



RECOMMENDATION OF THE SOUTHWEST DESIGN REVIEW BOARD

Project Number: 3024359

Address: 4754 Fauntleroy Way SW

Applicant: Mithun Architecture on behalf of Holland Partner Group

Date of Meeting: Thursday, April 20, 2017

Board Members Present: Matt Zinski (chair)
Todd Bronk, substitute
Donald Caffrey
Alexandra Moravec

Board Members Absent: None

SDCI Staff Present: Josh Johnson

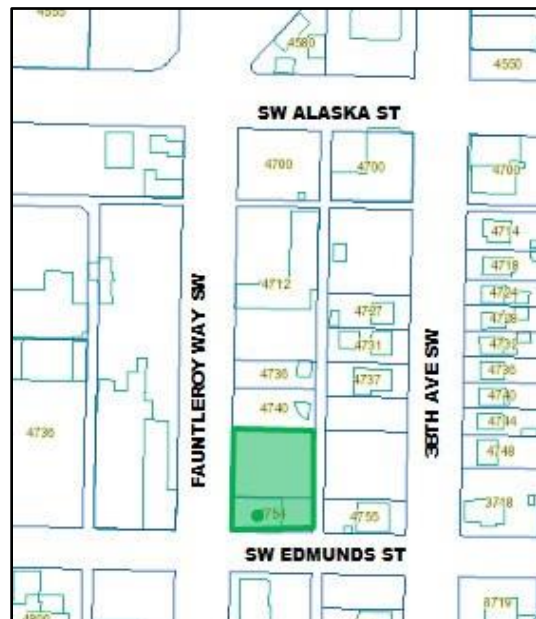
SITE & VICINITY

Site Zone: Neighborhood Commercial 3 with a 85' height limit (NC3-85)

Nearby Zones: (North) NC3-85
(South) Lowrise 3 (LR3)
(East) Lowrise 2 (LR2)
(West) NC3-85

Site Area: 18,000 SF

Current Development & Site Characteristics: The project site contains a vacant existing single-story retail structure with surface parking. The site is bound by Fauntleroy Way SW to the west, SW Edmunds St. to the south, and an alley to the east. There is a notable slope from east down to the west with an overall grade change of approximately 19 feet. SW Edmunds St. terminates at the alley with a pedestrian connection only through to 38th Ave SW.



Surrounding Development and Neighborhood Character: The surrounding development includes a mix of newly constructed and planned midrise mixed use and residential structures to the west and lowrise development to the south. Development to the east of the site is primarily single family structures.

Access: Vehicular access to the site is proposed from the adjacent alley. Pedestrian access is from both Fauntleroy Way SW and SW Edmunds St.

Environmentally Critical Areas (ECAs): There are no mapped ECAs onsite.

PROJECT DESCRIPTION

Design Review Early Design Guidance to allow a 126,500 sq. ft., 7-story mixed-use building containing 108 residential units and 10 live-work units. Parking to be provided for 106 vehicles below grade. Existing structure to be demolished.

The design packet includes information 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

EARLY DESIGN GUIDANCE: August 4, 2016

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Expressed a desire for retail at this location and noted that live-work uses along Fauntleroy did not fit within the urban pattern and form, specifically as it relates to the context to the north. Fauntleroy is a major arterial and a future light rail station is planned near this location. Live-work use at street level wouldn't activate the street and would be dead space. Noted that live-work was more appropriate for the Edmunds frontage given the transition to residential to the south.
- Supported the parking access off of the alley.
- Reiterated a desire for true retail space over live-work and urged the applicant to at least consider a design that could be converted to retail in the future. Noted the sporadic color context of the existing nearby development and noted the design should take that into consideration.

- Noted that the Fauntleroy sidewalk is very busy and the ground level response should be open and pedestrian friendly. Questioned how the elevated sidewalk being proposed would support the current volumes and an active streetscape.
- Supported the setbacks at grade.
- Noted signage for parking should be included.

SDCI staff also summarized design related comments received in writing prior to the meeting:

- Preservation of open space.

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.

1. Massing & Design Concept:

- a. The Board unanimously supported the design of Option 3, the preferred option, noting that it was handsome with appropriate articulation while maintaining some simplicity. (CS2-D, DC2-A, DC2-B)
- b. There was support for the “foundry” design concept of two shifting bars on a solid base (shown on page 27 of the EDG packet), noting it was strong and simple. The Board agreed that the rendering on page 35 was less compelling because the concept appeared lost in the materials. The applicant should explore minor adjustments to the massing and additional ways to further strengthen the design concept expression. This could be achieved through materiality, shifting parapet heights, or other ways. (CS2-D, DC2-A, DC2-B, DC4-A)
- c. The massing and setbacks were successful at transitioning to the lower residential zones and generally, the building was well sited being nestled into the hillside. (CS2-D, CS2-B)
- d. The Board supported the massing response to the SW corner and entry. (CS2-II, PL3-A, DC2-A)
- e. For the next meeting, the applicant should include perspectives of the NW corner as well as additional information on the alley treatment and services. (CS2-II, DC2-B)

2. Street-Level Interaction & Uses

- a. The Board recognized the public comments regarding commercial uses at grade along Fauntleroy and agreed that commercial at this location was desirable, directing the applicant to reexamine the feasibility of a commercial only space. (CS2-B-2, CS2-I)
- b. Incorporate ways to activate the ground floor to achieve a sense of commercial activity though interior programming and design of the setback. Consider separating the live portion from the work portion as much as possible to achieve this. (CS2-B-2, CS2-I, PL1-A-2, PL1-B, PL1-C, PL3-C, DC1-A)

- c. The street-level design and public/private transition on Fauntleroy appears very residential and should be more linear and commercial in nature. The setback design should be a secondary public space (as opposed to private residential spaces) with wider sidewalks and an increased public realm. (PL1-A, PL1-B, PL2-II, PL3-B, PL3-C)
- d. There was unanimous support for the generous depth of the setbacks proposed at grade. This should be maintained. ((CS2-B-2, CS2-I, PL3-C)
- e. Views from the sidewalk to the raised live-work patios should be unobstructed with any landscaping in the raised concrete planters maintaining visibility and porosity. (PL2-B, PL2-II)
- f. Explore how the foundry design concept could be expressed at grade in the landscape and hardscape. (DC3-A-1, DC4-D-1, DC4-D-2, DC4-D-4)
- g. The Board supported the grade response and corner entry setting the grade. (CS1-C, PL3-A, PL4-A)
- h. The Board supported the design response to the steeper grade along SW Edmunds St. with live-work units stepping up the slope. (CS1-C, CS2-D-3)

3. Detailing & Materials

- a. The Board expressed general support for the direction of the concept sketch (shown on pg. 35), noting detailing and façade composition would be very important. Specifically, the Board noted that the detailing of the materials would be critical to making the building and expression of the design concept successful. The materials should be simple but very well detailed on all facades to make a strong, quality expression. (DC2-B, DC2-C, DC2-D, DC2-I-ii)
- b. The Board recognized the public comments regarding color and noted this project sits in a gateway location and should embrace the opportunity to tie together the existing, wide variety of color application in the vicinity. The Board also noted that the applicant has a successful history of thoughtful and rich color palettes on previous projects and would like to see that applied here. (DC4-A, CS2-A)
- c. For the Recommendation meeting, the applicant should provide additional information on the rooftop design including treatment of mechanical units. (DC2-B-1)
- d. Provide additional information on the bicycle storage and consider the how future light rail should influence the project design. (PL4-B, PL4-C)
- e. Existing signage in the vicinity is quite large and can have a suburban scale and character. The Board directed the applicant not to look at the existing scale of signage in the neighborhood but instead to focus on how it integrates within the scale and composition of their building. (DC2-I-ii, DC4-I, DC4-B)
- f. For the next meeting the applicant should provide additional details on lighting, specifically looking at illumination of the street-level setback along Fauntleroy. (DC4-C, PL2-II, DC2-I-ii)

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Building is well designed, but the project should have true commercial spaces instead of live/work units facing 42nd Street.
- The applicant’s contractors should exercise caution as dump trucks have had problems negotiating the slope of Edmonds Street.

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.

1. Response to EDG:

- a. The Board liked the further development of the applicant’s preferred option from EDG and generally felt the project had responded to guidance.
- b. The Board praised the street activation and transparency present at the Fautleroy façade. (PL3-C-1)
- c. The Board lauded the continuation of the foundry concept from EDG through the two articulated masses representing two bars of metal. The Board thought the different colored gray panels, present in renderings, conveyed the texture of raw metal. (DC2)

2. Materials:

- a. The Board discussed the blank wall condition of the north façade. The Board was concerned as there are six stories of hardie panels. The Board noted a mitigating factor was that the large array of hardie panel is not present at street level. The applicant noted a development was being planned to the north that would block the wall, which the Board accepted as a acceptable reason for the proposed expanse of hardie panels. (DC2-B-2)
- b. The Board noted the importance of detailing with respect to the application of the hardie panels and recommended a condition as follows: The hardie joint pattern should be maintained in a vertical floor to ceiling pattern with a two-foot width as depicted in the elevations. No horizontals should be introduced and the parapet height should be maintained. (DC2-D & DC2-B-1)
- c. The renderings on pages 25-26 show a variety of shades of grey hardie panels. The Board recommended a condition that the project have a minimum of three shades of grey as they agreed that variety conveyed greater visual interest. The Board also recommended a condition that the vent shrouds be matched to the various shades of gray. The Board felt this would help the east and north façades by adding texture. (DC4-A)

3. Live/Work Units:

- a. The live/work units on Edmunds are supported by the Board as the street does not receive a large amount of traffic and smaller live/work businesses may function.
- b. The Board was concerned that the layout of the live/work units was too indicative of a typical residential townhome, and not a commercial function, as the stairs are located directly in front of the entrance. (PL3-C-2)
- c. The Board stated that the interior layout needed to support the work function. Problems with the layout include the location of the stairs, the kitchen location, and the probability of shades blocking out the storefront windows. The layout hinders the ability for tenants to combine the live/work units into larger retail spaces in the future. (DC1-A)
- d. Responding to public comment, the Board expressed concern with the lack of pedestrian engagement or commercial expression along 42nd Street. Therefore, the Board recommended a condition to combine 2 to 3 live/work units into a singular retail space or work with staff to reconfigure the layout of the live/works units based upon the guidance provided in 3c. (DC1-A & PL3-A)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departures 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 departures. The Board's recommendation will be reserved until the final Board meeting.

At the time of the Recommendation no departures were requested.

DESIGN REVIEW GUIDELINES

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

CONTEXT & 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-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-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.

West Seattle Supplemental Guidance:

CS2-I Streetscape Compatibility

CS2-I-i. Street Wall Scale: Reduce the scale of the street wall with well-organized commercial and residential bays and entries, and reinforce this with placement of street trees, drop lighting on buildings, benches and planters.

CS2-I-ii. Punctuate Street Wall: Provide recessed entries and ground-related, small open spaces as appropriate breaks in the street wall.

CS2-II Corner Lots

CS2-II-i. Reinforce Street Corners: New buildings should reinforce street corners, while enhancing the pedestrian environment.

CS2-II-ii. Human-scaled Open Space: Public space at the corner, whether open or enclosed, should be scaled in a manner that allows for pedestrian flow and encourages social interaction. To achieve a human scale, these spaces should be well defined and integrated into the overall design of the building. Consider:

- a. providing seating;
- b. incorporating art that engages people; and
- c. setting back corner entries to facilitate pedestrian flow and allow for good visibility at the intersection.

CS2-II-iii. Neighborhood Gateways: Building forms and design elements and features at the corner of key intersections should create gateways for the neighborhood. These buildings should announce the block through the inclusion of features that grab one's interest and mark entry. See guidelines for Gateway location map.

PUBLIC LIFE

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

West Seattle Supplemental Guidance:

PL1-I Human Activity

PL1-I-ii. Public Space Trade-Off: In exchange for a loss of development potential at the ground floor, the Design Review Board is encouraged to entertain requests for departures to exceed the lot coverage requirement for mixed-use projects.

PL1-I-iii. Recessed Entries: When a setback is not appropriate or feasible, consider maximizing street level open space with recessed entries and commercial display windows that are open and inviting.

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

West Seattle Supplemental Guidance:

PL2-II Pedestrian Open Spaces and Entrances

PL2-II-i. Street Amenities: Streetscape amenities mark the entry and serve as way finding devices in announcing to visitors their arrival in the commercial district.

Consider incorporating the following treatments to accomplish this goal:

- a. pedestrian scale sidewalk lighting;
- b. accent pavers at corners and midblock crossings;
- c. planters;
- d. seating.

PL2II-ii. Pedestrian-Enhanced Storefronts: Pedestrian enhancements should especially be considered in the street frontage where a building sets back from the sidewalk.

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-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.

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.

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-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-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.

West Seattle Supplemental Guidance:

DC2-I Architectural Concept and Consistency

DC2-I-i. Integrate Upper-Levels: New multi-story developments are encouraged to

consider methods to integrate a building's upper and lower levels. This is especially critical in areas zoned NC-65' and greater, where more recent buildings in the Junction lack coherency and exhibit a disconnect between the commercial base and upper residential levels as a result of disparate proportions, features and materials. The base of new mixed-use buildings – especially those zoned 65 ft. in height and higher – should reflect the scale of the overall building. New mixed-use buildings are encouraged to build the commercial level, as well as one to two levels above, out to the front and side property lines to create a more substantial base.

DC2-I-ii. Cohesive Architectural Concept: 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.

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.

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.

RECOMMENDATIONS

BOARD DIRECTION

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

Recommendations: The recommendations summarized below were based on the plans and models submitted at the April 6, 2017 meeting. Design, siting or architectural details not specifically identified or altered in these recommendations are expected to remain as presented in the plans and other drawings available at the April 6, 2017 public meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities, and reviewing the plans and renderings, the Design Review Board members recommended APPROVAL of the subject design with conditions and the requested development standard departure from the requirements of the Land Use Code (listed below). The Board recommends the following CONDITIONS for the project. (Authority referred in the letter and number in parenthesis):

Prior to MUP Decision modify the plan set subject to the following conditions:

1. The hardie joint pattern should be maintained in a vertical floor to ceiling pattern with a 2' width as depicted in the elevations. No horizontals should be introduced and the parapet height should be maintained. (DC2-D & DC2-B-1)
2. The grey colored panels should have a minimum of three shades of grey as depicted on pages 25 and 26 of the Recommendation Packet.

3. The vent shrouds should be matched to the various shades of gray. (DC4-A)
4. The live/work units should either be combined 2 to 3 units into a retail space or reconfigure the layout of the live works units based upon the following recommendations (DC1-A & PL3-A):
 - a. The stairs should not be located directly in front of the entrance.
 - b. The kitchen should be separated from the work area.

