



# City of Seattle

Department of Construction & Inspections  
Nathan Torgelson, Director

DESIGN  
REVIEW

## SECOND EARLY DESIGN GUIDANCE OF THE NORTHWEST DESIGN REVIEW BOARD

Project Number: 3023574 and 3024001

Address: 8015 15th Ave NW  
8023 15th Ave NW

Applicant: Julian Weber, for JW Architects

Date of Meeting: Monday, July 25, 2016

Board Members Present: Emily Nichols  
Dale Kutzero

Board Members Absent: Marc Angelillo  
Christopher Bell  
Keith Walzak

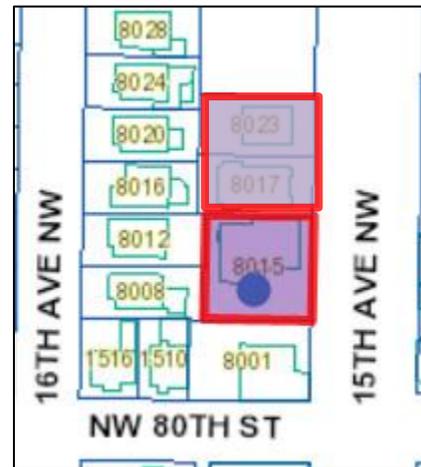
SDCI Staff Present: Crystal Torres, SDCI Land Use Planner

### SITE & VICINITY

Site Zone: Neighborhood Commercial (NC2-40)

Nearby Zones: (North) Neighborhood Commercial (NC3P-40)  
(South) Neighborhood Commercial (NC2-40)  
(East) Single Family (SF-5000)  
(West) Single Family (SF-5000)

Lot Area: 4,800 sq. ft.



**Current Development:**

There is currently a single story single structure on each property.

**Surrounding Development and Neighborhood Character:**

The midblock site is located on the west side of 15<sup>th</sup> Ave NW north of NW 80<sup>th</sup> St. in the Crown Hill Residential Urban Village. The midblock site is located on the west side of 15<sup>th</sup> Ave NW and north of NW 80<sup>th</sup> St. in the Crown Hill Residential Urban Village. The neighborhood character along the 15th Ave NW commercial corridor is transitioning from small one-story retail establishments to larger contemporary mixed-use development. To the west is an established single family residential neighborhood.

**Access:**

Two curb cuts are proposed along 15<sup>th</sup> Ave NW.

**Environmentally Critical Areas:**

No mapped Environmentally Critical Areas.

**PROJECT DESCRIPTION**

The application is for 9 townhouse units in three structures and 9 parking spaces on each project site for a total of 18 townhouse units and 18 parking spaces. Existing structures to be demolished.

The design packet includes materials presented at the meeting, and is available online by entering the project number (3023574 and 3024001) 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)

## FIRST EARLY DESIGN GUIDANCE May 9, 2016

### PUBLIC COMMENT

Several members of the public were in attendance at this meeting and offered the following comments:

- Concerned with not activating the street.
- Concerned the proposed design does not provide adequate buffering for the ground floor units along 15<sup>th</sup> Ave NW.
- Concerned with the impacts of the proposed reduced sight triangles on both vehicular and pedestrian safety.
- Concerned with the proposed single drive access along 15<sup>th</sup> Ave NW.
- Concerned with the proposed height and privacy impacts to the west of the project site.
- Concerned with the slope of the property and maintain a retaining wall along the western edge of the property where the site abuts single family.
- Concerned with the lack of guest parking.
- Concerned with the viability of the proposed amenity space located in between the proposed structures.
- Commented that actual retail uses was preferred along the street.
- Suggested exploring a chamfered edge at the first floor to improve the visibility of the access driveways.
- Concerned with the lack of notification of proposed project to the existing tenants of the project site.

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.

#### FIRST EARLY DESIGN GUIDANCE May 9, 2016

The Board discussed the presented options and determined further exploration was necessary to resolve the following:

##### 1. Circulation/Access/Interior Area

- a. The Board echoed the public's concerns regarding the proposed single access driveways and reduced sight triangles. **DC1-B-1**

- b. The Board encouraged further exploration of site plan layouts that would increase sight triangles, improve the parking circulation, and respond better to site constraints. **DC1-B-1, DC2-A**
- c. The Board expressed concerns related to the viability of the proposed interior amenity space located between parking spaces with limited connection to the units. **PL1-C, DC1-A, DC3-A, DC3-B, DC3-C**
- d. The Board discussed the lack of vehicular and pedestrian separation from sidewalks along 15<sup>th</sup> to the rear units and suggested that this connection be improved to provide a safe and functional pedestrian connection. **DC1-B-1, DC2-A**

## 2. 15<sup>th</sup> Avenue and Street Edge

- a. At the next meeting, the Board noted that the intended use along 15<sup>th</sup> Avenue need to be clarified.
- b. The Board discussed the need to buffer residential units along the ground floor with an appropriate landscaped setback and/or raised ground floor units. **PL3-B-2**
- c. The composition of the street facing façade should reflect the intended use while still providing appropriate buffering and glazing. **PL3-A, DC2-B, DC2-C, DC2-D**
- d. The Board discussed the need to further analyze and explore how the design will create a strong connection to the street and address street activation. **CS2-B-2.**

## 3. West Residential Edge

- a. The Board supported pulling back the massing along the single family residential edge. **CS2-D**
- b. The Board encouraged further exploration of massing options to reduce the height, bulk, and scale along the west edge. **CS2-D, DC2-A-2, DC2-D**
- c. At the next meeting, provide additional analysis of possible lighting and glare impacts to adjacent residential neighbors. **CS2-D**
- d. At the next meeting, provide additional analysis of possible privacy impacts to adjacent residential neighbors. **CS2-D**

<b>SECOND EARLY DESIGN GUIDANCE July 25, 2016</b>
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### **PUBLIC COMMENT**

No public comments were made at the second EDG meeting.

### **PRIORITIES & BOARD RECOMMENDATIONS**

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

The Board acknowledge the responsiveness of the revised EDG packet to the guidance given at EDG 1 and offered the following feedback:

### 1. Circulation/Access/Interior Area

- a. The Board supported the chamfered building edges incorporated into the design in order to improve site triangle visibility. **DC1-B-1, DC1-B-1, DC2-A**
- b. The Board encouraged further space be provided between these two uses perhaps by recessing entries to allow for walk-up space from cars to doors. **DC1-B-1, DC2-A**

### 2. 15<sup>th</sup> Avenue and Street Edge

- a. The Board supported the integration of stoops and landscape buffering along 15th Avenue and the incorporation of stoops. **PL3-B-2**
- b. The Board requested further detail of the streetscape materials, landscaping, railings etc. **CS2-B-2**
- c. The Board also requested additional information on the entry windows and doors; discussing the importance of a fully integrated design of windows and connections to the street, as well as, thoughtful detailing of doorways and entries. **PL3-A, DC2-B, DC2-C, DC2-D**

### 3. West Residential Edge

- a. The Board supported pulling back the massing along the single family residential edge and the push/pull of the proposed gabled roofs, which created a respectful and interesting response to the single family adjacency. **CS2-D**

### 4. Security

- a. The Board expressed some concern regarding the narrow walkways and security measure, requesting additional information at the next meeting (lighting, gate if proposed, etc.). **PL2-B-2**

## 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 **SECOND** Early Design Guidance no departures were requested.

## RECOMMENDATIONS

### BOARD DIRECTION

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

## DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

### CONTEXT & SITE

**CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.**

#### CS1-B Sunlight and Natural Ventilation

**CS1-B-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

**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-B Adjacent Sites, Streets, and Open Spaces

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

#### CS2-D Height, Bulk, and Scale

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

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

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

### 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-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.

**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-2. Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

**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-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-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.

## **DESIGN CONCEPT**

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

#### **DC1-A Arrangement of Interior Uses**

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

#### **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.

### **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-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-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-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-2. Amenities/Features:** Create attractive outdoor spaces suited to the uses envisioned for the project.

**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.