



# City of Seattle

Department of Construction & Inspections  
Nathan Torgelson, Director

DESIGN  
REVIEW

## EARLY DESIGN GUIDANCE OF THE SOUTHWEST DESIGN REVIEW BOARD

Project Number: 3025313

Address: 8854 Delridge Way SW

Applicant: Hamid Korasani, Sazei Development Group

Date of Meeting: Thursday, August 03, 2017

Board Members Present: Matt Zinski, Chair  
Don Caffrey  
Crystal Loya  
Alexandra Moravec

Board Members Absent: None

SDCI Staff Present: Abby Weber

### SITE & VICINITY

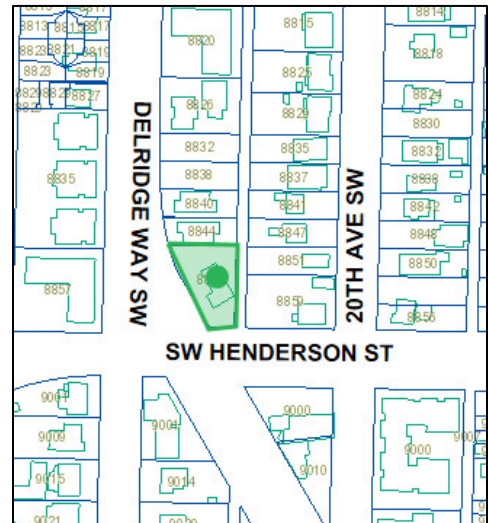
Site Zone: Commercial 1-40

Nearby Zones: (North) Lowrise 2 (LR2)  
(South) C1-40  
(East) Single Family 5000 (SF 5000)  
(West) LR2

Lot Area: Approx. 8,204 SF

### Current Development:

The site is currently developed with a small, single-story structure that contains an auto-repair service. The structure is surrounded by paving used for surface parking and vehicle storage.



### Surrounding Development and Neighborhood Character:

The site is located in the Westwood-Highland Park Urban Village, approximately 4-blocks east of the Westwood Village commercial center and a half-mile northwest of White Center. To the

north, Delridge Way SW is characterized by lowrise residential developments in the form of townhomes and small-scale apartment buildings. To the southeast, Delridge Way SW transitions to auto-oriented commercial uses until the White Center commercial neighborhood center is reached. To the east of the site, single-family zoning begins. The single-family neighborhood is largely characterized by one-story residential structures of a gabled roof form.

**Access:**

Existing vehicular access occurs from Delridge Way SW and SW Henderson St. There are two curb-cuts on Delridge Way SW, and one curb-cut on SW Henderson St. Proposed vehicular access is from the alley. Proposed pedestrian access is from both street frontages.

**Environmentally Critical Areas (ECAs):**

There are no known ECAs onsite.

**PROJECT DESCRIPTION**

The proposal is for a four-story apartment building containing 31 units above retail space. Parking for 15 vehicles to be provided. Existing structures to be demolished.

The design packet includes information presented at the meeting, and is available online by entering the project number (3025313) 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 SDCI:

**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)

**EARLY DESIGN GUIDANCE August 3, 2017**

**PUBLIC COMMENT**

The following public comments were offered at this meeting:

- Generally pleased with the proposed development as it will attract residents and promote pedestrian activity in the vicinity. Preferred Option C as it is thoughtfully designed.
- Supported the landscaped corner.
- Concerned about the durability of the west façade and impacts of sun exposure on materials, as well as on interior spaces. Would like to see sun hardy materials incorporated into the design.

- Concerned about the design of the residential lobby as an amenity space; would like to see additional information on the interior design.
- Questioned whether micro units, or SEDUs, are appropriate in this location, and stated a preference for family sized units which would experience less turnover. Would like to see livable-sized, ADA accessible and affordable units.
- Noted that the shopping center in the vicinity does not provide many opportunities for social congregation, nor does it create a sense of place.
- Concerned about safety and security along the alley.
- Supported the zig-zag, or saw tooth, massing design.
- Questioned the frequent transit analysis and access to bus service.
- Requested that community outreach be conducted regarding future retail tenants.
- Concerned about the viability of the green wall.

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

- Concerned about blank facades as perceived from SW Henderson St as it is highly visible, particularly the portion of the façade proposed to be clad in red material. Would like to see additional glazing incorporated.
- Appreciated the high quality of materials proposed along Delridge Way SW.
- Concerned about traffic, noise and privacy impacts on the ground-level units and private patios.
- Concerned about the viability of live-work units, as proposed in Options 1 and 2. Would prefer retail uses in this location as it may more successfully activate the street.
- Preferred Option C because the façade composition is the simplest.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of Design Review.

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 & Architectural Concept**

- a. The Board considered public comments and the various massing options and ultimately supported Option C – the applicant’s preferred massing option – as it is more residential in scale, and created an appropriate transition between the lowrise residential neighborhood to the north and commercial corridor to the south. (CS2-D-3)

- b. The Board supported the sawtooth massing concept as it successfully breaks up the mass, provides visual interest and appropriately responds to the triangular site. The Board particularly supported the concept as expressed in Option C where the sawtooth modulation extends to the ground-level. (CS2-C-1, DC2-A)

## **2. Zone Transitions**

- a. The Board appreciated that the required upper level setbacks adjacent to residential zones were respected and noted the design of the setbacks worked well, however, they were concerned with the treatment of the concrete at the ground-level – particularly as this impacts the adjacent site to the north. The Board requested additional information regarding the design of the ground-level of the north façade and relationship to the adjacent residential structure. (CS2-D-3, CS2-D-5)
- b. The Board noted that the single-family zone is also buffered by the alley, long lots, and significant existing vegetation within rear yards, therefore the upper level setback provided a successful scale transition. (CS2-D-3)

## **3. Façade Composition**

- a. The Board requested additional information pertaining to the façade composition, secondary elements, and materiality at the Recommendation phase. Vents, downspouts, mechanical systems, louvres, etc. should all be included in the drawings. The Board would also like to see details of corners, joints, material transitions, etc. (DC2-B-1)
- b. The Board was concerned with the treatment of the east alley façade, but noted there was not much information provided in the EDG Packet. The east façade should achieve a residential expression consistent with the overall concept, and incorporate secondary architectural elements that provide visual depth and interest. Full or Juliette balconies would be an acceptable addition, but the Board afforded some freedom in response to this guidance. (DC2-B-1, DC2-C-1)
- c. The Board encouraged the incorporation of additional glazing in the stairwells and at corridor ends to break up the façade composition, particularly the southern stairwell. (DC2-B)
- d. In agreement with public comment, the Board was concerned about blank walls as viewed from the south. The Board noted that the southern edge of each “sawtooth” contributed to the appearance of a large blank façade when viewed from the south, and they encouraged the incorporation of windows in this location. (DC2-B-2)
- e. The Board noted that interior programming should inform an ordered façade composition. The corner retail use should achieve a commercial expression, and recommended a highly glazed commercial storefront system at the ground-level. (DC2-B-1)

## **4. Vehicular Access & Service Uses**

- a. In agreement with public comment, the Board was concerned with safety and security along the alley, particularly the ground-level parking area and garage access. The design should eliminate areas that may be used as shelter for non-residents. The Board would like to see more information as to how this guidance is resolved at the Recommendation phase. (PL2-B)

- b. The Board supported the location of the trash room with alley access as it minimizes impacts on building aesthetics and circulation. (DC1-C-4)
- c. The Board supported the location of the garage entrance in the northeast corner off the alley, and proposed use of perforated roll up garage doors. (DC1-C-2)
- d. The Board requested additional graphics depicting the design of the ground-level alley-accessed parking spaces, its relationship to the alley and overall design, and how the space is intended to function. These graphics should be included in the Recommendation Packet. (DC1-C-2)

**5. Materials**

- a. In response to public comment, the Board recommended the use of high-quality, durable materials that are proven to age well. The material treatment should relate to the sawtooth massing concept and overall architectural expression. (DC4-A)
- b. In agreement with public comment, the Board noted that if fiber cement panels are applied to the upper levels, the material should be well-treated to age well in direct sunlight. Fiber cement panels should be intentionally composed with an articulated pattern of reveals that relate to the overall architectural expression. Fiber cement reveals and material transitions should be well-detailed at the Recommendation phase. (DC4-A)
- c. In agreement with public comment, the Board supported the proposed materiality of the base, particularly the use of cedar siding and stone. (DC4-A)

**DEVELOPMENT STANDARD DEPARTURES**

At the time of the Early Design Guidance meeting, 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**

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

**CS1-B Sunlight and Natural Ventilation**

**CS1-B-1. Sun and Wind:** Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

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

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

**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-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-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-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**

**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.

**DESIGN CONCEPT**

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

**DC1-C Parking and Service Uses**

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

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

## **DC2-A Massing**

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

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

## **DC2-B Architectural and Facade Composition**

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

**DC2-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.

**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-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.

## **BOARD DIRECTION**

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