City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN REVIEW

RECOMMENDATION OF THE
SOUTHWEST DESIGN REVIEW BOARD

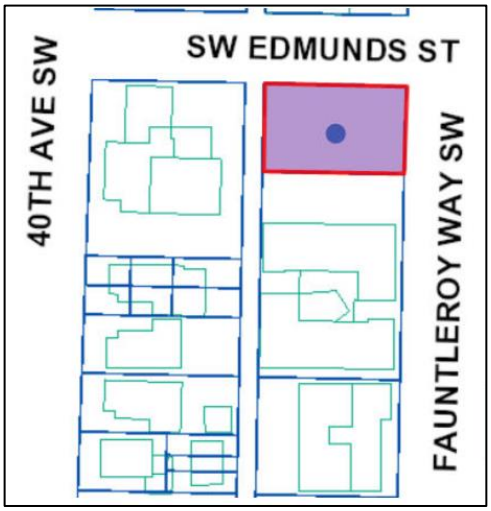
Project Number:	3020235
Address:	4801 Fauntleroy Way SW
Applicant:	David Foster, David Foster Architects
Date of Meeting:	Thursday, February 18, 2016
Board Members Present:	Todd Bronk (Chair) T. Frick McNamara Matt Zinski Donald Caffrey Alexandra Moravec
Board Members Absent:	None
DPD Staff Present:	Katy Haima

SITE & VICINITY

Site Zone: NC3-40

Nearby Zones: (North) NC3-85(4.75)
(South) NC3-40
(East) LR3
(West) NC3-40

Lot Area: 9,000 square feet



Current Development:

The site is currently vacant, serving as a construction vehicle staging area for the development in progress directly to the north.

Surrounding Development and Neighborhood Character:

The site is located within the West Seattle Junction Hub Urban Village, and the West Seattle Triangle planning area. A defining feature of the area is the diverse mix of residential and commercial uses.

Immediately to the south of the site is a two-story multi-family residential building and surface parking lot. To the east across Fauntleroy Way SW is a three-story multi-family building. To the west, across the alley, is a single-story commercial building containing the Bella Mente Early Learning Center. Across SW Edmunds St. to the north, a mixed use structure with a Whole Foods is under development; the project site contains a pedestrian and vehicular mid-block passage between 40th Ave SW and Fauntleroy Way SW. Other new developments in the area include a mixed use structure with a QFC grocery store on SW Alaska, the Mural Apartments, and the Broadstone West Seattle.

Access:

The site is accessed by a curb cut on SW Edmunds Street and two curb cuts on Fauntleroy Way SW. A north-south alley abuts the site to the west.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

The proposal is for a four-story mixed-used building with approximately 21 residential units, 7 live-work units, and 950 square feet of retail space, and above-grade parking for 6 vehicles.

EARLY DESIGN GUIDANCE July 23, 2015

The packet includes materials presented at the meeting, and is available online by entering the project number (3020235) 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 Public Resource Center

Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

DESIGN DEVELOPMENT

The applicant presented three massing options at the EDG Meeting. Scheme A contains three levels of double-loaded apartment units above ground-floor commercial space, with no parking. The massing is setback at the third level. Scheme B features a residential courtyard along SW Edmunds at the residential entry. In this scheme, portions of the structure are set back 5 feet from the south property line for light and air access to south-facing units. No parking is provided in this option. Scheme C features ground-level commercial spaces along Fauntleroy and live-work units along SW Edmunds, with apartment units above and 6 parking spaces along the alley. This option uses setbacks at varying levels to provide private amenity spaces.

PUBLIC COMMENT

The following comments, issues, and concerns were raised at the EDG Meeting:

- Concerned over the lack of parking.
- Concerned over potential construction impacts, including noise and parking.
- Supported the proposed live-work programming along SW Edmunds Street.
- Felt that the project was a unique mix of programming and that the massing was more interesting than a “box”.
- Supported the concept for the corner as a multi-level commercial space.
- Encouraged green building elements.
- Appreciated that the applicant presented three different options.
- Supported the density of the project.
- Felt the massing had the potential to be an attractive building.
- Felt that the massing was aesthetically pleasing.
- Encouraged more live-work spaces, as opposed to retail.
- Supported the option with parking, and encouraged the applicant to add additional parking tucked under the upper stories.
- Concerned about the live-work spaces not functioning as such, and becoming dead space at street level.
- Felt that more retail was appropriate, as the immediate vicinity is regarded as very walkable.

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 July 23, 2015

1. **Massing, Context Response, and Façade Composition:** The Board generally preferred the massing concept presented in Scheme B as an appropriate response to site characteristics and urban context. (CS1-B, CS2-A, CS2-B, CS2-D, DC2-A)
    a. The Board felt the massing provides an appropriate transition in scale and character from the large scale development to the north to the residential scale of the Lowrise zone to the south. (CS2-D)
    b. The intended modulation along each street front appears appropriate for the scale and size of the project. The modulation and detailing should respond to the internal programming, as well as to the varying streetscape character. (CS2-D, DC2-A, DC2-B, DC2-D)
    c. The entry courtyard effectively breaks up the massing along SW Edmunds, contributing to the perceived smaller scale of the development. The Board felt that the break in massing creates the opportunity to express different, but related, design languages on each portion. (CS2-D, DC2-A, DC2-B, DC2-D)
    d. The corner should be prominent but not overly dramatic, and should incorporate the retail entry. The gesture should be at a pedestrian scale. The Board suggested breaking or altering the design of the overhead weather protection to enhance the legibility of the entry. (CS2-A, CS2-C, DC2-A, DC2-B)
    e. The Board supported the canopy as a unifying feature across the massing, and encouraged the applicant to use a simple design that relates the internal programming. (PL2-C, PL3-A, DC2-C, DC2-D, DC2-A)
    f. The Board requested to see more information regarding the treatment and articulation of the south facing and alley facing façades, noting that any materials and level of articulation on any blank walls should be carefully considered. (CS2-D, DC2-B)
    g. The massing should be refined to provide as much access to light and air as possible. The Board suggested increasing the setback on the south facing units, and possibly creating a courtyard, to allow for more space between the units. (CS1-B, P1-C, DC2-A)
    h. The Board supported the location and configuration of parking presented in Scheme C, and noted that this could be applied to the massing concept in Scheme B. (DC1-B, DC1-C, DC2-A)
    i. The façade composition of the alley should be carefully considered in regards to adjacent uses. (CS2-D, DC2-B)
    j. The Board felt the mews in Scheme C was too narrow and would not be a comfortable or welcoming space. In addition, the Board was concerned about the privacy issues and lack of access to light of the internal units and windows. To make this concept work, more open space and a more substantial entry would be necessary. (PL1-C, PL3-A, DC2-A)

2. **Street-Level Uses & Pedestrian Experience:**

a. The live-work units should be designed to support viable commercial uses as to activate the streetscape. The Board noted that the units appeared very narrow, and encouraged the applicant to carefully consider the internal layout of the units. (PL3-B, PL3-C)
b. The location and design of the commercial/retail space and any ancillary space at the corner is critical for engaging and activating the corner and Fauntleroy SW. (CS2-C PL1-C, PL2-B, PL3-C, PL3-A, DC2-A)
c. The location and rhythm of the live-work units appropriately responds to the scale and character SW Edmunds St. (CS3-A, DC2-A)
d. The Board felt the smaller size of the commercial spaces was appropriate, noting that it may provide an opportunity for neighborhood businesses. The Board suggested making the spaces flexible to accommodate multiple sizes over time. (CS2-A, CS3-A, PL3-C)

RECOMMENDATION February 18, 2016

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PUBLIC COMMENT
The following comments, issues, and concerns were raised:

- The developer commended the Board for the constructive guidance given at EDG to move forward with Option B, noting that the project team was happy with how the design has evolved and with the design review process.

PRIORITIES & BOARD RECOMMENDATIONS

FINAL RECOMMENDATIONS: FEBRUARY 18, 2016

1. **Massing and Architectural Composition.** Overall, the Board supported the massing and scale of the building, and felt it was appropriate for the context. The Board discussed additional refinement of the material application and massing composition to improve the clarity of the parti. (CS1.B, CS2.D, CS3.A, PL2.D, PL3.A, DC2.A, DC2.B, DC2.D, DC2.E, DC4.A)

a. The Board supported the upper level setback and balconies, as they provide relief to the massing and access to light and air.
b. The elevator tower should be kept neutral, simple, and be designed to fade into the background.
c. The recesses at the residential entries create a gasket that provides intuitive wayfinding and relates to the overall design concept. However, the Board noted that the green panel base color and wood accents surrounding the entry doors compete for attention and diminish the clear expression of the residential entry gasket. The Board conditioned that the green panel at the gasket be changed to wood siding to unite the entry module and fully express the gasket in the articulation of the mass. The Board recommended that a wood siding provides a more appropriate scale of materials, intuitive wayfinding, and residential character.
d. The Board supported the differentiated 4th story mass in white panel, noting that it reduces the height, bulk and scale of the upper level and results in a clarity of the massing.
e. The Board advised particular attention be paid to materials which wrap corners, and be sure that the joints align.

2. **Residential Entries and Street Level Unit on Edmunds.** The Board discussed the location of the single residential unit at ground-level on Edmunds, noting that the relationship of this unit to the residential entry and lobby requires clarification and refinement. The Board offered two directions on how to resolve this issue. (PL2.D, PL3.A, PL3.B, DC4.B)
    a. Investigate the layout and internal programming at the courtyard. Ideally, this would be an amenity space or create a larger lobby. This change would allow for a more generous entry and for additional transparency at the street level, as well as open up space at the entry sequence.
    b. If the unit remains, revise the layout to further privatize external access and resolve the imbalance of hierarchy between the main residential entry and the unit entry. Explore moving the unit entry to the lobby and instead provide a small patio at grade. If the entrance remains on Edmunds, set it father back from the pedestrian realm, and revise the appearance to clearly read as a unit entry by appropriately adjusting the balance of mass and voids to make the lobby entry more prominent. The Board supported the bench and paving change at the lobby entry, and suggested widening the entry to incorporate more open space to feel more welcoming.

3. **Base Expression and Corner Massing.** The Board discussed the expression of the retail base at length. The Board noted that the truncated massing of the two-story base and material application do not read as a corner site, and should be revised clarify the expression of the base and overall design concept. (CS2.A, CS2.C, CS3.A, DC2.A, DC2.B, DC2.D, DC2.E, DC4.A)
    a. The Board supported the expression of the base on Edmunds, noting the composition and character appropriately breaks down the massing to a

pedestrian scale through the use of texture, materials, and fenestration. The Board noted that the tall windows along both streetscapes should remain.

b. The Board supported the 3-story mass on Fauntleroy, but noted that the use of large cementitious panel on the entire mass was not adequately evoking a pedestrian streetscape nor indicating the commercial uses at street-level. In addition, the break at the corner diminishes the expression of the base. The Board conditioned that the two-story mass on the north façade be revised to a three-story mass, and that this expression wrap around the east façade to turn the corner at the south façade and resolve the base as a distinct mass. This expression shall be the proposed CMU or a material with comparable texture and scale, such as brick.

4. **South Elevation.** The Board was concerned with the scale of materials and composition on the south façade, noting that it is likely to remain highly visible for some time. (CS2.D, DC2.B, DC2.D)
   a. The use of green on the south façade is extensive and no longer appears to be an accent color. To this regard, the Board found this application of the green panels to muddle the clarity of the composition by insinuating a relationship that does not exist. The Board recommended revising the color that ties into the façade on Fauntleroy and helps to resolve the massing.
   b. The Board was concerned that the materials express large, monolithic patterns. The Board conditioned that the materials composition be revised to break down the scale of the façade, and suggested using themes and strategies applied elsewhere on the building, such as demarcating levels with a narrow band, or using finer-grained materials such as wood or CMU.

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-A Energy Use

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

CS1-B Sunlight and Natural Ventilation

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

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

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

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-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-D Height, Bulk, and Scale

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

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

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

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

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

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

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

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

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

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

PUBLIC LIFE

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

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.

PL2-D Wayfinding

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

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

PL3-A Entries

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

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

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

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

PL3-B Residential Edges

PL3-B-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-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.

DESIGN CONCEPT

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

DC1-B Vehicular Access and Circulation

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

DC1-C Parking and Service Uses

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

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

DC1-C-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.

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.

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:

BOARD DIRECTION

At the conclusion of the Recommendation meeting, the Board recommended approval of the project with conditions.

1. Revise the green panel at both residential entry recesses and at the live-work units to wood siding.
2. Revise the two-story mass along Edmunds to a three-story mass, with either brick or the proposed CMU. This base expression shall wrap from the north façade to the east façade and around the corner to the south façade.
5. Revise the material composition on the south facade to remove the green panel and break down the scale and relate to the massing concept and established design language.