



## EARLY DESIGN GUIDANCE OF THE SOUTHEAST DESIGN REVIEW BOARD

Project Number: 3022459

Address: 2902 Beacon Avenue S.

Applicant: Encore Architects on behalf of Jefferson Park, LLC

Date of Meeting: Tuesday, February 23, 2016

Board Members Present: Julian Weber, Chair  
Carey Dagliano-Holmes  
Charles Romero

Board Members Absent: Drew Hicks  
David Sauvion

SDCI Staff Present: Josh Johnson  
Lisa Rutzick

### SITE & VICINITY

Site Zone: Neighborhood Commercial with a Pedestrian Overlay (N2CP-40)

Nearby Zones: (North) Single Family (SF-5000)  
(South) NC2P-40  
(East) NC2-40  
(West) NC2P-40

Lot Area: 11,016 sq. ft.



**Current Development:**

The site is occupied by a vacant, single-story office building.

**Surrounding Development and Neighborhood Character:**

The site is located at the southeast corner of Beacon Ave S. and S. Forest Street. Beacon, a minor arterial, is a commercial corridor serving the larger neighborhood and cuts through the street grid creating irregularly shaped lots like the subject property. The site is located on a block of Neighborhood Commercial zoning defined by Beacon, Forest, 18<sup>th</sup> Ave S., and S. Stevens St. Beacon Avenue has begun to redevelop in response to the light rail station located 550 feet to the north. Commercial zoning tends to disappear or be of lesser intensity to the south. Single-family residences are present north of Forest and east of 18<sup>th</sup> Street. Single-family zoning sandwiches the commercial zoning along Beacon Ave. Though these are edge conditions, the right-of-way separates the two zones. The Beacon Hill Public Library sits directly across Beacon to the northwest. A pocket park lies directly to the west across Beacon from commercial uses. A bus stop is present at the southwest corner of the site. It is currently at the interior edge of the sidewalk. The applicant's proposal may require the stop to be moved to the street side edge of the sidewalk closer to Beacon. Another project, 3019955, was recently submitted to SDCI for Early Design Guidance, directly to the south of the subject property. It is for a four-story mixed-use building comprised of 72 residential units and 1,100 sq. ft. of retail space. The nearby application was submitted shortly after the applicant's EDG packet was accepted by the City. The remainder of the commercial block is comprised of single-family residences.

**Access:**

An existing sidewalk system provides pedestrian access. The site fronts Beacon and Forest with a curb cut on Beacon.

**Environmentally Critical Areas:**

None.

**PROJECT DESCRIPTION**

The applicant proposed a four-story mixed-use building comprised of 2,600 sq. ft. of ground level retail, 46 residential units, and 15 below grade parking stalls accessed by a ramp located on the northeast corner of the site.

The design packet includes materials presented at the meeting, and is available online by entering the project number 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 SDCl:

**Mailing Public Resource Center**

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

**Email:** [PRC@seattle.gov](mailto:PRC@seattle.gov)

## **DESIGN DEVELOPMENT**

The applicant presented three massing options. Each responds to the offset street grid and includes ground level retail along Beacon with a row of residential along Forest in options 2 and 3 while option 1 proposes live/work units. Three stories of residential uses units are above the ground floor. Options 2 and 3 include 15 parking spaces located underground access from a ramp on the northeast corner of the site. Massing Option 1, “Pinwheel”, conforms to a zoning envelope based on the land use code. Modulation is found in a vertical reveal on Forest Street and a corner notch at the southwest corner. Massing Option 2, “Tee”, includes upper level modulation and a residential lobby on Beacon. Massing Option 3, “Twin Bar”, is the applicant’s preferred option. It divides the Beacon façade into two masses separated by a vertical reveal.

## **PUBLIC COMMENT**

Several members of the public attend the meeting and offered the following comments:

- There was general support for the project.
- The public advocated for high quality materials such as brick and stone present in historic Beacon Hill buildings.
- Balconies should be located along the Beacon façade to add visual interest.
- The building should either integrate a bus stop into the project or provide visual cues to a detached shelter.
- The project should segregate uses with retail along Beacon and residential along Forest.
- Several members of the public asked for more underground parking and advocated for the retention of the on street parking on Forest to reduce the parking impacts on the neighborhood. [Staff Note: The quantity of parking spaces is not within the purview of the Board though they can control location and access.]
- There was a variety of opinions expressed regarding the need for affordable units in the project.
- Concern was expressed for possible traffic impacts and the need for defined pedestrian crosswalks at Beacon.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: <http://web6.seattle.gov/dpd/edms/>

## 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 February 23, 2016**

- 1. Urban Design.** The Board discussed the urban design opportunities of the proposed development and provided the following guidance:
  - a. Street level interaction is integral to the project's success. (PL 3.1)
  - b. The applicant should consider a greater corner setback for retail sidewalk uses and a larger pedestrian refuge. (CS2-B-2 & CS2-A)
  - c. At recommendation, the applicant should analyze how the building could tie together the bus shelter and the corner park across Beacon. (CS2-B-2, PL1-A-1, and PL4-C-2)
  - d. The live/work or ground level residential units along Forest should be separated from grade to reference the single-family residences in the neighborhood with stoops, though the four feet required by code is not necessary. (CS2-III-ix, CS3-I-ii, and PL3-II)
  - e. The open space at the south edge of the project should be secured. The 10' south setback should continue upward on stories 2-4 as the project to the south may be built to the lot line. (CS1-I-ii)
- 2. Massing.** The Board considered the massing schemes and supported the preferred scheme, Option C.
  - a. The Board agreed that the massing alternatives need more articulation. This could be accomplished through glazing, material patterning, and balconies during recommendation. (CS2-III-i)
  - b. The corner should be a visually distinct massing. Suggestions offered by the Board to separate the corner mass included changes in height and materials. (CS2-C-1)
  - c. The residential lobby should be a substantial presence on the Forest Street elevation. (CS2-B-2 & PL3-A-1)
  - d. The north façade should be more articulated to interact with residential across Forest. (CS3-I-I & CS2-D-4)
- 3. Materials**
  - a. The Board stated their preference for historic Beacon Hill materials such as the use of brick and stone. (DC4.1 & CS3-I-ii)

## 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.

##### **CS1-E Water**

**CS1-E-2. Adding Interest with Project Drainage:** Use project drainage systems as opportunities to add interest to the site through water-related design elements.

#### ***North Beacon Hill Supplemental Guidance:***

##### **CS1-I Residential Open Space**

**CS1-I-i. View Corridors:** Set back development where appropriate to preserve view corridors.

**CS1-I-ii. Upper-Level Setbacks:** Set back upper floors to allow solar access to the sidewalk and/or neighboring properties.

**CS1-I-iii. Street Trees:** Protect existing, healthy street trees.

**CS1-I-iv. Solar Access:** Site outdoor spaces to take advantage of as much sunlight as 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-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-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.

***North Beacon Hill Supplemental Guidance:***

**CS2-I Streetscape Compatibility**

**CS2-I-i. Buildings with Multiple Street Fronts:** For buildings that span a block and face two streets, each street frontage should receive individual and detailed site planning as well as architectural design treatments to complement the established streetscape character.

**CS2-I-ii. Relationship to Sidewalks:** Build at or near the edge of the sidewalk and restrict grade separations where commercial uses occupy the ground floor.

**CS2-I-iii. Setbacks at Corner:** Incorporate residential entries and special landscaping into corner lots by setting the structure back from the property lines at the corner.

**CS2-II Corner Lots**

**CS2-II-i. Retail Entry:** Provide for a prominent retail corner entry.

**CS2-II-ii. Corner Characteristics:** Typical corner developments should provide:

- a. a main building entrance located at the corner;
- b. an entrance set back to soften the corner and enhance pedestrian environment; and

c. use of a hinge, bevel, notch, open bay or setback in the massing to reflect the special nature of the corner and draw attention to it.

### **CS2-III Height, Bulk and Scale Compatibility**

**CS2-III-i. Separate Mass Volumes:** Break larger (particularly longer) buildings into separate volumes to maintain a compatible scale with smaller commercial buildings nearby.

**CS2-III-ii. Differentiate Facades:** Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.

**CS2-III-iv. Shadows:** Incorporate into the design of new buildings studies that document the shadows cast from proposed structures in order to maximize the amount of sunshine on adjacent sidewalks and residences throughout the year.

**CS2-III-v. Upper-Level Setbacks:** Step back elevation at upper levels of large-scale development to take advantage of views and increase sunlight at street level.

**CS2-III-vi. Articulate Building Facades:** Either vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.

**CS2-III-vii. Visual Mass Reduction:** Employ architectural measures to reduce building scale such as: landscaping, trellises, complementary materials, detailing and accent trim.

**CS2-III-viii. Landscaping:** Soften commercial facades with dense landscaping, where appropriate.

**CS2-III-ix. Domestic Features:** Repeat domestic architectural elements of surrounding buildings (roof lines, window styles, proportions).

**CS2-III-x. Reference Nearby Design:** Use architectural styles and details (such as roof lines or fenestration), color or materials derived from surrounding, less intensive structures.

**CS2-III-xi. Zone Buffer:** Locate features, such as required open space, on the zone edge to create further separation and buffering of lower intensive structures.

### **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.

#### ***North Beacon Hill 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 detail 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.

**CS3-I-ii. Respond to Local Design:** New development should respond to several architectural features common in the North North Beacon Hill business district to preserve and enhance pedestrian orientation and maintain an acceptable level of consistency with the existing architecture. To create cohesiveness on North Beacon Hill, identifiable and exemplary architectural patterns should be reinforced. New elements can be introduced but a strong design connection should accompany it.

## **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.

***North Beacon Hill Supplemental Guidance:***

**PL1-I Residential Open Space**

**PL1-I-i. Quasi-public Open Space:** Incorporate quasi-public open space into new residential development or redevelopment with special focus on corner landscape treatments and courtyard entries.

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

**PL2-A Accessibility**

**PL2-A-1. Access for All:** Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

**PL2-A-2. Access Challenges:** Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

**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.

## **North Beacon Hill Supplemental Guidance:**

### **PL2-I Personal Safety and Security**

#### **PL2-I-i. Defensible Space:**

- a. Create awareness of the boundary between public and private space.
- b. Allow for clear lines of sight.
- c. Prevent spaces of entrapment.
- d. Maximize visibility of people, parking areas and building entrances with doors and windows that look out on to streets and parking areas; this encourages pedestrian-friendly sidewalks and streets while avoiding blank, windowless walls that attract graffiti and prevent “eyes on the street.”
- e. Clearly indicate public routes and discouraging access to private areas with structural elements.

#### **PL2-I-ii. Access Control:**

- a. Providing safe routes with clearly visible spaces into and through entrances.
- b. Prevent hiding places and scaffolding that may be used to climb into structures.
- c. Prevent confusion between public and private pathways while reducing “mazelike” pathways.

**PL2-I-iii. Surveillance:** Provide lighting on buildings and in open spaces, paying particular attention to exterior lighting fixtures above entries, lighting in parking areas and open spaces, and pedestrian street lights near sidewalks.

### **PL2-II Streetscape Compatibility**

**PL2-II-i. Sidewalk Widths:** Retain or increase the width of sidewalks wherever feasible with consideration for bicycles creating a more comfortable environment for pedestrians and bicyclists.

## **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.

### **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.

### **North Beacon Hill Supplemental Guidance:**

#### **PL3-I Human Activity**

**PL3-I-i. Sidewalk Retail:** Provide for sidewalk retail opportunities and connections by allowing for the opening of the storefront to the street and the display of goods on the sidewalks.

**PL3-I-ii. Outdoor Dining:** Provide for outdoor dining opportunities on the sidewalk by allowing for the opening of restaurant or cafe windows to the sidewalk and installing outdoor seating.

**PL3-I-iii. Visual Access:** Install clear glass windows along the sidewalk to provide visual access into the retail or dining activities that occur inside.

**PL3-I-iv. Transparent Facades:** Do not block views into the interior spaces with the backs of shelving units or posters.

**PL3-I-v. Window Size:** Maximize window widths and heights along sidewalk face of buildings to create an inviting and interactive atmosphere between indoor and outdoor activities.

#### **PL3-II Streetscape Compatibility**

**PL3-II-i. Entry Porches/Stoops:** Provide a shallow setback and a minor grade separation between the first floor and the sidewalk where residential uses occupy the ground floor; this will promote privacy and also accommodate entry porches and stoops.

### **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.

## **PL4-C Planning Ahead For Transit**

**PL4-C-1. Influence on Project Design:** Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

**PL4-C-2. On-site Transit Stops:** If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

**PL4-C-3. Transit Connections:** Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

# 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.

#### **North Beacon Hill Supplemental Guidance:**

##### **DC1-I Parking and Vehicular Access**

**DC1-I-i. Continuous Sidewalks:** Preserve and enhance the pedestrian environment in residential and commercial areas by providing for continuous sidewalks that are unencumbered by parked vehicles and are minimally interrupted by vehicular access within a block.

**DC1-I-ii. Curb Cuts:** Minimize the number and width of driveways and curb cuts.

**DC1-I-iii. Bioretention Cells:** Incorporate bioretention cells into parking lot design in order to enhance design while also reducing the quantity of runoff reaching water treatment facilities and increase the quality of runoff that returns to the water table, and nearby lakes and rivers.

#### **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.

**North Beacon Hill Supplemental Guidance:**

**DC2-I Respect for Adjacent Sites**

**DC2-I-i. Windows/Decks:** Redirect the number of windows and decks on proposed buildings that overlook neighboring residences.

**DC2-I-ii. Upper-Floor Setbacks:** Step back upper floors or increase side and rear setbacks to pull windows farther away from neighboring residences.

**DC2-I-iii. Window Location:** Stagger windows to not align with adjacent windows and minimize the impact of windows in living spaces that may infringe on the privacy of adjacent residents.

**DC2-II Architectural Concept and Consistency**

**DC2-II-i. Floor Integration:** New multi-story developments are encouraged to consider methods to integrate a building’s upper and lower levels.

**DC2-II-ii. Proportioned Design:** Establish a building’s overall appearance on a clear and pleasing set of proportions. A building should exhibit a sense of order. 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

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

***North Beacon Hill Supplemental Guidance:***

**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.

***North Beacon Hill Supplemental Guidance:***

**DC3-I Landscaping to Enhance the Building and/or Site**

**DC3-I-i. Planting Function:** Give purpose to plantings by incorporating multiple functions of the plantings, i.e., a planting can be a bioretention cell, provide shelter, shade and habitat while enhancing the overall aesthetic of North Beacon Hill

**DC3-I-ii. Native Plants:** Native plants to the Pacific Northwest are encouraged because of their proven ability to perform well in our climate and their regional cultural significance.

**DC3-I-iii. Focal Element:** Consider adding a focal element, for instance, an art piece to outdoor space.

**DC3-I-iv. Tree Retention:** Retain significant trees whenever possible.

## **DC3-II Streetscape Compatibility**

**DC3-II-i. Planting Strips:** Place planting strips smartly to incorporate a more pleasing environment for all modes of transportation and incorporate Low Impact Development (LID) interventions in the same space.

## **DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.**

### **DC4-A Exterior Elements and Finishes**

**DC4-A-1. Exterior Finish Materials:** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

**DC4-A-2. Climate Appropriateness:** Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

### **DC4-B Signage**

**DC4-B-1. Scale and Character:** Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

**DC4-B-2. Coordination with Project Design:** Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

### **DC4-C Lighting**

**DC4-C-1. Functions:** Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

**DC4-C-2. Avoiding Glare:** Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

### **DC4-D Trees, Landscape, and Hardscape Materials**

**DC4-D-1. Choice of Plant Materials:** Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

**DC4-D-2. Hardscape Materials:** Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

**DC4-D-3. Long Range Planning:** Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

**DC4-D-4. Place Making:** Create a landscape design that helps define spaces with significant elements such as trees.

### **DC4-E Project Assembly and Lifespan**

**DC4-E-1. Deconstruction:** When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

## **North Beacon Hill Supplemental Guidance:**

### **DC4-I Exterior Finish Materials**

**DC4-I-i. Brick and Stone:** Brick and stone are the most common surface treatment in the commercial areas and are strongly encouraged.

**DC4-I-ii. 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.

**DC4-I-iii. Preferred Sign Types:** 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
- d. Multilingual signs that reflect the neighborhood's diverse population
- e. Sandwich board signs placed outside of pedestrian pathways

### **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, the following departure was requested:

1. **Street Level Development Standards (SMC 23.47A.008):** The Code requires the floor of a dwelling unit located along the street-level façade shall be at least 4 feet above or 4 feet below sidewalk grad or be setback at least 10 feet from the sidewalk.

The applicant proposes a combination of setback and grade differential less than the prescribed dimensions be applied to dwelling units locate along the Forest Street frontage. These measures, combined with landscape screening are proposed to provide privacy separation for residents.

The Board indicated preliminary support for the departure but wanted some grade separation to reference the neighborhood pattern of single-family residences with elevated entrances.

### **BOARD DIRECTION**

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