SW Oregon St.
- Supported undergrounding the power lines in the alley.
- Encouraged the ground level retail use as shown in Option 3.
- Preferred the lower height Options 2 and 3.
- Suggested that gray not be used in the color pallet.

PRIORITIES & BOARD RECOMMENDATIONS
After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance. The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

EARLY DESIGN GUIDANCE:

1. **Massing:** Option 1 proposed an eight-story building with the residential levels above the ground floor setback from the property line along the alley to avoid the existing power lines. The residential floors were modulated along SW Oregon St. and to a lesser degree along 42nd Ave SW. Options 2 and 3 both showed a six-story development and assumed the power lines in the alley were underground. Option 2 had the residential floors extending beyond the ground level into the required 3' setback along SW Oregon St. The street facing elevations showed no modulation. Option 3 was basically Option 2 with modulated structural building overhangs projecting 3' from the street facing facades. (B-1, C-2)
   The Board had differing opinions as to what option they preferred and directed the applicant to return for a 2nd EDG showing massing options that respond to the guidance below. The options should all assume the power lines will be located underground. The proposed massing options need to clearly respond to and respect the West Seattle Junction Guidelines.

a. Provide a massing option that addresses the corner as the design focus. Consider a two-story base at the street level and step back the upper floors away from the corner. The street corner massing should be a "special" element. Consider a roof deck above the corner massing. (A-10, B-2, C-2)
b. Provide an option similar to Option 1 but with the power lines located underground. (B-1)
c. The massing height should relate to the new project across 42nd Ave SW. (B-1)
d. Avoid massing that makes the structure appear squat and boxy. (B-1, C-2)
e. Provide modulation at the upper levels for visual interest. (B-1)
f. Provide a well-defined podium with breaks in the massing. (C-2)

2. **Pedestrian Experience at the Streetscape:** The streetscape environment along the two street fronts had much discussion. Even with the required 3' setback along Oregon Street, 42nd Ave SW will have a much wider right-of-way to provide for potential pedestrian activities and open space. (A-2, A-4)
    a. The Board strongly encouraged retail instead of Live/Work units as the ground level use. (A-2)
    b. The Board discouraged having the building overhang the street level on both street fronts, but especially along SW Oregon Street. A solid mass above the street will block solar access and will not enhance the pedestrian experience. (A-4, C-3, D-1)
    c. Provide some form of modulation to the street level facade. (A-4)
    d. 42nd Ave SW should be designed to encourage retail and the pedestrian environment as there is more room for uses to "spill" outside. (A-4, D-1)
    e. SW Oregon St. should be considered a connector from California Ave SW to 42nd Ave SW. (A-4)
    f. Address the condition of the intersection of the alley and SW Oregon St. (A-4)

3. **Corner Treatment:** The corner of SW Oregon St. and 42nd Ave NW needs more presence and articulation. The Board does not want the applicant to design a chamfered entry corner, as the West Seattle Design Guidelines suggest as the guidelines were drafted years ago and more recent successful developments have a stronger corner presence and their main entries away from the corner. (A-10)
    a. The corner needs a stronger design gesture. (A-10)
    b. Consider a glazed corner at street level that is highly transparent. (A-4, A-10)
    c. Provide any entries near but not at the corner. (D-1)
    d. Provide a massing option that addresses the corner as the design focus. Consider a two-story base at the street level and step back the upper floors away from the corner. The street corner massing should be "special". Consider a roof deck above the corner massing. (B-1)

4. **South Elevation:** The proposed development will be constructed up to the south lot line abutting the surface parking lot. The south elevation will be very visible. The parking lot is currently under obligation to remain public parking for the benefit of the local commercial businesses. The Board expressed some concern that this may not always be the case or structured parking could be built in the future. (B-1, D-2)
    a. Show how materials and detailing will provide visual interest. (D-2)

b. Use the stair tower to provide modulation to break up the facade. (D-2)

5. **At the Second EDG meeting, the applicant should provide the following information**:
   a. Provide massing options as describe above.
   b. Provide more information about how the south elevation will be designed.

The Neighborhood specific guidelines are summarized below. For the full text please visit the Design Review website.

A. Site Planning

A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

West Seattle Junction Supplement:

A pedestrian-oriented streetscape is perhaps the most important characteristic to be achieved in new development in the Junction's mixed use areas. New development—particularly on SW Alaska, Genesee, Oregon and Edmunds Streets—will set the precedent in establishing desirable siting and design characteristics in the right-of-way.

Considerations:

- Reduce the scale of the street wall with well- organized commercial and residential bays and entries, and reinforce this with placement of street trees, drop lighting on buildings, benches and planters.
- Provide recessed entries and ground-related, small open spaces as appropriate breaks in the street wall.

A-4 Human Activity. New development should be sited and designed to encourage human activity on the street.

West Seattle Junction Supplement:

An active and interesting sidewalk engages pedestrians through effective transitions between the public and private realm.

Particularly in the California Avenue Commercial Core, proposed development is encouraged to set back from the front property line to allow for more public space that enhances the pedestrian environment. When such a setback is not appropriate or feasible, consider maximizing street level open space with recessed entries and commercial display windows that are open and inviting.

A-10 Corner Lots. Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

West Seattle Junction Supplement:

Pedestrian activities are concentrated at street corners. These are places of convergence, where people wait to cross and are most likely to converse with others. New development on corner lots should take advantage of this condition, adding interest to the street while providing clear space for movement.

New buildings should reinforce street corners, while enhancing the pedestrian environment.

Public space at the corner, whether open or enclosed, should be scaled in a manner that allows for pedestrian flow and encourages social interaction. To achieve a human scale, these spaces should be well defined and integrated into the overall design of the building.

Consider:

- providing seating;
- incorporating art that engages people;
- setting back corner entries to facilitate pedestrian flow and allow for good visibility at the intersection.

B. Height, Bulk and Scale

B-1 <u>Height, Bulk, and Scale Compatibility</u>. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

West Seattle Junction Supplement:

Current zoning in the Junction has created abrupt edges in some areas between intensive, mixed-use development potential and less-intensive, multifamily development potential. In addition, the Code-complying building envelope of NC-65' (and higher) zoning designations permitted within the Commercial Core would result in development that exceeds the scale of existing commercial/mixed-use development. More refined transitions in height, bulk and scale—in terms of relationship to surrounding context and within the proposed structure itself—must be considered. See the Guidelines for the full text.

C. Architectural Elements and Materials

C-2 <u>Architectural Concept and Consistency</u>. Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

West Seattle Junction Supplement:

New multi-story developments should employ methods that integrate the building's upper and lower levels. The levels of the building should function as a composition – not necessarily requiring the top and bottom to be identical, but rather extending or repeating elements throughout the facade.

C-3 <u>Human Scale.</u> The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

West Seattle Junction Supplement:

Facades should contain elements that enhance pedestrian comfort and orientation while presenting features with visual interest that invite activity. Overhead weather protection should be functional and appropriately scaled, as defined by the height and depth of the weather protection. It should be viewed as an architectural amenity, and therefore contribute positively to the design of the building with appropriate proportions and character.

C-4 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.

D. Pedestrian Environment

D-1 Pedestrian Open Spaces and Entrances. Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

D-2 Blank Walls. Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

D-9 Commercial Signage. Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.

D-10 Commercial Lighting. Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

D-11 Commercial Transparency. Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

E. Landscaping

E-2 Landscaping to Enhance the Building and/or Site. Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

SECOND EDG MEETING on April 17th, 2014

DESIGN PRESENTATION

The Second EDG packet includes materials presented at the meeting, and is available online by entering the project number 3016195 at this website: http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The Recommendation packet is also available to view in the project file (project # 3014898), by contacting the Public Resource Center at DPD:

Mailing Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

The applicant presented that the materials being investigated were brick at the base, painted metal weather protection, vinyl windows and integral color or metal panels at the upper floors. The alley façade will have the same materials treatment as the two street facing elevations, except at the lower level. The colors shown in the presentation are meant to represent massing though they are considering using bright colors as accents.

In Options 1 and 2 a door on the south façade into the retail space is proposed.

PUBLIC COMMENTS:

- Did not support locating retail below grade.
- Encouraged at grade entry to retail on SW 42nd St.
- Supported Options 2 and 3.
- Supported the strong roof overhangs in Options 2 and 3.
- Did not support the Structural Building Overhangs along SW Oregon St.
- Encouraged the project to be built higher and have a distinctive corner.
- Concerned about blank walls and encouraged windows in the south façade
- Encouraged a strong cornice line.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

SECOND EARLY DESIGN GUIDANCE April 17th, 2014

1. **Massing and Corner Treatment:** The Board expressed a preference for both Options 1 and 3 and encouraged the design to make more of a statement. They preferred the one story podium base of these two options and noted the two story podium of Option 2 did not work well. For Options 1 and 3 the Board provided the following guidance: (CS2.A, DC2.A.1)
    a. Provide a stronger podium. (DC2.C.1, DC.2.E.1)
    b. As the building will have a prominent presence, provide a strong design at the corner. (CS2.A, CS2.II.iii, DC2.B)
    c. Design the building with more height at the corner. (CS2.II.iii)
    d. The tower facades should be treated differently along SW 42nd St and SW Oregon Street. (DC2.B, DC2.C.1)
    e. The Board encouraged the applicant to design the stair tower as shown in Option 3 and continue the massing and glazing along the south elevation. (DC2.B.2, DC2.C.1)

f. Maintain the building cap as shown in Option 3. (DC2.C.1)
g. Consider a higher tower. (DC2.A.1)
h. Consider the massing and design of Option 1 with a taller tower. (DC2.A.1)

2. **Pedestrian Experience at the Street:** The Board was split on the applicants preferred access relationship to retail from the street. The applicant is showed the ground level retail floor level with the sidewalk along SW Oregon St. with access from SW 42nd St requiring steps down into the space. Some Board members felt that all the retail floor levels should be at street grade especially along 42nd St. Others were fine with the proposed relationship. The applicant noted that if the space was broken into multiple tenants the retail spaces accessed along 42nd could provide a raised floor to meet street grade.

   In response to Board direction given at the first EDG to avoid Structural Building Overhangs along SW Oregon St., the applicant presented a weather protection canopy proposed above the sidewalk so that the presence of the overhangs will not be noticed. (DC3.A, PL1.B.3, PL2.B.3)

   a. The Board expressed that the proposed Structural Building Overhangs are suitable if the sidewalk (including the required 3' setback) is 17' wide. (PL1.B.2)
   b. Encouraged more work on the overhangs and the relationship of the retail space to the streets. (DC2.D.1, PL1.B.3, PL2.I.ii)
   c. Using the West Seattle guidelines, provide information about proposed signage and lights. (DC4.I.i)

3. **South Elevation:** The Board preferred the south façade of Option 3.They expressed a similar notion they had raised at the first EDG that at some point the lot to the south may be developed to the shared lot line. The elevation should be designed to address that future scenario. (DC2.B)

   a. The Board encouraged the applicant to design the stair tower as shown in Option 3 continuing the massing and glazing along the south elevation. (DC2.B.2, DC2.C.1)

CONTEXT & SITE

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.

West Seattle Supplemental Guidance:

CS2-I Streetscape Compatibility

CS2-I-i. Street Wall Scale: Reduce the scale of the street wall with well-organized commercial and residential bays and entries, and reinforce this with placement of street trees, drop lighting on buildings, benches and planters.

CS2-I-ii. Punctuate Street Wall: Provide recessed entries and ground-related, small open spaces as appropriate breaks in the street wall.

CS2-I-iii. Outdoor Utility Hookups: Outdoor power and water sources are encouraged to be provided in order to facilitate building maintenance and exterior decorative lighting needs. Conveniently located sources could also be taken advantage of for special community events.

CS2-II Corner Lots

CS2-II-iii. Neighborhood Gateways: Building forms and design elements and features at the corner of key intersections should create gateways for the neighborhood. These buildings should announce the block through the inclusion of features that grab one's interest and mark entry. See guidelines for Gateway location map.

CS2-III Height, Bulk and Scale

CS2-III-i. Zoning Context: Applicant must analyze the site in relationship to its surroundings. This should include:

a. Distance from less intensive zone; and

b. Separation between lots in different zones (property line only, alley, grade changes).

CS2-III-ii. New Development in NC zones 65' or Higher:

a. Patterns of urban form in existing built environment, such as setbacks and massing compositions.

b. Size of Code-allowable building envelope in relation to underlying platting pattern.

CS2-III-iii. Facade Articulation: New buildings should use architectural methods including modulation, color, texture, entries, materials and detailing to break up the façade— particularly important for long buildings—into sections and character consistent with traditional, multi-bay commercial buildings prevalent in the neighborhood's commercial core (see map 1, page 1).

CS2-III-iv. Break Up Visual Mass: The arrangement of architectural elements, materials and colors should aid in mitigating height, bulk and scale impacts of Neighborhood Commercial development, particularly at the upper levels. For development greater than 65 feet in height, a strong horizontal treatment (e.g. cornice line) should occur at 65 ft. Consider a change of materials, as well as a progressively lighter color application to reduce the appearance of upper levels from the street and adjacent properties. The use of architectural style, details (e.g. rooflines, cornice lines, fenestration patterns), and materials found in less intensive surrounding buildings should be considered.

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.

West Seattle Supplemental Guidance:

CS3-I Architectural Context

CS3-I-i. Facade Articulation: To make new, larger development compatible with the surrounding architectural context, facade articulation and architectural embellishment are important considerations in mixed-use and multifamily residential buildings. When larger buildings replace several small buildings, facade articulation should reflect the original platting pattern and reinforce the architectural rhythm established in the commercial core (see map 1, page 1).

CS3-I-ii. Architectural Cues: New mixed-use development should respond to several architectural features common in the Junction's best storefront buildings to preserve and enhance pedestrian orientation and maintain an acceptable level of consistency with the existing architecture. To create cohesiveness in the Junction, identifiable and exemplary architectural patterns should be reinforced. New elements can be introduced - provided they

are accompanied by strong design linkages. Preferred elements can be found in the examples of commercial and mixed-use buildings in the Junction included on this page.

PUBLIC LIFE

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

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.

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

PL2-B Safety and Security

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-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.

West Seattle Supplemental Guidance:

PL2-I Human Scale

PL2-I-i. Overhead Weather Protection: Overhead weather protection should be functional and appropriately scaled, as defined by the height and depth of the weather protection. It should be viewed as an architectural amenity, and therefore contribute positively to the design of the building with appropriate proportions and character. Overhead weather protection should be designed with consideration given to:

a. Continuity with weather protection on nearby buildings.

b. When opaque material is used, the underside should be illuminated.

c. The height and depth of the weather protection should provide a comfortable scale for pedestrians.

PL2-II Pedestrian Open Spaces and Entrances

PL2-II-i. Street Amenities: Streetscape amenities mark the entry and serve as way finding devices in announcing to visitors their arrival in the commercial district. Consider incorporating the following treatments to accomplish this goal:

a. pedestrian scale sidewalk lighting;

b. accent pavers at corners and midblock crossings;

c. planters;

d. seating.

PL2II-ii. Pedestrian-Enhanced Storefronts: Pedestrian enhancements should especially be considered in the street frontage where a building sets back from the sidewalk.

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

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.

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

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

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.

West Seattle Supplemental Guidance:

DC2-I Architectural Concept and Consistency

DC2-I-i. Integrate Upper-Levels: New multi-story developments are encouraged to consider methods to integrate a building's upper and lower levels. This is especially critical in areas zoned NC-65' and greater, where more recent buildings in the Junction lack coherency and exhibit a disconnect between the commercial base and upper residential levels as a result of disparate proportions, features and materials. The base of new mixed-use buildings – especially those zoned 65 ft. in height and higher – should reflect the scale of the overall building. New

mixed-use buildings are encouraged to build the commercial level, as well as one to two levels above, out to the front and side property lines to create a more substantial base.

DC2-I-ii. Cohesive Architectural Concept: The use and repetition of architectural features and building materials, textures and colors can help create unity in a structure. Consider how the following can contribute to a building that exhibits a cohesive architectural concept:

a. facade modulation and articulation;
b. windows and fenestration patterns;
c. trim and moldings;
d. grilles and railings;
e. lighting and signage.

DC2-II Human Scale

DC2-II-i. Pedestrian-Oriented Facades: Facades should contain elements that enhance pedestrian comfort and orientation while presenting features with visual interest that invite activity.

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

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.

West Seattle Supplemental Guidance:

DC4-I Human Scale

DC4-I-i. Signage: Signs should add interest to the street level environment. They can unify the overall architectural concept of the building, or provide unique identity for a commercial space within a larger mixed-use structure. Design signage that is appropriate for the scale, character and use of the project and surrounding area. Signs should be oriented and scaled for both pedestrians on sidewalks and vehicles on streets. The following sign types are encouraged:

a. pedestrian-oriented blade and window signs;
b. marquee signs and signs on overhead weather protection;
c. appropriately sized neon signs.

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based upon the departure's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the Second Early Design Guidance meeting, no departures were requested.

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the SECOND EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.