City of Seattle

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

DESIGN REVIEW

EARLY DESIGN GUIDANCE OF THE SOUTHWEST DESIGN REVIEW BOARD

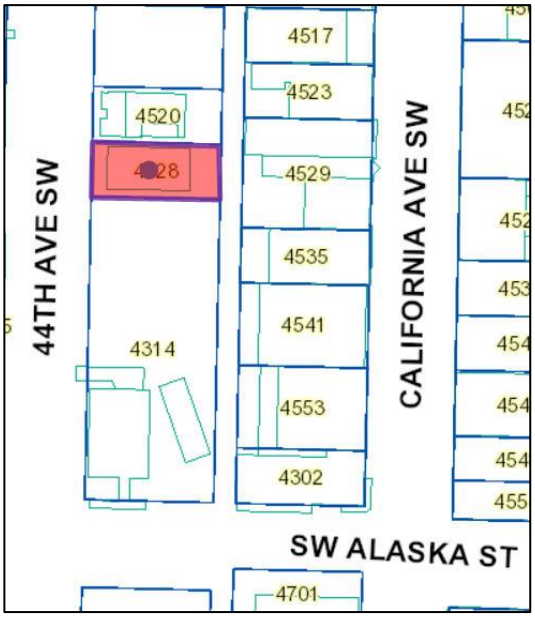
Project Number:	3019125
Address:	4528 44th Ave SW
Applicant:	Tim Carter, Alloy Design Group
Date of Meeting:	Thursday, March 19, 2015
Board Members Present:	Daniel Skaggs T. Frick McNamara Matt Zinski Alexandra Moravec
Board Members Absent:	Todd Bronk
DPD Staff Present:	BreAnne McConkie, Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 2, 65' (NC2-65)

Nearby Zones: NC2-65 (North)
NC2-65 (South)
Neighborhood Commercial 3, 85' (NC3-85) (East)
Neighborhood Commercial 2, 40' (NC2-40) (West)

Lot Area: 5,850 square feet (sq. ft.)



Current Development:

The project site currently contains a 2-story, 8-unit apartment building built in 1952.

Surrounding Development and Neighborhood Character:

The site is located within the West Seattle Junction Hub Urban Village between SW Oregon St and SW Alaska St and 44th Ave SW and California Ave SW. The surrounding development includes historic and contemporary multi-family residential development with several surface parking lots located along 44th Ave SW.

The general neighborhood character can be described as transitional, with single family residential located approximately three blocks to the west, traditional and contemporary multi-family in the immediate vicinity, pedestrian-oriented commercial to the east, and several new and under construction multi-family residential buildings nearby.

The project site is located one block to the west of California Ave SW and less than a block north of SW Alaska St. California Ave SW is recognized as the area's more established pedestrian-oriented commercial core. The corridor along SW Alaska St (to the southeast) is envisioned to become an extension of the California Ave SW business district and has seen an increase in new pedestrian-oriented, mixed-use development in recent years.

Access:

Pedestrian and bicycle access to the site is from 44th Ave SW and an improved, alley is located to the east. The proposed primary pedestrian entrance is from 44th Ave SW with the primary bicycle entrance located along the alley. Service access is proposed from the adjacent alley.

Environmentally Critical Areas:

There are no Environmentally Critical Areas mapped on the site.

PROJECT DESCRIPTION

The applicant is proposing to build a 6-story apartment building with approximately 60 small efficiency dwelling units and no vehicle parking. The existing structure is to be demolished.

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The packet includes materials presented at the meeting, and is available online by entering the project number (3019125) at this website: http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The packet is also available to view in the file, 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

DESIGN DEVELOPMENT

At the first Early Design Guidance meeting, the applicant provided three schemes for the public and Board's consideration. All three options presented a similar programming model with six stories of small efficiency residential units, a lobby located along the 44th Ave SW frontage, and bicycle storage and solid waste services located along the alley. Amenity space was proposed on the roof. Additionally, the options included preservation of the two mature street trees located adjacent to the western property line. All three options presented were code compliant.

Option One proposed shifting the building to the north lot line, abutting the existing multifamily structure to the north. At levels two through six, the building stepped back along the northern façade. The proposal included minor setbacks for all levels along the south, east, and west facades. This Option proposed a double loaded corridor layout with staggered vertical circulation including stair towers on the north and south sides of the structure. The proposed circulation provided some break in massing along both facades. Option One maximized the allowable floor-to-area ratio (FAR) and included 63 dwelling units, the most of the three options presented.

Option Two proposed shifting the building footprint towards the center of the parcel, with minor setbacks for a majority of the building. At the southeast ground floor area, this option proposed a zero lot line to the neighboring parcel. Option Two consolidated the vertical circulation to the north and oriented a majority of the units towards the south, with a smaller number of units oriented to the east and west. This option proposed 58 dwelling units total. The massing for Option Two included minimal modulation, especially along the southern façade. A pedestrian pass-through was located along the north property line, connecting 44th Ave SW to the alley.

Option Three was the applicant's preferred option at the time of the First Early Design Guidance Meeting. This Option sited the building in the center of the parcel with minor setbacks along all frontages. Internal vertical circulation was located along the northern portion of the building, with units oriented to the south, east, and west. The layout presented maximized daylighting for the proposed units and views to the south, east, and west, while providing privacy to the adjacent existing multifamily building to the north. This Option included a more generous setback along the 44th Ave SW frontage, similar to the setbacks of existing buildings along the block face. The applicant's preferred option also included a shift in the street-facing plane, creating articulation along 44th Ave and introducing more architectural interest to the massing. The southern façade included two minor vertical breaks in massing on levels two through six.

This option included a more generous landscaping and larger outdoor amenity space along the street frontage. Option Three also included the largest bicycle storage space.

PUBLIC COMMENT

At the first EDG meeting, two members of the public provided comments and raised the following issues:

Massing & Siting

- Supported the beveled street-facing façade of the preferred option but expressed concern with the heaviness of the roofline.
- Stated that the 44th Ave SW street façade was the most important and should be the focus.
- Expressed concern for the focus on existing on- and off-site landscaping because it may not be there in the future; building massing should be successful on its own with or without the existing trees.
- Stated that there could be additional opportunities for massing and modulation if the applicant wasn't maximizing the FAR.
- Felt that the preferred option would block too much light to the neighboring property to the north; building footprint could be shifted south or stepped back at upper levels to provide more natural light.
- Encouraged more breaks in massing throughout the building,

Arrangement of Uses

- Recognized that most people would likely focus on the lack of parking and small unit size.
- Expressed support for the focus on bikes and generous bicycle amenity space; encouraged the applicant to consider locating the bicycle amenity space along the 44th Ave SW street frontage.
- Questioned the need for the amount and location of the bicycle storage and amenity space; stated the basement maybe a better location.
- Cautioned that southern facing units in all options and especially in the applicant's preferred option, would be very dark and lose access to daylight when the adjacent surface parking to the south is redeveloped.
- Expressed support for the street level arrangement of uses in the preferred option.

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.

EARLY DESIGN GUIDANCE March 19, 2015

1. Form & Siting:

a. **Massing & Façade Articulation:** The Board expressed general support for the simplistic elegant proportions and vertical form of the applicant's preferred option. The Board specifically noted support for the vertical plane shift in the street-facing façade. The Board directed the applicant to include more shaping, similar to the angular western façade, on all sides of the building and noted that the southern façade and upper portions of the eastern facade would both be very visible from the public right-of-way.

The Board directed the applicant to include additional breaks in the massing, specifically along the southern façade and suggested recessed vertical light shafts as a possible option to achieve this. The Board also encouraged the applicant to explore other options to provide horizontal relief and break up the massing at the upper levels and along the southern façade which could be achieved by setting back the center portion of the building. **(CS2-III-iii&iv; CS3-I-I; & DC2-A,B, C)**

b. **Siting:** The Board showed general support for the building footprint and layout, but directed the applicant to shift the building to the north, relocating the proposed through-block pedestrian connection to the south (as discussed in more detail below). **(PL1-B; PL2-B; & PL3-B)**

2. Arrangement of Uses & Ground Floor Presence:

a. **Ground Floor Uses:** The Board supported the general arrangement of uses and locations of the ground floor amenity spaces in the preferred option, including the lobby and amenity location along 44th Ave SW and the adjacent open space resulting from the building setback at that location. **(CS2-B-2; CS1-D-1; DC1-A; & DC3-A-1)**

b. **Bicycle Storage:** The Board supported the oversized bike storage space and agreed that it had potential to activate the alley portion of the building. While the Board supported the general location of the bike amenity space along the alley, they directed the applicant to shift the bike room to the southeast corner to maximize daylight to the space, similar to what was shown in the precedent imagery included the in applicant's EDG booklet. **(CS1-B-2; PL4-B; & DC1-A)**

c. **Circulation:** The Board expressed general support for the location of the vertical circulation along the northern portion of the building because it minimized potential privacy conflicts with the existing adjacent multifamily building to the north while maximizing the daylighting and views of the proposed units. The Board also discussed opportunities to use the circulation to break up the massing at the upper levels, as was presented in Option One. **(CS1-B-2; CS2-D-5; & DC2-A-1)**

3. **Midblock Connection, Pedestrian Details, & Entries:**
    a. **Pedestrian Walkway:** The Board expressed safety concerns with the siting of the pedestrian walkway due to the lack of transparency and adjacent uses on the ground floor. The Board directed the applicant to relocate the pedestrian walkway to the south in order to better activate the walkway with adjacent ground floor uses including amenity space, bicycle facilities, and ground floor units. The Board noted that if the adjacent ground floor units were set back, there may be an opportunity for direct exterior access to those units and useable outdoor space adjacent to the walkway.

    The Board also noted that by relocating the pedestrian walkway to the south, there may be a future opportunity for the adjacent property to enhance this connection when the site is redeveloped. **(PL1-B-1; PL2-B; & PL3-B-2)**

    b. **Entries:** The Board noted that both the 44th Ave SW and alley entries would be important. The Board recognized that pedestrian oriented details, including lighting, signage, and weather protection, would be important for both safety and the design of the building. Lighting, signage, and weather protection should be well thought out and integrated into the overall elegant and simple architectural concept of the building. Specifically, these elements should be incorporated into the façade design in way that reinforces the entries while maintaining the human scale. **(PL2-C; PL2-I-I; PL3-A-all); & DC4-I-i)**

4. **Materials & Architectural Details:**
    a. **Materials.** The Board discussed the importance of high quality materials because of the building's visibility and it's simple, elegant form. The Board directed the applicant to use high quality materials, looking to the Junction for material cues and examples of durable, long lasting, high quality materials. The Board specifically cautioned against the use of while vinyl windows or cementitious panel as a primary material. **(CS2-III-iii & iv; CS3-I-iⅈ DC2-all; & DC4-A)**

    b. **Architectural Concept & Details.** The Board noted that detailing, through materials or other means, would be needed to avoid a blank façade and break up the visual mass of the building. The Board also discussed the need for secondary architectural details including pedestrian lighting, signage, awnings, and weather protection to be integrated into the overall architectural concept for the building. Specifically, the Board discussed the need for awnings at both the primary 44th Ave SW entry and the alley entry. **(DC2-I; PL2-I-I; & DC4-all)**

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. 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-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-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.

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-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-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-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.

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.

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-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-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.

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.

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.

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-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-C Parking and Service Uses

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.

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 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-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.

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

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

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the Early Design Guidance meeting, the Board recommended moving forward to MUP application.