



# City of Seattle

Department of Construction & Inspections  
Nathan Torgelson, Director



## FINAL RECOMMENDATION OF THE SOUTHWEST DESIGN REVIEW BOARD

Record Number: 3025313-LU

Address: 8854 Delridge Way SW

Applicant: Hamid Korasani, Sazei Development Group

Date of Meeting: Thursday, January 23, 2020

Board Members Present: Crystal Loya  
John Cheng  
Alan Grainger  
Matt Hutchins  
Scott Rosenstock

Board Members Absent: None

SDCI Staff Present: Wayne Farrens

### SITE & VICINITY

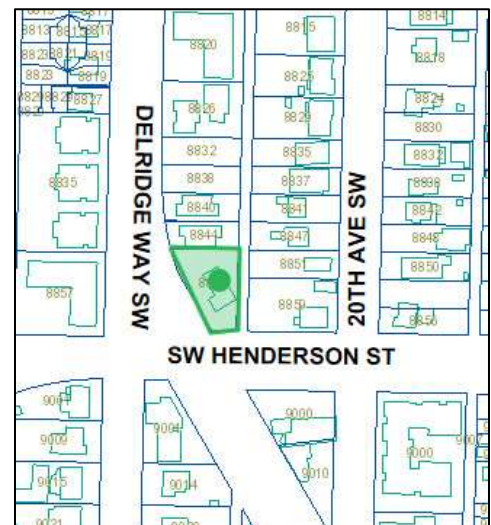
Site Zone: Neighborhood Commercial [NC3-55 (M)]

Nearby Zones: (North) LR2 (M)  
(South) NC3-55 (M)  
(East) RSL (M)  
(West) LR2 (M)

Lot Area: 8,204 square feet

### Current Development:

The site is currently vacant; the one-story structure that contained an auto-repair service was demolished in September 2018.



### 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, Residential Small Lot (RSL) zoning begins. The RSL neighborhood is largely characterized by one-story single-family structures with a gabled roof form.

**Access:**

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

**Environmentally Critical Areas (ECAs):**

The site is not located within any mapped environmentally critical area.

**PROJECT DESCRIPTION**

The proposal is for a four-story apartment building containing 18 small efficiency dwelling units, 14 apartments (32 units total) and office space. Parking for 14 vehicles proposed.

The design packet includes information presented at the meeting, and is available online by entering the record number (3025313-LU) 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 & 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)

## FIRST RECOMMENDATION September 5, 2019

### PUBLIC COMMENT

SDCI staff did not receive any written comment prior to the Board meeting. No public comment was given at the Board meeting.

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

### PRIORITIES & 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. Architectural Concept:**

- a. The Board stated that the ground level feels disjointed and would benefit from a more uniform expression. Use secondary architectural features to maintain some distinction between the commercial and residential uses while simplifying and unifying the ground level. (DC2-B)
- b. The Board was concerned about the commercial entry which lacks definition and does not activate the corner as well as it could. Further refine this entry to better express its commercial character and create opportunities for activity to spill out onto the corner. (PL3-A, PL3-C)

### **2. Materials:**

- a. The Board was concerned about material detailing and transitions, particularly at the transition between the ground level and floors above. Use a transitional element or modulation to create a clear separation between the ground floor and the upper levels and show detailing in the next Recommendation packet. (DC2-B, DC4-A)
- b. The Board stated that the proposed design attempts to use too many different materials and would benefit from a simplified material palette. Reduce the number of proposed materials and use the building's sawtooth massing to inform how materials are applied. (DC2-B, DC2-E)
- c. The Board did not support the proposed glazing at the ground level which is labeled as tinted and reflective. The Board stated that a light tint is allowable if desired but noted that most retail tenants desire high levels of visibility into their space. The Board does not support the use of reflective glazing at this location. (PL3-C)

### **3. Service Uses:**

- a. The Board was concerned about the safety of the vehicle exit ramp and asked that the applicant provide studies in the next Recommendation packet showing visibility out of the garage and describing all safety measures that have been considered or proposed. (DC1-B)
- b. The Board was concerned about ADA access to the building from the dedicated ADA parking stalls. Show the ADA path of travel in the next Recommendation packet and describe any safety or design features that contribute to a clear and safe path of travel. (DC1-B)
- c. The Board supported the use of high-quality decorative screens on the alley to obscure views into the parking area. The Board stressed the importance of using a screen composed of a high-quality material. (DC1-C)

### **4. Lighting:**

- a. The Board was concerned about the impacts of the lighting proposed on the north façade and stated that lighting in this location is not necessary. Remove lighting on the north façade. (DC4-C)

## 5. Open Space:

- a. The Board stated that the second-story amenity area facing the alley seemed to function more as circulation rather than amenity. Introduce additional landscaping and programming to activate this space. (DC3)
- b. The Board was concerned about the maintenance and viability of proposed landscaping. Show irrigation and other details relevant to the maintenance of plant material in the next Recommendation packet. (DC3)
- c. The Board noted that the landscape plan in the Recommendation packet had not been updated to reflect the current proposal. Update the landscape plan and ensure consistency across all drawings in the next Recommendation packet.

## FINAL RECOMMENDATION January 23, 2020

### PUBLIC COMMENT

SDCI staff did not receive any written comment prior to the Board meeting. The following comments were offered at this meeting:

- Encouraged a more restrained material palette and supports the proposed brick, adding that the detailing of the brick will be essential to its success
- Recommended making the material application more regular
- Recommended pulling the commercial space forward as opposed to the recess proposed
- Discouraged using an audible pedestrian safety alarms, which may disturb nearby residents
- Concerned that outside furniture will attract undesirable activity
- Concerned about traffic impacts to the alley
- Felt the proposed quantity of parking is inadequate
- Concerned that landscaping, trees in particular, may block views from cars exiting the alley, decreasing safety

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## **PRIORITIES & 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. Architectural Concept:**

- a. The Board noted that the simplified material palette has significantly improved the architectural concept. The Board found the simplified treatment of the ground level residential units to be particularly successful. (DC2-B-1)
- b. The Board discussed the canopies above the residential and commercial uses, noting that they were too similar in size, shape, and color/material to express a hierarchy of uses. The Board encouraged further refinement of the canopy treatment and discouraged the removal of canopies above the ground level residential units as the resulting entries may feel overexposed. Although the Board discussed this concern extensively, they declined to recommend any specific conditions. (PL3-B-2, DC2-C-1, DC2-E-1)
- c. The Board struggled with the commercial space and its relationship to the street and the proposed plaza amenity fronting on Delridge Way SW. The Board was concerned about the ability to activate the plaza given the conditions on Delridge Way SW, the recessed storefront, and the likely tenant (office use). The Board was conflicted on the recessed commercial space which provides an interesting and appropriate massing move that helps differentiate the commercial and residential uses, but creates street activation issues. Ultimately the Board recommended leaving the massing untouched with direction to make changes to the plaza space and commercial entry, described in more detail below. (CS2-A-2, PL2-C-3, DC2-E-1)
- d. The Board was concerned that the plaza size and arrangement, coupled with the dual entries to the commercial space, resulted in a disjointed entry and unintuitive wayfinding. The Board recommended a condition that the applicant work with the Land Use reviewer to minimize the side entry and emphasize the main commercial entry. (PL2-D, PL3-A)

### **2. Materials:**

- a. Consistent with the Board's guidance from the prior Recommendation meeting, the commercial glazing has been replaced with a much more transparent and less reflective glass. The Board recommended approval of the revised material choice. (PL3-C-1)
- b. At the prior Recommendation meeting, the Board raised concerns about material transitions, particularly where brick transitions to fiber cement lap siding. The Board recommended approval of the applicant's proposed detailing as shown on page 9 of the Recommendation packet. (CS2-C-1, DC4-A)
- c. The Board raised concerns about the panel joint lines on fiber cement clad portions of the building, which were depicted in the Recommendation packet as being consistent with panel color in some images and indicated in a contrasting color in others. The Board stated that contrasting trim is not appropriate for the design and



recommended a condition that joint lines be painted to match their respective panel colors. (DC4-A)

- d. The Board approved of the decorative metal panels proposed to screen the parking area along the alley. The applicant showed two samples of the material at the meeting, one of which featured decorative patterns while the other consisted of simple, circular perforations. The Board stated that the simple circular sample was not appropriate and recommended a condition that the applicant use a more detailed, decorative pattern as depicted in the Recommendation packet. The Board stated that the final product does not need to match the pattern shown in the Recommendation packet exactly, but that it needs to provide a similar level of detail and visual interest. (DC1-C-2, DC4-A)

### **3. Service Uses:**

- a. The Board supported the applicant's proposed pedestrian safety measures, which include convex mirrors, transitional lighting, and electronic signage. In response to public comment, the Board asked the applicant about the audible alarm and the applicant stated that the alarm is interior and will alert departing vehicles to be mindful of pedestrians, as opposed to an exterior alarm that warns pedestrians of an exiting vehicle. The Board approved of this alarm configuration as a good method of improving pedestrian safety without being a nuisance to neighboring properties. (DC1-B-1)
- b. Consistent with public comment, the Board noted that the proposed tree location at the southern end of the alley creates potential visibility issues. The Board voiced support for removal or relocation of this tree; however, the tree is in the public right-of-way and is under the purview of the Seattle Department of Transportation (SDOT). (DC1-B-1, DC4-D)

### **4. Lighting:**

- a. The Board approved of the removal of exterior lighting on the north façade, which was raised as a concern at the prior Recommendation meeting. To further reduce lighting impacts, the Board recommended a condition allowing only downlighting fixtures. (DC4-C)

### **5. Open Space and Landscaping:**

- a. The Board raised concerns about the viability of the proposed greenscreens on the alley façade. To improve viability, the Board recommended a condition that planter boxes be installed beneath the greenscreens to give climbing plant material a safe and comfortable base to grow from. (DC4-D)
- b. The Board recommended that, consistent with guidance from the prior Recommendation meeting, the second level amenity area has been greatly improved and is supported. (DC3-C-2)
- c. The Board was concerned about the plaza amenity area at the commercial entries. The Board discussed the existing conditions along Delridge Way SW and the proposed tenant (general office) and agreed that street activation would be challenging. The Board was concerned that the plaza may attract unwanted activity and create

wayfinding issues as the plaza leads into the secondary entry. The Board recommended a condition that the applicant continue to work with the Land Use reviewer to redesign this area to be more of a visual amenity instead of a recreational amenity. Heavy emphasis on landscape design will be critical to the success of this space. (PL2-C-3, DC3-C-2)

## DEVELOPMENT STANDARD DEPARTURES

The Board’s recommendation on the requested departure was 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.

At the time of the FINAL RECOMMENDATION MEETING, the following departure was requested:

1. **Street-Level Commercial Uses (SMC 23.45.518.A):** The Code requires that non-residential uses shall extend to an average depth of at least 30 feet and a minimum depth of 15 feet from the street-facing façade.

The applicant proposes an average depth of 26.8 feet for nonresidential uses facing SW Henderson Street and an average depth of 27.8 feet for nonresidential uses facing Delridge Way SW.

The Board indicated that concerns remain regarding the expression and activation of the commercial use, but that the proposed design results in a more attractive massing that also helps to differentiate the residential and commercial uses. The Board voted to recommend approval of the requested departure 4-1 as it better meets the intent of Design Guidelines *CS2-A-2: Architectural Presence* and *DC2-E: Form and Function*.

## DESIGN REVIEW GUIDELINES

The Citywide guidelines recognized by Staff as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the [Design Review website](#).

<b>CONTEXT &amp; SITE</b>
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<b>CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.</b>
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**CS1-A Energy Use**

**CS1-A-1. Energy Choices:** At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

**CS1-B Sunlight and Natural Ventilation**

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

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

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

**CS1-C Topography**

**CS1-C-1. Land Form:** Use natural topography and desirable landforms to inform project design.

**CS1-C-2. Elevation Changes:** Use the existing site topography when locating structures and open spaces on the 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.

**CS1-D-2. Off-Site Features:** Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

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

**CS2-A Location in the City and Neighborhood**

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

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

**CS2-B Adjacent Sites, Streets, and Open Spaces**

**CS2-B-1. Site Characteristics:** Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

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

**CS2-B-3. Character of Open Space:** Contribute to the character and proportion of surrounding open spaces.

**CS2-C Relationship to the Block**

**CS2-C-1. Corner Sites:** Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

**CS2-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-C-3. Full Block Sites:** Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

**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.

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

**CS3-A Emphasizing Positive Neighborhood Attributes**

**CS3-A-1. Fitting Old and New Together:** Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

**CS3-A-2. Contemporary Design:** Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

**CS3-A-3. Established Neighborhoods:** In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

**CS3-A-4. Evolving Neighborhoods:** In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

**CS3-B Local History and Culture**

**CS3-B-1. Placemaking:** Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

**CS3-B-2. Historical/Cultural References:** Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

**PUBLIC LIFE**

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

## **PL1-A Network of Open Spaces**

**PL1-A-1. Enhancing Open Space:** Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

**PL1-A-2. Adding to Public Life:** Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

## **PL1-B Walkways and Connections**

**PL1-B-1. Pedestrian Infrastructure:** Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

**PL1-B-2. Pedestrian Volumes:** Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

**PL1-B-3. Pedestrian Amenities:** Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

## **PL1-C Outdoor Uses and Activities**

**PL1-C-1. Selecting Activity Areas:** Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

**PL1-C-2. Informal Community Uses:** In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

**PL1-C-3. Year-Round Activity:** Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

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

### **PL2-A Accessibility**

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

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

### **PL2-B Safety and Security**

**PL2-B-1. Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance.

**PL2-B-2. Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

**PL2-B-3. Street-Level Transparency:** Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

### **PL2-C Weather Protection**

**PL2-C-1. Locations and Coverage:** Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

**PL2-C-2. Design Integration:** Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

**PL2-C-3. People-Friendly Spaces:** Create an artful and people-friendly space beneath building.

#### **PL2-D Wayfinding**

**PL2-D-1. Design as Wayfinding:** Use design features as a means of wayfinding wherever possible.

### **PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.**

#### **PL3-A Entries**

**PL3-A-1. Design Objectives:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

**PL3-A-2. Common Entries:** Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

**PL3-A-3. Individual Entries:** Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

**PL3-A-4. Ensemble of Elements:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

#### **PL3-B Residential Edges**

**PL3-B-1. Security and Privacy:** Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

**PL3-B-2. Ground-level Residential:** Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

**PL3-B-3. Buildings with Live/Work Uses:** Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

**PL3-B-4. Interaction:** Provide opportunities for interaction among residents and neighbors.

#### **PL3-C Retail Edges**

**PL3-C-1. Porous Edge:** Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

**PL3-C-2. Visibility:** Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

**PL3-C-3. Ancillary Activities:** Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

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

**PL4-A Entry Locations and Relationships**

**PL4-A-1. Serving all Modes of Travel:** Provide safe and convenient access points for all modes of travel.

**PL4-A-2. Connections to All Modes:** Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

**PL4-B Planning Ahead for Bicyclists**

**PL4-B-1. Early Planning:** Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

**PL4-B-2. Bike Facilities:** Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

**PL4-B-3. Bike Connections:** Facilitate connections to bicycle trails and infrastructure around and beyond the project.

**PL4-C Planning Ahead For Transit**

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

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

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

**DESIGN CONCEPT**

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

**DC1-A Arrangement of Interior Uses**

**DC1-A-1. Visibility:** Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

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

**DC1-A-3. Flexibility:** Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

**DC1-A-4. Views and Connections:** Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

**DC1-B Vehicular Access and Circulation**

**DC1-B-1. Access Location and Design:** Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever

possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

**DC1-B-2. Facilities for Alternative Transportation:** Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

#### **DC1-C Parking and Service Uses**

**DC1-C-1. Below-Grade Parking:** Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

**DC1-C-2. Visual Impacts:** Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

**DC1-C-3. Multiple Uses:** Design parking areas to serve multiple uses such as children’s play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

**DC1-C-4. Service Uses:** Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

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

#### **DC2-A Massing**

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

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

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

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

**DC2-B-2. Blank Walls:** Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

#### **DC2-C Secondary Architectural Features**

**DC2-C-1. Visual Depth and Interest:** Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

**DC2-C-2. Dual Purpose Elements:** Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

**DC2-C-3. Fit With Neighboring Buildings:** Use design elements to achieve a successful fit between a building and its neighbors.

#### **DC2-D Scale and Texture**



**DC2-D-1. Human Scale:** Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

**DC2-D-2. Texture:** Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

#### **DC2-E Form and Function**

**DC2-E-1. Legibility and Flexibility:** Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

### **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-1. Meeting User Needs:** Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

**DC3-B-2. Matching Uses to Conditions:** Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

**DC3-B-3. Connections to Other Open Space:** Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

**DC3-B-4. Multifamily Open Space:** Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

#### **DC3-C Design**

**DC3-C-1. Reinforce Existing Open Space:** Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

**DC3-C-2. Amenities/Features:** Create attractive outdoor spaces suited to the uses envisioned for the project.

**DC3-C-3. Support Natural Areas:** Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

### **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.

### **BOARD RECOMMENDATION**

The recommendation summarized above was based on the design review packet and the materials shown and verbally described by the applicant at the Thursday, January 23, 2020 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the five Design Review Board members recommended APPROVAL of the subject design (four members recommended approval of the requested departure) with the following conditions:

1. On fiber cement clad portions of the building, all panel joints are to be painted to match the panel color. (DC2-B-1, DC4-A)
2. Exterior lighting is to be limited to downlighting only. (DC4-C)
3. Work with the Land Use reviewer to resolve the commercial entry and plaza. Emphasize the southern entry and minimize the secondary entry on the west façade. Reduce the size of the entry plaza and reprogram to function more as a visual amenity than a recreational amenity. (PL2-C-3, PL2-D, PL3-A, DC3-C-2)
4. The metal panels proposed to screen the parking area are to feature a decorative pattern consistent with the types of patterns shown at the Recommendation meeting and depicted in the Recommendation packet. (DC1-C-2, DC4-A)
5. Install planter boxes beneath the proposed green screen elements on the alley façade. (DC4-D)