



City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN
REVIEW

RECOMMENDATION DESIGN GUIDANCE OF THE SOUTHEAST DESIGN REVIEW BOARD

Project Number: 3024718

Address: 4354 Henderson St

Applicant: Jeremy Rene, rene/ARCHITECTURE

Date of Meeting: Tuesday, November 28, 2017

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

Board Members Absent: Sharon Khosla

DPD Staff Present: Colin R. Vasquez, Senior Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial – NC3P-40 and NC2P-40

Nearby Zones: (North) NC2P-40
(South) NC3P-40 and NCP2P-40
(East) NC2P-40
(West) NC3P-40

Lot Area: 29,000 SF



Current Development:

The site is located at 4354 S Henderson St. It is a mid-block parcel that abuts S Henderson St to the south, a platted alley to the north, a vacant lot to the west, and a one story commercial building to the east. The existing use on the site is a one story wood framed single-family house. The site has less than a 30-inch elevation between the highest and lowest points on the site. The low point on the site is in the middle of the site.

Surrounding Development and Neighborhood Character:

The properties adjacent to the site to the north and east are NC2P-40. The parcel to the west is zoned NC3P-40.

The site is located at a commercially zoned node around the Rainier Beach light rail station. However, much of the surrounding properties are vacant, or are occupied by one story commercial buildings. The major neighborhood landmarks include the light rail station and the power transmittal lines one lot to the west of the site.

The Henderson Street corridor connects the light rail station with the Rainier Beach Community Center, Rainier Beach High School, South Lake High School, and Lake Washington to the east.

Access:

Pedestrian access will be from S Henderson. Vehicle access will be from an abutting alley to the north. Vehicle parking for 9 vehicles is proposed.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION**At the first Design Review meeting.**

The applicant proposed a four story mixed-use building with 34 apartments and commercial space on the ground floor facing S Henderson St. No parking is proposed. Pedestrian/vehicle access will be from S Henderson. No on-site parking is required or is proposed.

At the second Design Review meeting.

The applicant proposed a four story mixed-use building with 30 apartments and commercial space on the ground floor facing S Henderson St. Enclosed parking for 9 vehicles is proposed. Pedestrian access will be from S Henderson. Vehicle access will be from an alley abutting the northern property line.

At the Final Recommendation Review meeting.

The applicant proposed a four story mixed-use building with 30 apartments and commercial space on the ground floor facing S Henderson St. Enclosed/covered parking for 12 vehicles is proposed.

Pedestrian access will be from S Henderson. Vehicle access will be from an alley abutting the northern property line.

Application Materials

The packet includes materials presented at the meeting, and is available online by entering the project number 3017144 (for the first meeting) and 3024718 (for the second meeting) at this website: http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The packets are also available to view in the file, by contacting the Public Resource Center:

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

Email: PRC@seattle.gov

FIRST EARLY DESIGN GUIDANCE June 24, 2013
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DESIGN DEVELOPMENT

Four schemes were presented at the Early Design Guidance meeting.

Scheme A is a rectangular form that provides ten foot landscaping setbacks from the east and west property lines, allowing for large windows. The ground level commercial space extends along the S Henderson St facade and a residential entry is located on the eastern side yard. Roof stair towers are located at the center of the building.

Scheme B is a C-shaped form with small setbacks from the east and west property lines. The central courtyard allows for windows. The ground level commercial space along S Henderson St is reduced by a western residential stairway entry and an eastern residential lobby entry. Roof stair towers are located on or near the perimeter of the building.

Scheme C is a T-shaped form with a larger setback on west side and smaller setback on the east side the building. The ground level commercial space along S Henderson St is reduced by a western residential stairway entry and an eastern residential lobby entry. Roof stair towers are located on the perimeter of the building.

Scheme D features a four story tall T-shaped building. The design features a western residential stairway entry and an eastern residential lobby entry off S Henderson St; two ground level commercial spaces facing S Henderson St, and two side yards facing the east and west property line. Trash pickup, bicycle access and loading will happen off of Henderson Street through the east side yard. Open space will be provided in private yards at the ground level and a common roof deck. Roof stair towers are located on the perimeter of the building.

PUBLIC COMMENT

The following comment was expressed at the first Early Design Guidance meeting:

- Generally approved the massing concepts for the site and emphasized that the exterior materials need to be durable and attractive.

SECOND EARLY DESIGN GUIDANCE July 12, 2016

DESIGN DEVELOPMENT

One scheme was presented at the second Early Design Guidance meeting.

Scheme E features a four story tall T-shaped building that provides ten foot setbacks from the east and west property lines. The ground level commercial space extends along the S Henderson St facade and a central residential entry. Trash pickup, bicycle access and loading will happen off of the abutting alley. Open space will be provided by a common roof deck. Roof stair towers are located at the southwest and northeast areas of the building.

PUBLIC COMMENT

No members of the public attended the second Early Design Guidance meeting.

RECOMMENDATION November 28, 2017

DESIGN DEVELOPMENT

A refined Scheme E design was presented at the Final Recommendation Design Guidance meeting.

The proposal features a four story tall building that provides five foot setbacks from the east and west property lines on upper three levels. The S Henderson St ground level of the building extends to the side lot lines and provides commercial space for most of the street frontage with two commercial entries and a western residential entry (see sheet 4a of the packet). Trash pickup, bicycle access and loading will happen off the abutting alley. Open space will be provided by a common roof deck. Roof stair towers are located at the southwest and northeast areas of the building.

PUBLIC COMMENT

The following comments were expressed at the Recommendation meeting:

- Generally approved the massing concept for the site.
- Preferred exterior materials that were less industrial. The exterior materials need to be durable and attractive.
- Concerns about the security and safety of the unenclosed parking on the northern portion of the site.

PRIORITIES & BOARD RECOMMENDATIONS

Considering the analysis of the site and context provided by the proponents, and after hearing public comment, the Design Review Board members provided the following siting and design guidance and recommendations.

FIRST EARLY DESIGN GUIDANCE June 24, 2014

- 1. Massing and Site Response.** The Board generally preferred the Scheme D. The Board did not feel that the building needed to respond to a specific neighborhood context, since it is the first new project in the area. They emphasized that the building to set the tone for the neighborhood and future development (CS2-B, DC1-A, PL3-B).
- 2. Transition to Adjacent Site.** The Board supported the design concept and the transitions to the adjacent site to the east (CS2-D, DC4-D).
 - a. The Board recommended further development of façade composition, texture, articulation, and building materials to further express the ground level commercial and upper level residential along S Henderson St (DC1-A, DC2-B, DC4-A).
 - b. The Board supported Scheme D massing concept. The east side should pay particular attention to using appropriate landscaping for privacy (CS3-D, DC2-A, DC3-D).
 - c. SDCI requests a privacy study documenting the visual relationship between the east façade fenestration and the adjacent site. Elevation views should detail existing windows and outdoor space whose privacy will be impacted by proposed development. The location of existing windows should inform the location of proposed windows and landscape screening along the east façade (CS2-D).
- 3. Ground Level Uses and Pedestrian Access.** The Board suggested exploring combining of the two retail spaces in "Option D" into one larger retail space. They suggested that this could provide more flexibility, and that the retail entry could be moved to the east side of the building. The Board recommended use of high quality elements and finishes to enhance human scale and interaction (CS2-B, DC1-A, PL3-B).
 - a. The Board noted that the ground level design should locate uses and transparency to maximize activation and safety of the pedestrian experience along the S Henderson St façade (CS1-C, PL1-B, PL2-B).
 - b. The bike storage space should be designed to encourage human activity and visual interest (CS2-B, PL3-A, PL3-B, PL4-A, DC1-A).
 - c. The Board supported the proposed retail along S Henderson St and encouraged adequate accessibility for all (PL2-A, PL3-A, PL4-A).
 - d. The Board expressed some concern about the proposed solid waste storage location, but agreed it is best accessed from S Henderson St. The use of high quality elements and treatments on this façade was recommended (CS2-B, PL3-A).
- 4. Colors and Materials.** In order to respond to the street-level experience, the Board recommended the use of high quality elements, architectural features, details, and finishes that are of human scale to provide a strong connection between the project and the public realm (CS2-B, DC2-D, DC4-A, PL2-B).

- a. The Board noted that the overall design should set a context of visual interest and human scale at the street level (CS3-A, DC4-A).
- b. The Board recommended that the proposed application of materials be thoughtfully detailed to enhance the design concept and human interaction, especially along the S Henderson St facade (DC2-B, DC2-D, DC4-A).
- c. The Board recommended that the exterior materials/colors found on the South Lake High School, Rainier Beach Community Center, and South Shore K-8 be considered in selecting the materials/color palette (DC2-B, DC2-C, DC2-D, DC2-E).
- d. The Board expressed concern regarding blank walls and recommended that any blank walls should include design treatments of high quality elements and finishes to respond to human scale and visual interest (DC2-B, DC3-D, DC4-A).

5. Landscaping, Security, and Signage.

- a. The Board recommended a landscape plan that features shade tolerant plants at ground level - especially on the east side (CS1-D, DC3-C).
- b. The Board agreed that security is an important element for this building. They want to ensure that the building has attractive security fencing at the entrance on S Henderson St, and that it provides lighting and security fences at the alley and side yards (PL2-B-2, PL3-A, DC4-C).
- c. The Board had no objection to or comments on the signage proposed (DC4-B).

SECOND EARLY DESIGN GUIDANCE July 12, 2016

(see also the design guidance from June 24, 2014)

- 1. Massing and Site Response.** The Board generally agreed with the Scheme E concept. However, the building needs to be wider along Henderson St and the commercial portion of the building needs to be move closer to Henderson Street. Overhead weather protection should be provided across the front of the building at the commercial portion of the building. (CS2, PL3-B, PL3-C, DC1-A)
- 2. Architectural Context.** The Board did not feel that the building needed to respond to a specific neighborhood context, since it is the first new project in the area. They did refer to the light industrial/manufacturing buildings along M L King Way S and noted that the proposal needs to incorporate industrial materials into the exterior. (CS3, PL3-B, PL3-C, DC1-A)
- 3. Transition to Adjacent Site.** The Board supported the design concept and the transitions to the adjacent site to the east. The Board recommended large windows at the sides of the building (East and West elevations along with pronounced modulation. (DC1-A)
- 4. Ground Level Uses and Pedestrian Access.**
 - a. The Board noted that the ground level residential entry design should an activate space area and the mail room/leasing room should be secondary use. A restroom should be provided at the residential lobby portion of the building. (CS2-A, PL3-B, DC1-A).
 - b. The Board noted that the proposed solid waste storage be located within the building off the alley. Space between the edge of the alley and the face of the building needs to be a clearly defined and programed. (DC1-C)

FINAL RECOMMENDATION November 28, 2017

(see also the design guidance from June 24, 2014 and July 12, 2016)

1. Architectural and Facade Composition:

- a. The Board noted that the treatment of the ground level area west of the residential entry needs to be design with either low level landscaping or hardscape materials that enhances the residential entry. This area must be well lighted and should not become an area that is not safe/secure or not well maintained. **DC2-B**
- b. The Board recommended a condition that the façade treatment between the ground level and the levels above needs further attention. Among the suggestions was to add a strong architectural element between the ground level and the levels above, shift the lower façade and upper façade to different plans, or have overhead weather protection break the ground level from the levels above. The final design should be resolved by the assigned planner prior to the issuance of the master use permit. **DC4-A-1.**
- c. The Board recommended a condition that treatment of the ground level west façade needs to be designed with a quality of materials or a finish that is pleasant to look at. The applicant should consider an art installation with the communities input. **DC4-A-1.**

- 2. Signage:** The Board recommended a condition to modify the building signage to be more commercial than residential in its appearance. The final design should be resolved by the assigned planner prior to the issuance of the master use permit. **DC4-B-1.**

3. Amenities/Features:

- a. The Board recommended a condition that the rooftop area above the ground level should be designed for outdoor decks for the east and west facing units. **DC3-C-2.**
- b. The Board recommended a condition that the east and west facing third and fourth floor units should be provided with balconies with enough depth and width for a variety of uses. **DC3-C-2.**

- 4. Safety and Security:** The Public and the Board noted concerns that there was a lack of detail on the security, lighting, and use of the exposed parking area on the north side of the building. In agreement with public comments, the Board recommended a condition that the final design needs to address these concerns, and this should be resolved by the assigned planner prior to the issuance of the master use permit. **PL2-B-2.**

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-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-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

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

CS2-A Location in the City and Neighborhood

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

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

CS2-C Relationship to the Block

CS2-C-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-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.

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

CS3-A Emphasizing Positive Neighborhood Attributes

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

PUBLIC LIFE

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

PL1-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.

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-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.

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-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-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.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

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

DC1-C Parking and Service Uses

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-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-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.

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

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-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-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.

DEVELOPMENT STANDARD DEPARTURES

At the time of the Recommendation meeting, no departures were requested.

RECOMMENDATIONS

The recommendation summarized above was based on the design review packet dated Tuesday, November 28, 2017, and the materials shown and verbally described by the applicant at the Tuesday, November 28, 2017 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departures with the following recommended conditions:

1. Design the ground level area west of the residential entry with either low level landscaping or hardscape materials that enhances the residential entry. This area must be well lighted and should not become an area that is not safe/secure or well maintained. DC2-B
2. Modify the façade treatment between the ground level and the levels above. Among the suggestions was to add a strong architectural element between the ground level and the levels above, shift the lower façade and upper façade to different plans, or have overhead weather protection break the ground level from the levels above. The final design should be resolved by the assigned planner prior to the issuance of the master use permit. DC4-A-1.
3. Design the treatment of the ground level west façade with quality materials or a finish that is pleasant to look at. The applicant should consider an art installation with the communities input. DC4-A-1.
4. Resolve the final signage design to be more commercial than residential in its appearance. DC4-B-1.
5. Design the rooftop area above the ground level with outdoor decks for the east and west facing units. DC3-C-2.
6. Design the east and west facing third and fourth floor units with balconies with enough depth and width for a variety of uses. DC3-C-2.
7. Modify the lighting plan to resolve the security and use of the exposed parking area on the north side of the building. PL2-B-2.