



Nathan Torgelson, Director

## RECOMMENDATION OF THE SOUTHWEST DESIGN REVIEW BOARD

**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.

**RECOMMENDATION: March 1, 2018**

## PUBLIC COMMENT

The following public comment was offered at the meeting:

- Why has the project included a design approach that responds to the zone transition on the alley?
- The landscaping on the roof top amenity space should wrap along the western edge of the amenity space to discourage people from looking down at the adjacent single family residential yards.

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 recommendations.

**1. Response to EDG:**

- a. The Board approved of the further development of the applicant's preferred option from EDG and noted that the project had responded well to the Early Design Guidance. The Board noted the design responded well to the building vocabulary of the Blue Stone building, immediately south of the site, and the proposed transition to the adjacent single-family residential zoning. (CS2.D, CS2.C)

**2. Materials:**

- a. The Board had concerns with the material application presented in the recommendation packet. After reviewing the materials and colors the Board noted that there are too many color and material changes which creates a confusing exterior appearance. The Board recommended as a condition of approval the applicant revise the exterior material and color palette for the building by reducing the number of material colors and simplify the material design to achieve the following:
  - The design concept of a proud prow
  - Emphasizing the northeast façade as the primary building facade
  - Differentiating between the residential and commercial programming of the building(DC4.A, DC2.B)
- b. During Board discussion on the east façade the Board found the pearl gray Hardiepanel (PNL-4 shown on page 28 of the packet) was out of place. The Board noted that the material palette includes far too little high-quality materials on this façade. The Board had concerns that the use of Hardiepanel on the south side of the second, third and fourth floors did not provide a distinguishing break between this building and the Blue Stone building. Therefore, the Board recommended a condition to carry the wood siding at the residential entrance on the east façade up to the roofline of the building to create a greater visual separation between the building and the existing Blue Stone building (DC4.A, CS3.A)
- c. During the Board's discussion on the north façade, the Board supported the design concept of the prow on the east end of the north elevation. The Board also supported the angled wall element on the west end at the rooftop level noting that it provides interest and creates a unique accent to the west end of the building. (DC2.C)
- d. The Board noted that with the extensive use of Hardiepanel, the Hardiepanel joints should be considered as their own element. The Board recommended a condition that the applicant further analyze the joint layout for the siding materials to provide a clear joint design concept that breaks the Hardiepanels up without relying on window joints only. The

Board noted that the spans of Hardiepanel siding should not become larger than the existing joint/panel design shown in the recommendation packet. (DC2.C, DC2.D)

- e. The Board discussed the flashing and trim applications needing to be emphasized as a separate element similar to the joint expression noted above. The Board recommended as a condition of approval the applicant provide details for flashing and trim at the Hardiepanel joints. The Board further conditioned the project to incorporate upgraded flashing and trim profiles, as required, to enhance the building design and the design concept of the panel joints on the north and east building elevations. (DC2.C, DC2.D)

### **3. Rooftop Amenity**

- a. Responding to public comment, the Board discussed the proposed landscaping associated with the rooftop amenity space. Based on public input and Board discussion, the Board directed the applicant to create a landscape buffer along the west edge of the rooftop amenity space to discourage residents from walking to the edge of the amenity space and looking down on the adjacent residential yards. (CS2.D)

## **DEVELOPMENT STANDARD DEPARTURES**

The Board's recommendation on the requested departures 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 departures. At the time of the Recommendation meeting the applicant requested the following departures:

- 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.

Although the code allowed for applicants to request a departure from solid waste standards at the time of EDG application, the code changed after the applicant applied for the Early Design Guidance meeting removing the solid waste standards from a potential departure request per SMC 23.41.012.B.20. The request was reviewed by Seattle Public Utilities (SPU) and SDCI staff and granted under a Type I decision associated with the master use permit. The Board was instructed to not provide a recommendation on the request.

## 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**

**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.

## **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 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-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.

## **RECOMMENDATIONS**

The recommendation summarized above was based on the design review packet dated Thursday, March 01, 2018, and the materials shown and verbally described by the applicant at the Thursday, March 01, 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 with the following conditions:

Condition 1 - Carry the wood siding at the residential entrance on the east façade up to the roofline of the building to create a greater visual separation between the building and the existing Blue Stone building.

Condition 2 - Further analyze the joint layout for the siding materials to provide a clear joint design concept that breaks the Hardiepanels up without relying on window joints only. Note: the spans of Hardiepanel siding should not become larger than the existing joint/panel design shown in the recommendation packet.



Condition 3 - Provide details for flashing and trim at Hardiepanels. Incorporate upgraded flashing and trim profiles as required to enhance the building design and the design concept of the panel joints on the north and east building elevations.

Condition 4 - Revise the exterior material and color palette for the building by reducing the number of material colors and simplify the material design to achieve the following:

- The design concept of a proud prow
- Emphasizing the northeast façade as the primary building facade
- Differentiating between the residential and commercial programming of the building

Condition 5 - Install a landscape buffer along the west edge of the rooftop amenity space to discourage residents from walking to the edge of the amenity space and looking down on the adjacent residential yards.