



**RECOMMENDATION OF THE
SOUTHEAST DESIGN REVIEW BOARD**

Project Numbers: 3025595, 3025597, 3026375, 3026376, 3029104

Addresses: 6905 42nd Ave S (3025595)
6931 42nd Ave S (3025597)
4031 S Willow St (3026375)
6911 42nd Ave S (3026376)
6929 42nd Ave S (3029104)

Applicant: Veronica Macalinao and Samah Alameddin, JW Architects

Date of Meeting: Tuesday, March 27, 2018

Board Members Present: Charles Romero, Chair
Carey Dagliano Holmes
David Sauvion
Sharon Khosla

Board Members Absent: Julian Webber (recused)

SDCI Staff Present: Crystal Torres, Land Use Planner

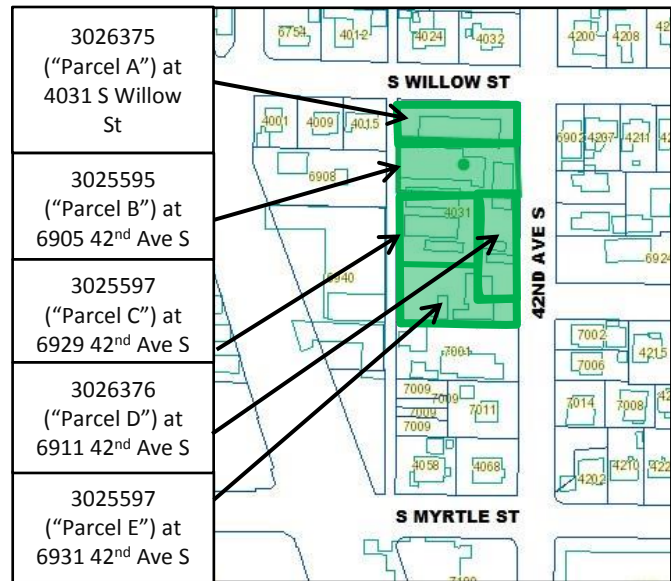
SITE & VICINITY

Site Zone: Lowrise, LR2

Nearby Zones: (North) Single Family (SF 5000)
(South) LR2
(East) SF 5000
(West) Neighborhood Commercial (NC3P-85)

Lot Area: A Lot Boundary Adjustment under project number 3024280 is currently underway to reconfigure the sites.

- 12,080 sf (3025595)
- 15,546 sf (3025597)
- 10,904 sf (3026375)
- 10,710 sf (3026376)
- 11,829 sf (3029104)



Current Development:

Five greenhouse structures, a single-family residence and a detached garage currently occupy the site.

Surrounding Development and Neighborhood Character:

Surrounding development includes residential uses (single family residences, townhouses, and duplex) to the north and east; a Sound Transit traction power substation facility to the south; and commercial uses in the immediate vicinity of the project along M L King Jr Way South.

The neighborhood is evolving with blocks of significant development of residential and commercial development. To the west, across the alley, a 6-story building containing 108 residential units is being constructed under project number 3018112.

The site is situated in an area that is moderately pedestrian and transit oriented due to its proximity of bus transit and light rail along M L King Jr Way South.

Access:

The current buildings onsite have vehicular access from both S Willow St and 42an Ave S. Access to the proposal is required from the alley by Code.

Environmentally Critical Areas:

There are no Environmentally Critical Areas (ECAs) mapped on the site.

PROJECT DESCRIPTION

The applicant is proposing 36 townhomes and 8 rowhouses, for a total of 44 units and 44 parking spaces.

3025595: Land Use Application to allow 2, 3-story townhouse buildings totaling 8 units. Parking for 8 vehicles proposed. Existing structures to be demolished.

3025597: Land Use Application to allow 2, 3-story townhouse buildings totaling 12 units. Parking for 12 vehicles proposed. Existing structures to be demolished. Environmental review includes future full unit lot subdivision.

3026375: Land Use Application to allow 2, 3-story townhouse buildings totaling 8 units. Parking for 8 vehicles proposed. Existing structures to be demolished.

3026376: Land Use Application to allow 2, 3-story rowhouse structures containing 8 units. Parking for 8 vehicles proposed. Existing structures to be demolished.

3029104: Land Use Application to allow 4, 3-story townhouse buildings totaling 8 units. Parking for 8 vehicles proposed. Existing structures to be demolished.

The design packet includes information presented at the meeting, and is available online by entering the project number at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

Mailing Public Resource Center

Address: 700 Fifth Ave., Suite 2000

P.O. Box 34019

Seattle, WA 98124-4019

Email: PRC@seattle.gov

EARLY DESIGN GUIDANCE March 28, 2017

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Questioned if there will be walkways to every unit, and the width of the walkways.
- Supported individual parking; concerned with traffic congestion and access.
- Recognized the applicant's effort for presenting the project to the community beforehand but also clarified that the switch to from apartments to townhouses was mischaracterized as a community driven change. The community would like to see diverse and multi-generational housing provided.
- Excited to see the walkways and pedestrian connection through the site; would like to see these connections remain open to the public and no gates.
- Supported the p-patch idea.
- Supported the concept of the subtle transition from individual townhouse units to the street. Preference for adequate space for a bench to further encourage activity with the street.
- Supported the overall site layout.
- Supported the walkways, the green house, and the south pathway.
- Would like to see the greenhouse and site access feel open to the community.
- Would like to know more about the timing and phasing of the permits and low-income units.
- Noted the importance of the south pedestrian access.
- Supported alley access.

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

- SDOT supports Land Use Code requirements pertaining to the provision of street trees along both S Willow St and 42nd Ave S. In addition, SDOT supports vehicle access from the alley, as reflected in schemes 1 and 2, to reduce potential conflicts between people walking and people driving.

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/>

The purpose of the design review process is for SDCI to receive comments from the public, 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 this review. The affordability of the units is not within the purview of the Design Review process.

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, Urban Pattern and Form:** The Board discussed the different massing options and supported Option 3 with vehicle access from the alley, as the option has the best potential to provide open space, create porous circulation and respond to the streetscape. Although the Board supported the overall masterplan for the site, the Board agreed that each townhouse module appeared too homogenous and that the repetition in the massing forms has yet to be resolved. The Board directed the applicant to proceed with the preferred option, modified based on the guidance provided. (CS2-B-2, CS2-C-1, DC2)
 - a. The Board stressed the importance of developing variety in the massing forms and encouraged providing additional studies at the next meeting exploring different grouping and separation. (CS2, DC2)
 - b. In order to provide more variation in massing within the site, the Board also indicated they would be open to the inclusion of an apartment building massing, as shown in the initial schemes on pg. 17 of the packet. (CS2, DC2)

- 2. Entry Patterns and Site Circulation:** In addition to the massing changes, the Board gave guidance to improve wayfinding, connectivity and site porosity.
 - a. Echoing public comment, the Board strongly supported the proposed south walkway and agreed the pedestrian pathway should remain open and publicly accessible. The Board recommended increasing the width of the walkway and developing a sense of entry from each site corner to improve visibility. The Board also supported the intent to retain adjacent trees to the south and also encouraged studying a more organic form for the entire walkway. (CS1-D-1, PL1-A, PL1-B)
 - b. The Board recommended a direct connection between the amenity spaces and the south walkway to promote use and encourage social interaction. (CS2-B-3, PL1-A, DC3-B-4, DC3-A-1)
 - c. The Board agreed that vehicular circulation could serve multiple uses, similar to a woonerf, and encouraged delineating pedestrian circulation and activities to make the whole site more appealing and cohesive. (DC1-C)

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- d. The Board noted that several units on the west portion of the site do not appear to be connected to walkways. As part of the efforts to improve pedestrian circulation, the Board recommended adding pedestrian connections to these units. (PL1-B-1, PL3-A-3, PL3-B-4)
- e. Related to the street facing units, the Board agreed with public comment and supported the intent to provide direct entries and stoops. The Board approved of elements that provide streetscape interaction and requested additional detail for the next meeting.
(CS2-B-2, CS2-I-ii, PL1-B-3, PL3-B-4, PL3-II-ii)

3. Open/Amenity Spaces: The Board supported the communal barbecue and greenhouse amenity spaces as concepts. The Board generally felt that the proposed location made sense balancing visibility from the exterior of the site as well within the overall site plan. However, the Board was concerned with the size and solar access of the barbeque amenity area and recommended studying the size and features of this space to meet the needs and quantity of expected users. (CS1-B-2, CS2-B-3, DC1-A-2, DC3-B-1, DC3-B-4)

4. Architectural Composition and Frontage: The Board agreed that avoiding a monolithic expression across the site through massing and architectural composition was critical.

- a. In order to create variation in massing, the Board recommended creating a distinct massing typology for each unique townhouse grouping. For example, the two grouped units type could be designed to appear as a larger home. (CS2-D, DC2-B-1)
- b. The Board also recognized the Willow and 42nd corner as prominent and recommended further developing the corner massing, frontage and ground level treatment to respond to the streetscape and create an identity for the development.
(CS2-B-2, CS2-C-1, DC2-B-1)

5. Materials and Detailing: The Board encouraged high quality and durable materials as supported by the neighborhood guidelines. The Board also recommended using materials to strengthen the massing differentiation and establish a hierarchy between the massing groupings. (CS2-D, DC2-B-1, DC4-A, DC4-I-i)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the Early Design Guidance no departures allowable by Code were requested.

RECOMMENDATION March 27, 2018

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Pleased with overall evolution of the project- the landscaping, walkways, and unit sizes.
- Supported the design and accent colors.
- Appreciated the breakdown of the site into smaller buildings and not one monolithic massing form.

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.

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

PRIORITIES & BOARD RECOMMENDATIONS

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

1. Response to EDG:

- a. **Site plan.** At the Recommendation meeting, the Board strongly supported the development of the site at the masterplan scale. The Board commended the design team for weaving the historic narrative of the landscape nursery into the site design through integration of greenhouses and extensive green space throughout the site. Although the Board expressed overall enthusiasm for design development since EDG, they were concerned that the proposed fenced yards reduced the porosity shown at EDG. In addition, the Board was concerned with the dead-end driveway court condition which lacked pedestrian connectivity to the street. (CS2-B Adjacent Sites, Streets, and Open Spaces, CS3-A-4. Evolving Neighborhoods, PL2-B Safety and Security)
 - i. The Board recommended a condition to remove all the fences and create a more contiguous pedestrian circulation path both N/S and E/W, as means to emphasizing building separations, connecting the site pathways, and providing density relief. The Board suggested elements to further activate the connections, such as benches. (CS2-B Adjacent Sites, Streets, and Open Spaces, PL1 Connectivity, PL2-B Safety and Security)
- b. **Massing.** The Board was pleased with the overall development of the building massing which included a mix of roof forms, including flat and gable. The Board commented that the project provided an overall successful transition from the neighborhood commercial zone to the lowrise and single-family zones. However, the Board was concerned there was not enough variety along the street elevations, as all

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the gables were interior to the site and all the street facing structures were flat roofs. The Board recommended that some of the warmth and softness of the interior should be brought to the exterior edge transitioning to the single-family homes. (CS2 Urban Pattern and Form)

- i. As such, the Board recommended a condition to add some gable roof forms along the street facing elevations. The Board suggested changing the yellow building groups to gable, and further clarified they were comfortable with creating a mix within the interior of the site as well. (CS2 Urban Pattern and Form)

2. Ground Plane and Wayfinding:

- a. The Board discussed the ground plane, supporting the overall network of pedestrian connections, stoops and entry character, color treatment of doors and soffits, and lush landscaping. The Board strongly supported the proposed landscaping concept and commended the design team for their thoughtful development of greenspaces, especially noting development of interstitial spaces which often get overlooked or underutilized. (PL1 Connectivity, DC3 Open Space Concept, PL2-D Wayfinding)
- b. The Board was concerned the driveway courts lacked visual cues reflecting the multifunctional nature of this space. The Board recommended a condition to reduce the amount of asphalt, suggesting the asphalt areas connecting the interstitial green space and amenity areas could be narrowed and designed to emphasize the pedestrian connections. (DC1-C-3. Multiple Uses)
- c. The Board was also concerned with the durability of the white cementitious panel material treatment along the perimeter of the driveway courts and lack of visual cues denoting the driveway court as a woonerf. The Board recommended a condition to incorporate raised planters and more durable, human scaled material, as a means to adding richness and variety to the 1st 4 feet of the vehicular facing facades and further denoting the character of the space as a woonerf. (DC1-C-3. Multiple Uses, DC4-A-1. Exterior Finish Materials)
- d. The Board recommended that wayfinding elements should continue interior to the site, including the driveway courts. The Board therefore recommended a condition to add address numbers, colored doors, or other identifying features that would improve wayfinding and visually enrich the area surrounding the woonerf. (PL2-D Wayfinding)

3. SE Entry and Greenhouses

- a. The Board continued to support the incorporation of the historic narrative into the site design. The Board further discussed the greenhouse concept in relationship to the overall composition of the Southeast entry point. The Board was concerned that the design of this entry was not yet welcoming or visually prominent. As such, the Board recommended several conditions to resolve this entry point (CS2-A Location in the City and Neighborhood, CS2-B Adjacent Sites, Streets, and Open Spaces, CS3-A-4. Evolving Neighborhoods, CS3-B Local History and Culture, PL2-D Wayfinding):
 - i. Explore removing the second entry to the southernmost unit of lot D (unit 16, pg. 16, Recommendation packet).

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- ii. Refine the location and orientation of the two greenhouses or consider one larger green house, perhaps 2/3 of what is currently proposed and emphasizing the entry point with raised planter beds. The Board also specified the raised planter beds should be for food production rather than general landscaping.
- iii. The Board suggested exploring shifting the southernmost unit of lot D (unit 16, pg. 16, Recommendation packet) a little more to the east in order to give more space to pedestrian connection.

4. Materials. The Board was supportive of the proposed material palette including cementitious lap and panel siding. The Board discussed the use of cementitious siding and agreed that the lap siding provided adequate residential scale and character in combination with the massing moves. The Board was highly supportive of the accent colors used throughout, especially expressing enthusiasm for the color soffit which added visual interest and improved wayfinding. Overall the Board recommended approval of the proposed material palette and application. (DC4-A-1. Exterior Finish Materials, *Othello* DC4-I-i. Encourage High-Quality Construction)

5. Lighting

- a. The Board was concerned the pedestrian pathway lighting depended on the lighting of the individual units. As such, the Board recommended a condition to provide alternative pathway lighting and amenity lighting in addition to adjacent unit lighting. (*Othello* PL2-I-ii. Lighting, PL2-B-2. Lighting for Safety)
- b. In addition, the Board commented that the design team should choose light fixtures to prevent light spillage to the amenity area to adjacent units while refining the lighting plan. (DC4-C-2. Avoiding Glare)

DEVELOPMENT STANDARD DEPARTURES

The Board’s recommendation on the requested departure(s) were based on the departure’s potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s).

At the time of the Recommendation meeting, the following departures were requested:

Lot C (south buildings, units 29-32)

- 1. **Maximum Façade Length (SMC 23.45.527.B.1):** The Code states that the maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2. (maximum allowed 80'-46"). The applicant proposes a total façade length of 99'-75".

The Board supported the requested departure as the proposed design increased the amount of greenspace, and improved circulation and opportunity for interaction. However, to maximize porosity and connectivity the Board recommended a condition to remove all the fences and

create a more contiguous pedestrian circulation path both N/S and E/W, as means to emphasizing building separations, connecting the site pathways, and providing density relief. The Board suggested elements to further activate the connections, such as benches. (DC2 Architectural Concept, CS2-B Adjacent Sites, Streets, and Open Spaces, CS3-A-4. Evolving Neighborhoods, PL2-B Safety and Security)

DESIGN REVIEW GUIDELINES

The Citywide and Neighborhood guidelines recognized by the Board as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. 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-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.

CS1-E Water

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CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

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.

Othello Supplemental Guidance:

CS2-I Streetscape Compatibility

CS2-I-i. Commercial Sidewalk Edge: Building spaces for commercial use at or near the edge of the sidewalk and limiting vertical grade separations is encouraged where commercial uses occupy the street-level floor.

CS2-I-ii. Shallow setbacks: Encouraged between the first floor and the sidewalk where residential uses occupy the ground floor; this will promote privacy and also accommodate entry porches and stoops.

CS2-II Respect for Adjacent Sites

CS2-II-i. Service, Loading, and Storage Areas: Prevent from directly facing single family residential areas.

CS2-II-ii. Zone Buffer: buffering single family areas from the undesirable impacts of commercial related service facilities; use landscaping or cohesive architectural treatment to screen service areas and facilities.

CS2-III Corner Lots

CS2-III-i. Gateways: Consider siting and designing structures on corner lots to take advantage of their role as gateways and activity nodes in the community. Locating open spaces such as plazas for public use can promote a physical and visual connection to the street.

CS2-III-ii. Focal Element: Consider adding a focal element, for instance, a sculpture or civic art piece to outdoor space. Consider building on current public art themes in the neighborhood, including a kiosk for the use of the community.

CS2-III-iii. Strong Building Forms: Employ strong building forms to demarcate important gateways, intersections, and street corners. Strong corner massing can function as a visual anchor for a block.

CS2-IV Height, Bulk and Scale Compatibility

CS2-IV-i. MLK@Holly Business District: Careful siting, building design and building massing at the upper levels is encouraged to achieve a sensitive transition between the 65' commercial zone and adjacent residential zones. Large, monolithic buildings are discouraged. Consider the following:

1. Design building volumes to maintain a compatible scale with smaller buildings nearby.
2. Rely on building massing and orientation to place strong visual emphasis on the street in activating public space.
3. Use smaller sub-volumes in the massing of a building to create a transition in size to adjacent residential structures that are smaller in scale.

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

CS3-A Emphasizing Positive Neighborhood Attributes

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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.

Othello Supplemental Guidance:

PL2-I Personal Safety and Security

PL2-I-i. Zone of Defense: Consider the type of “zone of defense” most appropriate for specific spaces and entries included in the development proposal. Private open spaces and entrances should include physical barriers, such as fencing, some forms of landscaping and locked doors. Symbolic barriers are appropriate for semi-private spaces,

and require only a visual perception that a transition has occurred. Nearly anything could serve as a symbolic barrier, and examples include: bollards, flower beds, changes in sidewalk patterns or materials, and signs.

PL2-I-ii. Lighting: New developments are encouraged to provide lighting on buildings and in open spaces. This includes: exterior lighting fixtures above entries; lighting in parking areas and open spaces; and pedestrian street lights near sidewalks. To the degree possible, a constant level of light providing reasonably good visibility should be maintained at night. Bright spots and shadows should be avoided.

PL2-I-iii. Landscaping: As a symbolic barrier, landscaping can mark the transition between zones. Consider employing features such as decorative fencing, flower beds, ground cover, and varied patterns in cement work to clearly show separation between zones. If more substantial barriers are needed, shrubbery such as evergreen hedges can be used to create more formidable edges.

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.

Othello Supplemental Guidance:

PL3-I Human Activity

PL3-I-i. Main Street Feel: Recessed building or individual shop entrances to help create a traditional “main street” feel; ii. Stoops or landscaping to help provide privacy for residential use at street level;

PL3-I-ii. Residential Privacy: Stoops or landscaping to help provide privacy for residential use at street level;

PL3-I-iii. Entry Plaza: Large developments are encouraged to include plazas or gracious entry forecourts along the street edge, provided street continuity is not unduly interrupted along the majority of the block. (This guidance addresses a potential unintended consequence of NC zoning and the pedestrian zone designation that when applied to a very large, full-block development, could create a long, uninterrupted street wall not conducive to pedestrian comfort;

PL3-I-iv. Overhead weather protection: Include along the sidewalk for pedestrian comfort; canopies and awnings are encouraged.

PL3-II Pedestrian Open Spaces and Entrances

PL3-II-i. Activate the Street Edge: Providing space for intermingling of pedestrians and shoppers at the street-level on Martin Luther King Jr. Way South will help create a socially and visually stimulating MLK@Holly business district. Multiple storefronts, shop entrances and activities enliven the street and provide a safe pedestrian environment. Generous windows placed at the ground floor give people inside an awareness of activity on the street. This is commonly referred to as “eyes on the street,” and supports an active day and night street environment.

PL3-II-ii. Active Entries: Buildings that are designed for multi-tenant occupancy and walk-in pedestrian traffic at the street level are encouraged.

PL3-III Transition Between Residence and Street

PL3-III-i. Ground-related Residential Development:, Encouraged at locations along public open spaces such as Othello Park to create human activity along the park and provide for social interaction among residents and neighbors.

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 Façade Composition

DC2-B-1. Façade Composition: Design all building façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades 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 façades 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 façades 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 façades, 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.

Othello Supplemental Guidance:

DC4-I Exterior Finish Materials

DC4-I-i. Encourage High-Quality Construction: All new buildings are encouraged to be constructed as long-term additions to the urban fabric.

DC4-I-ii. Residential Development:

- a. Use exterior building materials that are typically residential in character. The most commonly-found traditional cladding material in the Othello Neighborhood

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is wood: shingle, horizontal or vertical. Stone, or other masonry with human-scale texture, is also encouraged— particularly as accent materials.

b. Creative combinations of the above are encouraged; other materials can also be considered, such as stucco and vinyl shaped to reflect natural textures, so long as they meet the overall objective of conveying a sense of permanence, human scale and proportion.

DC4-I-iii. Commercial and Mixed-Use Development:

a. Use exterior building materials typically found in traditional storefront design. This includes brick, masonry and metal on the ground floor. Mixed-use developments could use a combination of materials, such as brick, masonry, metal, wood and stucco in a manner that creates a coherent design.

b. Consider window design as an opportunity to provide variation and definition along building facades. Avoid monotonous repetition of window types.

DC4-I-iv. NW Corner of Martin Luther King Jr. Way S and S Othello St: See site-specific guidelines.

DC4-I-v. NE and SE Corners of Martin Luther King Jr. Way S and S Othello Street: See site specific guidelines.

RECOMMENDATIONS

The recommendation summarized above was based on the design review packet dated Tuesday, March 27, 2018, and the materials shown and verbally described by the applicant at the Tuesday, March 27, 2018 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 conditions:

1. Remove all the fences and create a more contiguous pedestrian circulation path both N/S and E/W, as means to emphasizing building separations, connecting the site pathways, and providing density relief. The Board suggested elements to further activate the connections such as benches. (CS2-B Adjacent Sites, Streets, and Open Spaces, PL1 Connectivity, PL2-B Safety and Security)
2. Add some gable roof forms along the street facing elevations. The Board suggested changing the yellow building groups to gable, and further clarified they were comfortable with creating a mix within the interior of the site as well. (CS2 Urban Pattern and Form)
3. Reduce the amount of asphalt, suggesting the asphalt areas connecting the interstitial green space and amenity areas could become narrowed and designed to emphasize the pedestrian connections. (DC1-C-3. Multiple Uses)
4. Incorporate raised planters and more durable, human scaled material, as a means to adding richness and variety to the 1st 4 feet of the vehicular facing facades and further denoting the character of the space as a woonerf. (DC1-C-3. Multiple Uses, DC4-A-1. Exterior Finish Materials)

5. Add address numbers, colored doors, or other identifying features that would improve wayfinding and visually enrich the area surrounding the woonerf. (PL2-D Wayfinding)
6. Resolve the SE entry composition including (CS2-A Location in the City and Neighborhood, CS2-B Adjacent Sites, Streets, and Open Spaces, CS3-A-4. Evolving Neighborhoods, CS3-B Local History and Culture, PL2-D Wayfinding):
 - i. Explore removing the second entry to the southernmost unit of lot D (unit 16, pg. 16, Recommendation packet).
 - ii. Refine the location and orientation of the two greenhouses or consider one larger green house, perhaps 2/3 of what is currently proposed and emphasizing the entry point with raised planter beds. The Board also specified the raised planter beds should be for food production rather than general landscaping.
7. Provide alternative pathway lighting and amenity lighting in addition to adjacent unit lighting. (Othello PL2-I-ii. Lighting, PL2-B-2. Lighting for Safety)