



# City of Seattle

Department of Construction & Inspections

Nathan Torgelson, Director

DESIGN  
REVIEW

## EARLY DESIGN GUIDANCE OF THE SOUTHWEST DESIGN REVIEW BOARD

Project Number: 3026801

Address: 9049 20<sup>th</sup> Ave. SW

Applicant: Atelier Drome, llp

Date of Meeting: Thursday, July 06, 2017

Board Members Present: Matt Zinski (Chair)  
Donald Caffrey  
Crystal Loya

Board Members Absent: Alexandra Moravec

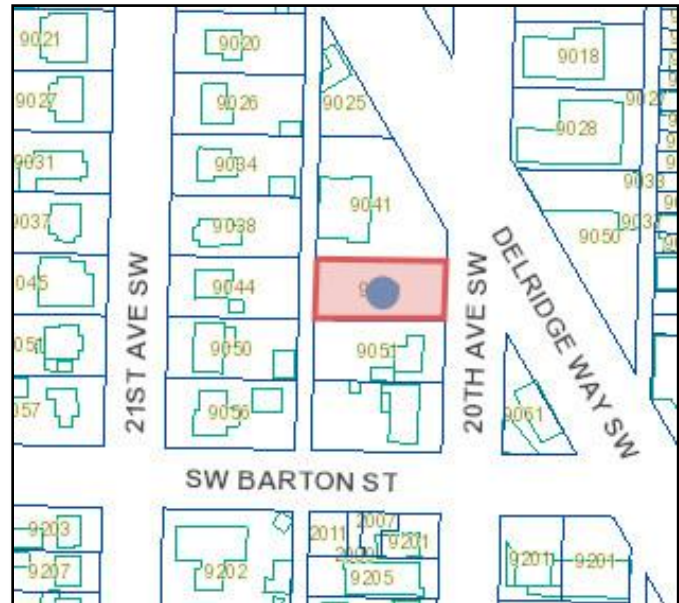
SDCI Staff Present: Sean Conrad

### SITE & VICINITY

Site Zone: Commercial 1 – 40' height limit (C1-40)

Nearby Zones: (North) C1-40  
(South) C1-40  
(East) C1-40  
(West) Single Family  
Residential 7,200 square foot lot size (SF 7200)

Project site area: 7,718 square feet



**Current Development:**

This project is an addition that proposes to further develop the existing building at 9049 20th Ave SW by adding onto the existing building on three sides. The proposed building is a 4-story mixed-use multi-family building with expanded ground floor office space for the current tenant STS Construction Services. The project will provide parking for the residential & commercial uses as required through an off-site parking agreement with the Blue Stone Apartment development next door.

**Surrounding Development and Neighborhood Character:**

The project site is in the Westwood-Highland Park neighborhood of West Seattle, located midblock on 20th Ave SW between Delridge Way SW and SW Barton St. The immediate vicinity is primarily multifamily with scattered commercial and industrial along Delridge Way SW, and single-family homes to the west of the project site. Further west of the site is the shopping center of Westwood Village, with Roxhill Park immediately south of that, while a retail corridor along 16th Ave SW lies southeast of the site. The project site is in an area in transition, moving forward to increased density. The adjacent Blue Stone development, recently completed in 2016, consists of ground floor mixed-use retail and apartment units above. Other recent development includes the townhouse developments across Delridge Way SW on 18th Avenue SW. The site has access to the rest of Seattle through the 60 and 125 bus lines, as well as to West Seattle and South Center through the 128-bus line.

**Access:**

Access to the project site is provided by 20<sup>th</sup> Avenue SW on the site's east side. A secondary access is provided by a 16-foot wide alley on the site's west side.

**Environmentally Critical Areas:**

The project site has steep slopes (slopes exceeding 40% grade) on its western side.

**PROJECT DESCRIPTION**

The applicant is proposing an addition and remodel to an existing structure for a total of 4 stories and 27 apartment units (22 apartments and 5 small efficiency dwelling units). Parking to be located off-site (9051 20th Avenue SW).

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

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

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

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

Email: [PRC@seattle.gov](mailto:PRC@seattle.gov)

## EARLY DESIGN GUIDANCE July 7, 2017

### PUBLIC COMMENT

During the Early Design Guidance meeting the following comments were provided by the public:

- Liked the Bluestone development south of the site, felt that project addressed its amenity space well.
- Agreed with the applicant that preferred Option 1 is the better massing option.
- Requested the Board take the utmost care when approving new development in the neighborhood because there is not much architectural context for larger projects to draw from in the neighborhood. These new projects will set the context for years to come.
- New projects should add to the walkability of the neighborhood.
- Requested the owner consider including 3 bedroom units to accommodate families with children in the neighborhood.
- Concerned with the proposed massing along the alley side and would like to see some massing reductions.
- Requested high quality materials be used on the exterior of the building.
- Requested that the garbage location be in a secure place.
- Concerned with the little landscaping along the street and encouraged the applicant to “green up” the northeast corner of the building to make it something special.
- Would like to see secure bicycle parking incorporated into the project design.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify 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. Comments regarding future residential unit size and type are not part of this review.

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

### PRIORITIES & BOARD RECOMMENDATIONS

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

## 1. Massing/Materials

- a. The Board favored the proposed massing of Option 1, the applicant's preferred option, due to the applicant's response to the adjacent Bluestone building and the building's subtle variation in the massing along 20<sup>th</sup> Ave. SW. (CS2-D, DC2-B)
- b. The Board had concerns with the massing of the structure and the lower level outdoor storage area facing the single-family residential lots across the alley. The Board felt that the massing in Option 1 did not provide a nuanced transition along the alley. At the Recommendation phase the Board requested the applicant further explore the massing options, provide additional analysis taking into consideration the following:
  - 1) How the building massing along the alley fits in with the urban pattern established by the Bluestone development and how the building massing, along the alley, could be modified to fit in with the step-down concept of the Bluestone development.
  - 2) Demonstrate how the massing articulations with secondary elements and materials will achieve the following:
    - Touch the alley ground level
    - Screen the outdoor storage area
    - Create a compatible neighbor to the adjacent single-family zoning so that the building expression is not perceived as a hulking mass jumping off the site towards the single-family zone(CS2-D, CS3-A, PL2-B)
- c. The Board agreed with the public comments and requested the applicant choose materials that are a high quality and climate appropriate for the building as a whole and emphasized that the materials at the pedestrian level should be of a durable character, well suited for the pedestrian environment. (DC4-A)

## 2. Façade:

- a. The Board had concerns with the small size of the light well and the potential lack of sunlight for the residential units on the south side of the building. The Board felt that the building separation along the site's south boundary should achieve a desirable amount of light for those units facing the blank wall of the building to the south. (DC2-C)
- b. The Board emphasized that the façade composition, especially the secondary façade elements, are very important to create a desirable outward building appearance. (DC2-B, DC2-C)

## 3. Landscaping

- a. The Board requested greater details on the proposed landscaping along 20<sup>th</sup> Ave. SW and for the proposed rooftop amenity space. The Board acknowledged public comments on landscaping and encouraged the applicant to provide a well-developed, thoughtful, green entry at the buildings main entrance along 20<sup>th</sup> Ave. SW. (DC4-D)
- b. The Board requested the applicant provide a screening plan (fencing, landscaping, or a combination of both) at the Recommendation phase to screen the ground level storage area from the adjacent residential properties. (CS2-D, DC1-C)

## 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 the following departure was requested with Option 1:

- 1. Solid Waste and Recyclable Storage Access (SMC 23.54.040):** The Code requires mixed use developments containing 26-50 residential dwelling units and 5,001-15,000 sf of non-residential development to have a waste storage space of 437.5 sf. and direct access is required from the alley.

Under preferred Option 1, the applicant is proposing the use of trash chutes in the residential levels that connect to a small main waste room to be located inside Level 1, where it can be accessed by the office uses. The waste containers will then be brought to 20th Avenue SW, which will be the pick-up location. The alley currently has a steep slope at its southern connection with SW Barton Street that prevents vehicle access. The waste storage is only serving 2.5 levels of residential and 1 level of office, so the use of trash chutes will be more efficient and allows the maximization of unit size. Furthermore, as the anchor tenant/owner is a construction company, they have the means to dispose of trash more regularly if required.

The Board indicated they are inclined to consider the requested departure due to the alley's unusual topographical conditions, as the containers only being visible for a short period of time during trash pick-up day, and that the trash/recycling containers will be secured which was noted as important during the public comment.

## DESIGN REVIEW GUIDELINES

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

### CONTEXT & SITE

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

#### **CS2-D Height, Bulk, and Scale**

**CS2-D-3. Zone Transitions:** For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s).

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

#### **CS3-A Emphasizing Positive Neighborhood Attributes**

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

## PUBLIC LIFE

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

### 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.

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

### PL4-B Planning Ahead for Bicyclists

**PL4-B-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.

## DESIGN CONCEPT

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

### DC1-C Parking and Service Uses

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

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

### DC2-B Architectural and Facade Composition

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

### DC2-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).

**DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.**

**DC4-A Building Materials**

**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-D Trees, Landscape, and Hardscape Materials**

**DC4-D-1. Choice of Plant Materials:** Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

**DC4-D-2. Hardscape Materials:** Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

**DC4-D-3. Long Range Planning:** Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

**DC4-D-4. Place Making:** Create a landscape design that helps define spaces with significant elements such as trees.

**RECOMMENDATIONS**

**BOARD DIRECTION**

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application, with responses to all the guidance herein.