



EARLY DESIGN GUIDANCE OF THE SOUTHWEST DESIGN REVIEW BOARD

Project Number: 3019822

Address: 5414 Delridge Way Southwest

Applicant: Steve Fischer, Nicholson Kovalchick Architects

Date of Meeting: Thursday, July 16, 2015

Board Members Present: Matt Zinski (Chair)
Don Caffrey
T. Frick McNamara
Alexandra Moravec

Board Members Absent: Todd Bronk

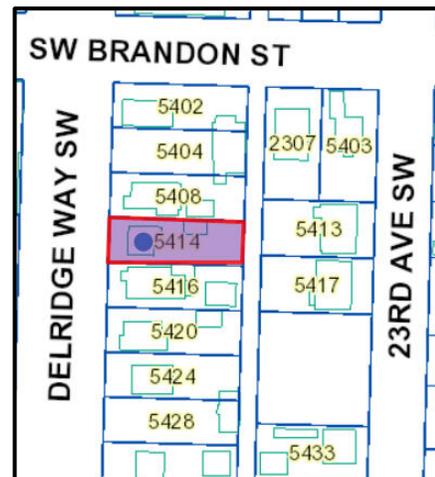
DPD Staff Present: Tami Garrett, Senior Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 2 Pedestrian (NC2P-40)

Nearby Zones: (North) NC2P-40
(South) NC2P-40
(East) Single Family (SF 5000)
(West) NC2P-40

Lot Area: 4,800 square feet (sq. ft.)



Current Development:

The project site contains a single family residence with a detached accessory structure.

Surrounding Development and Neighborhood Character:

Surrounding development includes residential uses to the east, north and south; and mixed-use commercial/residential development to the west and across the street of the subject property.

This mid-block site is located on the east side of Delridge Way Southwest which is a main north-south corridor in West Seattle. Development along Delridge Way Southwest is characterized by low and mid-rise residential densities, light commercial activity, and community amenities. This section of Delridge Way Southwest contains such uses as retail (convenience marts, gas stations, etc.), auto repair and small office. The Delridge Public Library is located across the street from the site. A recently built development (Delridge Supportive Housing) is just south of the subject site.

Area amenities surrounding the project site include a Seattle Public School (Boren Elementary) and parks/green spaces (Cottage Grove Park, Delridge P-Patch, and Longfellow Creek Legacy Trail).

Access:

Vehicular access to the project site is possible from both Delridge Way Southwest and an existing 16’ wide alley.

Environmentally Critical Areas:

The site’s topography slopes upward from west to east approximately 10’. There are no Environmentally Critical Areas (ECAs) mapped on the site.

PROJECT DESCRIPTION

The proposed project is for the design and construction of a four-story mixed-use commercial/residential structure with three levels of residential (7 units) above ground-related commercial (1,100 sq. ft. of office) and enclosed parking area. A total parking quantity of 7 stalls is planned within the structure and accessed via the existing alley.

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The design packet includes materials inclusive of massing options presented at the meeting, and is available online by entering the project number (3019822) at this website:

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

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

Mailing Public Resource Center

Address: 700 Fifth Ave., Suite 2000

P.O. Box 34019

Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

Some members of the public attended this Early Design Guidance Review meeting but no public comment was offered at this meeting.

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.

FIRST EARLY DESIGN GUIDANCE July 16, 2015

1. Design Concept, Architectural Context, Architectural Façade Composition and Massing:

The design and siting of the new commercial/residential development should provide an appropriate transition to the anticipated scale of development and to a less intensive zone; and be compatible with the proposed and existing architectural context and character. (CS2.A, CS2.B, CS2.C, CS2.D, CS3)

a. The Board proposed that the preferred design scheme Option 3 move forward to Master Use Permit (MUP) submittal with the following guidance:

- i. The Board felt that a simplistic contemporary massing design articulated well with high quality, long-lasting traditional materials would be appropriate for this neighborhood which is in transition from traditional to modern design. The Board was very supportive of the applicant/property owner's verbal commitment to incorporate brick in the design of the new development. (CS3.A.1, DC2.A, DC2.B, DC2.D.2)
- ii. The Board voiced preference of the flat roof form versus the gabled roof forms shown in Options 1 and 2 because it allows for more usable exterior space. (CS3.A, DC2.B.1, DC3.B.4)
- iii. The Board discussed the zero lot line condition created at the structure's base and upper-level facades. Consequently, the Board recognized that large blank walls at all facades will be highly visible at varying levels by motorists, pedestrians and residents at neighboring properties. The Board voiced the importance of utilizing high quality materials-specifically brick-and detailing of that material (pre-cast element, patterning, etc.) to mitigate blank facades. Thus, the Board strongly encouraged brick materiality on all of the facades

and expects to review details pertaining to the application of this material, other materials and high quality secondary architectural elements (railings, etc.) at the Recommendation meeting. (CS3.A.1, DC2.B, DC2.C)

2. Residential Open Spaces:

- a. The Board appreciated that the design includes upper-level amenity spaces and strongly encouraged an enhanced development of these spaces with roof gardens, and quality hardscape and landscape materials. (DC3.B.4, DC4.D)
- b. The Board voiced concern that the first two levels of elevated decks may not be deep enough to accommodate both seating and an adequate landscape buffer; thus they felt that the size of elevated decks should be expanded. The Board also recognized the close proximity of future development at the properties abutting the subject site's north and south property lines could minimize solar exposure and natural ventilation to the project's upper-level residential units (especially the northwest and southeast corner units). Therefore, the Board strongly encouraged the applicant to explore techniques that enlarge the balcony spaces, as well as methods (setback) to increase daylight, sunlight and air to those spaces. (CS1.B, DC3.B, DC2.D)

3. Vehicular Parking, Screening and Access:

- a. At the EDG meeting, the Board reviewed the grade-level enclosed parking garage area which is proposed to be accessed from the alley and includes a designated waste storage area. The Board stated that the east façade, which will abut residential uses to the east, should include quality materials (brick), attractive lighting and quality screens (garage doors, secondary exit doors, waste storage door, etc.) with the intent of reducing visible impacts of the parking and service uses to the surrounding residential neighbors. (CS3.A.4, DC1.C.2, DC1.4)

DESIGN REVIEW GUIDELINES

The priority Citywide 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.

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-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-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-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.

PUBLIC LIFE

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.

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-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.

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

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-C Parking and Service Uses

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-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.

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

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-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.

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.

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.

DEVELOPMENT STANDARD DEPARTURES

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

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.