Seattle Department of Construction & Inspections

DESIGN REVIEW

ADMINISTRATIVE
EARLY DESIGN GUIDANCE
NORTHWEST

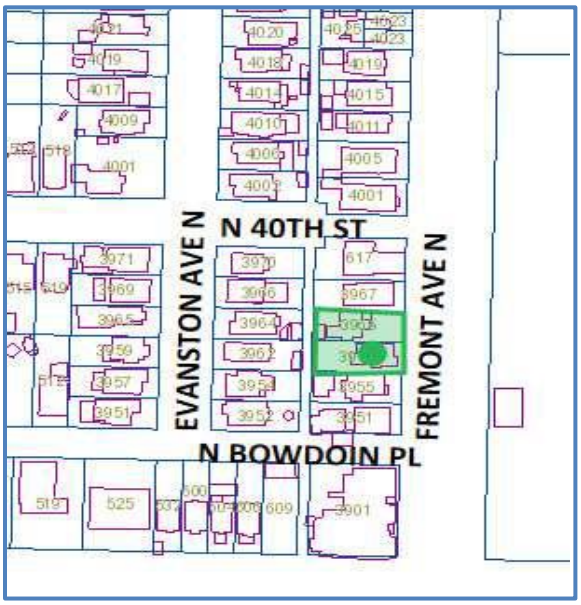
Project Number:	3026875
Address:	3959 Fremont Avenue North
Applicant:	David Neiman for Neiman Taber Architects
Date:	February 12, 2018
SDCI Staff:	Holly J. Godard, senior land use planner

SITE & VICINITY

Site Zone: Lowrise 2 (LR2)

Nearby Zones: (North) Lowrise 2 (LR2)
(South) Lowrise 2 (LR2)
(East) Lowrise 2 (LR2)
(West) Single Family 5000 (SF5000)

Lot Area: 8,000 square feet

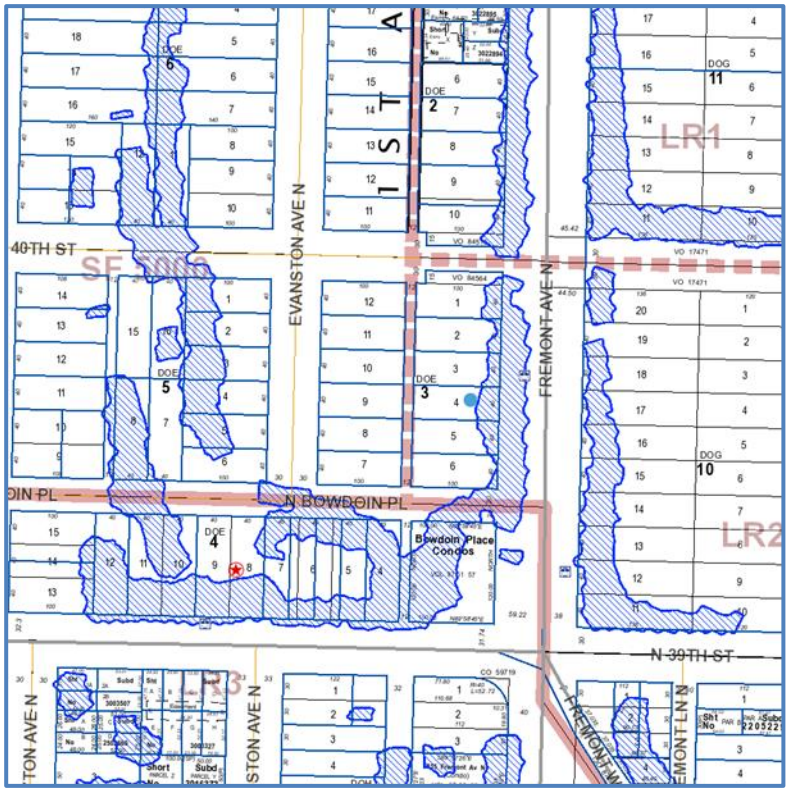


Current Development:

The 8,000-square foot, two parcel, site is currently occupied by three structures, a single family dwelling, a duplex, and a garage.

Surrounding Development and Neighborhood Character:

The subject site is located on Fremont Avenue North between North 40th Street and North Bowdoin Place which both intersect Fremont with public stair access only. The site slopes diagonally from northeast to southwest with a 2-3 foot slope north-south and a 12-18 foot slope downward west to east. To the west is a 12-foot paved alley. The alley serves as a land use zone edge where zoning to the west changes to single family 5000 (SF 5000). The area to the west is characterized by older single family homes with detached garages. The single family blocks along Evanston Avenue North are surrounded on three sides by steep slopes. Some of the street rights of way to and from the area are closed to vehicles due to steep slopes, but accessible via stairs for pedestrians.



To the east is Fremont Avenue North, a wide right of way of approximately 97 feet. Fremont Avenue North is classified as a minor arterial in the city mapping system. It is improved with sidewalks, curbs and gutters. Parking is allowed on the west side of Fremont Ave North. A delivery zone is signed at the intersection of Fremont and Bowdoin Place. As the map to the right shows, the right of way between the sidewalk and the subject site is forested steep slope. Steep slope wraps the base of Evanston Avenue North and along the west side of Evanston.

Access:

Vehicle access to the site is via the alley. Pedestrian access is via the alley or existing steps that front on Fremont Avenue North.

Environmentally Critical Areas:

A steep slope environmentally critical area (ECA) is mapped near the site. The official survey will determine the extent and location of steep slopes, if any, for the city geotechnical engineers to review.

PROJECT DESCRIPTION

The applicant proposes a three-story, 29-unit apartment building with 26 small efficiency dwelling units (SEDU), and three (3) apartments. No parking is proposed. The existing structures are slated to be demolished. The applicant proposes to protect and retain the exceptional tree on site.

The design packet includes information 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 Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

EARLY DESIGN GUIDANCE February 7, 2018

PUBLIC COMMENT
Public comments were received and reflect the following:

Site access concerns:
Many letters were received which suggest that the main entrance and main access to the site be located off Fremont Avenue North. Comments included concerns for too much alley activity with mixed vehicle and pedestrian uses, addressing from Fremont should have a visible access from Fremont for safety and urban flow/workability, access to Fremont sidewalk and transit, and first responder site identification and access. Commenters suggested several solutions for the project applicants to consider.

Traffic and parking concerns:
Many comments were received which focused on additional traffic the project may bring to the street grid at this location. Commenters felt that additional resident traffic, move in and out, delivery and pick up traffic will overload the 12-foot alley and the neighboring streets. Comments suggested alley access be minimized and used sparingly for load and unload functions while access to Fremont be the primary entry.

Commenters noted that on-street parking in the area is becoming increasingly scarce and additional units may begin to overload the available parking. Additionally, commenters pointed out that the project is located at a zone edge with a single-family zone where street parking is used by the neighborhood and additional parking demand from multifamily units is unwelcome.

Many comments suggested that the project provide parking for the units on site with vehicle access from Fremont Avenue North only.

Density concerns:
Commenters noted that the proposal, 29 residential units, is too many units for the surrounding area to absorb. Comments suggested that the density is too high and should be reduced for overall livability. Density concerns pointed to the associated parking demand, traffic, and safety concerns.

First responder concerns:
Commenters suggested that first responders, fire and emergency medical technicians, will have undue challenges in reaching the development due to its location in the city, weak Fremont Avenue access points and a 12-foot alley, and thus, the proposed development could create unsafe conditions for future residents.

Design suggestions:
Public comment design concerns and suggestions asked for a useable and recognizable entry at the east property line above the Fremont Avenue sidewalk. Some comments noted that the reduced massing on the alley is a positive design direction. Other comments included the following:

- Waste collection appears to be too small and should be located interior to the site.
- Accessible routes seem to be restrictive and inadequate.
- Access stairs in the right of way should be rebuilt.
- Redesign the Fremont right of way to include an entry sequence to an elevator serving the residential building, incorporate a redesigned bus stop on Fremont Avenue.
- Step the building down the hill to the east. (*Planner note: it appears that most of the slope is in the right of way*.)

Other comments:

- A petition to request a public meeting has been received. (*Planner note: a public meeting will be scheduled after the master use permit application has been received.*)
- The zoning is incorrect and should be changed to Lowrise 1 zoning.

Proposal support:
Comments were received which supported the proposal, including the proposed density to provide needed housing and rental unit choices. Supporting comments included support for accommodating the changing nature of demographics in the city by providing different sized units and small units for rent.

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with building height calculations and bicycle storage standards are addressed under the City's zoning code and are not part of this review. Concerns regarding right of way design are part of SDOT review and are not part of this review. Concerns with Fire protection and access are reviewed by Seattle Fire Department, garbage collection is reviewed by Seattle Public Utilities at the building permit stage.

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, SDCI staff provided the following siting and design guidance.

There are several compelling merits of Option #3, yet the design and massing approach appears unresolved as a concept and concept execution. Positive attributes include the two building masses, a central courtyard concept, reduced massing at the alley, a load and unload zone, and retaining the exceptional tree. In response to staff comments and public concerns, continue to explore Option #3 and work with the following guidance to refine the proposal.

1. **Street and alley interaction:** The development is perched at the top of Fremont Avenue North steep right of way edge with the easiest access via an improved alley; however, the development should provide an enhanced physical connection to the Fremont Urban Village and Fremont Avenue North. (CS2A, B,C; PL2A: DC1A,B; DC2A; PL3A)

    a. Despite the perceived easy access of the alley the development must create an identifiable front facade pedestrian entry on Fremont Avenue North. The front façade entrance should be recognizable and useable for residents and visitors.
    b. The existing steps between the project site and Fremont Avenue North need to be repaired or replaced in as much as SDOT will allow.
    c. Signage on Fremont must indicate the project address and other wayfinding per SDOT standards.
    d. Redesign the alley entry to be a secondary entry designed for some load and unload and delivery practicality.
    e. Omit the suggested six-foot privacy fence along the east property line.

2. **Safety and security**: Organize the site and building elements for a sense of safety. (PL2A, B; DC4 B)

    a. Provide sight lines in and out of the development for a sense of safety and security.

b. Provide opportunities for eyes on the alley and the Fremont Avenue right of way by including windows, decks, and balconies, windows, and lighting.
c. Provide pedestrian access to activate the Fremont Avenue right of way and alley right of way.
d. Provide low level pedestrian lighting on the site. Avoid light trespass to neighboring properties.
e. Specify low, native landscaping which melds with the restored hillside and which enhances sight lines for a sense of security.

3. **Architectural concept and fit in the neighborhood:** Overall the concept Option #3 is an interesting concept. However, it appears overly programmed and cumbersome in some respects like a unit under the trash room on the north side, and two levels of courtyard. Use the guidance below to adjust uses, carve away height, bulk and scale and create units with light and air to respond to livability. Refine the concept proposal to create a good springboard for design choices and against which you can test design ideas. What is the big idea or inspiration for the proposal? What is the controlling design direction? For instance, at this site, based on opportunities and constraints, public comments, and site analysis the design concept could be hilltop village, cliff dwelling, community around a common courtyard, carriage house/mansion, or forest community lookout. (CS2C; PL3 A; DC1A,B,C;DC2A,B; DC3,BDC4 B,D)

    a. Further reduce the height, bulk, and scale of the building on the alley façade.
    b. The single roof line creates too much bulk. Create a smaller scale building with lower and more traditional roof forms similar to those which predominate the neighborhood such as low and high-pitched roof forms which characterize the alley buildings.
    c. The breezeway adds bulk. Redesign the alley building, or west building, into two or three forms to reduce the bulk, consider moving the circulation to the north or south of the building and joining the units together at that location.
    d. Modulate the alley façade to express the units and uses. Modulate the building height and roof lines to reduce the building height, bulk and scale at the alley.
    e. Reduce the prominence of the trash room. The trash room façade entry plane is the same as the unit next to it. Recess the entry plane or make it less noticeable in some way. What is the small room next to it? The concrete apron in front of the trash room should be large enough to accommodate all trash on pick up day without impacting the alleyway.
    f. The alley entry appears to be a tunnel. Redesign the secondary entry concept. Open the entry to the sky and continue the entry to the front façade via the courtyard and tree.
    g. Create a one level courtyard with access to the sky and all points of the compass. The north, lower courtyard looks to be too low, dark, and dank.
    h. Create a managed pet area onsite with drainage and hose bib.

i. The entry sequence needs to connect the alley and front façade. Expand the internal courtyard with a primary entry on Fremont and a secondary entry on the alley which could be to the south of the west building rather than the central tunnel.
j. Reduce the scale of the east building to provide a quality entry experience and welcoming façade modulation. The entry should not feel like a tunnel entry, but more like a courtyard entry, compression is fine if there is an expansion of space a few steps away. Carve away the building to create an airy and welcoming forest edge entry. If possible, lower the building into the grade at the east façade.
k. Create a residential community by designing informal gathering points. For instance, mail pick up, garden court, pet area, east entry patio, etc.
l. Omit the suggested six-foot privacy fence along the east property line.

4. **Retain the exceptional tree:** The exceptional tree is an asset to the site and community. CS1D1)

a. It appears that the exceptional tree can be retained. Provide for site circulation which allows residents to walk by the tree to enjoy its beauty and seasonal interest.
b. Move the east building mass to the north where the entry tunnel is located and relocate access to the south to give the tree more space and to relocated the pedestrian entry into the site from the alley.

DEVELOPMENT STANDARD DEPARTURES

The 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 recommendation will be reserved until the final guidance.

At the time of the Early Design Guidance the following departures were requested:

1. **Setbacks and Separations (SMC 23.45.518 I1):** The Code requires that unenclosed decks and balconies may project a maximum of four (4) feet into required setbacks if each one is no closer than five (5) feet to any lot line. The applicant proposes a departure of three (3) feet for a 2-foot balcony setback from the east property line.

SDCI staff indicated that they are concerned with how the departure relates to the preservation of the exceptional tree or how it helps the project meet guidance. The reasoning is unclear. More information should be presented at the master use permit application.

2. **Structure Façade Length (SMC 23.45.527B):** The Code allows the structure façade length, within 15 feet of the property line, to be up to 65% of the property line which

would be 65 feet at this site. The applicant proposes a façade length of 85 feet, a 20 foot departure.

SDCI staff indicated more information is needed to understand how this departure helps better meet guidance. The request appears to relate to a trellis and not the tree. It appears there is enough room for the exceptional tree without the departure.

3. **Setbacks and Separations (SMC 23.45.518 I1):** The Code requires facades to be seven (7) foot average and five (5) feet minimum. The applicant proposes five (5) feet minimum and five (5) foot average side setback for a two (2) foot average setback departure.

SDCI staff indicated more information is needed to understand how this departure helps better meet guidance. It appears there is enough room for the exceptional tree without the departure.

DESIGN REVIEW GUIDELINES

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

CONTEXT & SITE

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

CS1-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 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.

RECOMMENDATIONS

STAFF DIRECTION

At the conclusion of the EARLY DESIGN GUIDANCE, SDCI staff recommended moving forward to master use permit (MUP) application.

The applicant should revise the proposal using the guidance above, meetings with the planner and the public are strongly encouraged prior to the master use permit application. A public meeting will be scheduled once the master use permit application is made to the city.

Initial city review of the master use permit will include zoning, land use, and addressing review. The building permit application and reviews may be concurrent with the master use permit. Building permit reviews will include fire, storm water drainage, building codes, Seattle city light, Seattle Public utilities, etc.

See the following link for more information on SEPA reviews:
http://www.seattle.gov/dpd/permits/permittypes/landusesepa/default.htm