City of Seattle

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

DESIGN REVIEW

FIRST EARLY DESIGN GUIDANCE OF THE SOUTHWEST DESIGN REVIEW BOARD

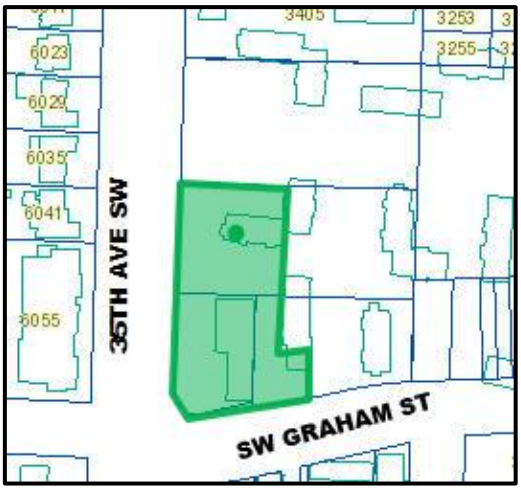
Project Number:	3020272
Address:	6058 35th Avenue Southwest
Applicant:	John Putre, SMR Architects
Date of Meeting:	Thursday, June 25, 2015
Board Members Present:	Todd Bronk (Chair) Alexandra Moravec Matt Zinski
Board Members Absent:	Don Caffrey T. Frick McNamara
DPD Staff Present:	Tami Garrett, Senior Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 2 (NC2-40) & Neighborhood Commercial 2 Pedestrian (NC2P-40)

Nearby Zones: (North) Lowrise 2 (LR2)
(South) NC2P-40
(East) NC2P-40 and NC2-40
(West) Single Family (SF 5000) & NC2P-40

Lot Area: 49,576 square feet (sq. ft.)



Current Development:

The project site is vacant property primarily located in the Seattle Housing Authority's (SHA) High Point Community Plat.

Surrounding Development and Neighborhood Character:

Surrounding development includes institutional uses (High Point Medical Clinic) and residential uses (townhouses) to the north; a large vacant site to the east; commercial uses (vehicle repair shops, small convenience store), institutional uses (church) and residential uses (townhomes and apartment) to the south and apartments west of the subject property. A residential proposal (townhomes) is currently under review with DPD for the property immediately east of the subject site (3018626).

This corner site which includes portions of Block 9 is located at the westernmost area of the High Point Community Plat. The general character of this area and the surrounding blocks is a mix of commercial, institutional and residential uses. The residential developments to north, east and south are part of the High Point Community neighborhood which is a diverse mix of multifamily and single family housing.

Area amenities surrounding the project site include a City public library (High Point), several retail businesses, a medical clinic (High Point Medical and Dental Clinic), the West Seattle Food Bank/apartment development, the Neighborhood House community center, a City community center/athletic fields (High Point/Walt Hudley Playfield) and a public school (West Seattle Elementary).

Access:

Vehicular access to the project site is possible from both 35th Avenue Southwest and Southwest Graham Street.

Environmentally Critical Areas:

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 (89 units) above ground-related commercial (10,000 sq. ft. of office/retail) and a partially enclosed parking area. A total parking quantity of 98 stalls is planned within the structure and accessed via an ingress/egress easement on the neighboring property to the east.

A majority of the site is governed by a property use and development agreement (PUDA) in association with the Seattle Housing Authority (SHA) High Point Garden Community development. Consequently, in addition to the Citywide design guidelines, the project is also subject the High Point Design Book published in 2013.

The design packet includes materials inclusive of massing options presented at the meeting, and is available online by entering the project number (3020272) 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 Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

Members of the public attended this Early Design Guidance Review meeting. The following comments, issues and concerns were raised (with Board/applicant response in *italics*):

- Asked for more information about the proposed residential unit types.
  The applicant responded that the proposal will be rental workforce housing with a mix of market rate and affordable housing.
- Inquired if there will be a transportation study showing traffic movements for the project and questioned whether there will be any proposed impacts to 35th Avenue Southwest that will change the intersection in terms of turning in and out off of 35th onto Southwest Graham Street.
  The applicant responded that no traffic study is anticipated for that impact however continuous consultation with Seattle Department of Transportation (SDOT) will occur to ensure that the project will address ongoing concerns related to this intersection.
- Clarified assumptions pertaining to the proposed pedestrian access path east of the subject site.
- Asked about the proposed residential units' square footage.
  The applicant responded that the proposal will include a mix of studio, 1 bedroom units and 2 bedroom units. No small efficiency dwelling units are planned for this project.
- Inquired if the proposed design avails residents' visibility to westerly sunset view residents from the building's upper levels.
  The Board commented that the proposed floor plans illustrated breaks in the building that reflect upwards in the corridors that open up into small amenity spaces/view corridors.
- Asked where a possible coffee shop tenant space is planned within the development and requested information concerning mechanical system installation plan.

The applicant explained that SHA is considering a ground-level tenant space for specialty food use at the corner. A whole mechanical system is planned inclusive of installation of mechanical shafts which would address all commercial use appropriately.

- Voiced support that the proposal includes commercial use.
- Encouraged the Board to evoke measures that would add certainty of the ground floor activation.
- Encouraged a design that addresses traffic impacts and pedestrian safety measures thoughtfully (sight distance, controlled pedestrian crosswalk).
- Encouraged a design that includes more façade breaks along 35th Avenue Southwest and increased upper-level building setbacks from the proposed westernmost townhouse structures sited on the neighboring property east of the project site.
- Felt the quality of the materials will be very important and encouraged a design that included brick or stone material.

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 June 25, 2015

1. **Design Concept, Architectural Context and Massing:** The design and siting of the new commercial/residential development should provide an appropriate transition to the anticipated scale of development, complement the architectural character of the High Point neighborhood, act as a gateway property, and respect adjacent properties. (CS2.A, CS2.B, CS2.C, CS2.D, CS3)
    a. The Board discussed the presented design options (Scheme A, Scheme B and Scheme C-preferred) at length and debated the merits of each design option. The Board did not specify preference amongst the three schemes presented. However, the Board did request that an additional scheme (noted below) be explored and presented to the Board. Ultimately, the Board concluded that the proposed design schemes didn't appropriately address the site context; were out of scale for the context of the High Point neighborhood; and did not effectively transition to the neighborhood developments east of the project site. Therefore, the Board directed the applicant to return for a second EDG meeting to present massing options that address the following guidance:
        i. The Board requested that the applicant explore techniques in emphasizing the corner through massing articulation and/or façade treatment to break up the long 300' façade at 35th Avenue Southwest. The Board stated that this could be achieved through distinct massing moves that articulate vertical and horizontal distinctions; and height variations. (CS2.A, CS2.C, CS2.D, DC2.A)
        ii. The Board acknowledged the various design methods of stepping back the upper-level massing conveyed in the presented schemes and requested that the applicant explore more opportunities that include upper-level setbacks (stepping back a floor or floors) with the intention of reducing height, bulk

and scale in order to respect the adjacent residential property east of the project site. (CS2.C, CS2.D)

iii. The Board expressed concern that the presented massing schemes minimized solar exposure opportunities for the neighboring proposed townhouse development to the east and voiced that this concern should be addressed in the next design iteration. Therefore, the Board requested the applicant explore an additional massing scheme that would illustrate three buildings with distinct corridors on a podium base that would allow for western solar exposure to the residential developments to the east. (CS1.B, CS2.B, CS2.C, CS2.D)

2. **35th Avenue Southwest Frontage and Streetscape:** The Board felt that the design of the building should incorporate a stronger retail presence along 35th Avenue Southwest. The Board expressed a desire to see how the building could engage the streetscape in a meaningful way. (PL3.A.1, PL3.C)
    a. The Board expressed that the pedestrian experience needs to be further articulated so that it activates the full façade of this mixed-use development. At the next EDG meeting, the Board expects to review multiple commercial entries and the appearance of multiple storefronts along 35th Avenue Northeast. Combined secondary residential entries and retail entries were discouraged by the Board. (PL3)
    b. The Board appreciated the generous ground-level building setbacks along both 35th Avenue Southwest and Southwest Graham Street and encouraged that these setbacks be maintained. (CS3.A, PL3.C, DC4.D)

3. **Residential Open Spaces:**
    a. The Board felt that a design that includes upper-level amenity space(s) that would allow for better solar access and provide enhanced views to the surrounding mountain ranges should be explored and resolved in the schemes presented at the next EDG meeting. (DC2.A, DC3.B)

4. **Vehicular Parking and Access:**
    a. At the EDG meeting, the Board reviewed the grade-level parking garage area which is partially unenclosed near the building's rear edges and located below the adjacent grade of the proposed townhouse development east of the project site. The Board voiced concerns regarding the safety and security of the parking garage area and residents' views onto the parking area. Ultimately, the Board acknowledged that this is another adjacency concern that requires focused attention. At the next EDG meeting, the Board expects to review further resolution of this concern inclusive of an ensemble of elements (landscaping, fencing, screening, lidding, etc.) that provide security and lessen visibility to the parking area by the surrounding residents. (CS2.D.5, PL3.B.1, DC1.C.1, DC1.C2)
    b. It is imperative that the Board understands the design development of the townhome design planned for the adjacent neighboring property to the east. The Board expects the applicant to provide details concerning this development at future design review meetings and explain/demonstrate how the two developments will

address future adjacency concerns related to waste service, traffic circulation, load/unload zones and screening. (CS2.D.5, DC1.B, DC1.C, DC2.A.1)

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.

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

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

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale

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

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

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

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

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

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

CS3-A Emphasizing Positive Neighborhood Attributes

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

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

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

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

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

PUBLIC LIFE

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

PL1-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.

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-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.

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

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

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

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

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

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

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

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-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-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.

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 **FIRST** Early Design Guidance, no departures were requested.

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the FIRST EARLY DESIGN GUIDANCE meeting, the Board recommended the project return for another meeting in response to the guidance provided.