Seattle Department of Construction & Inspections

DESIGN REVIEW

DESIGN GUIDANCE
STREAMLINED DESIGN REVIEW

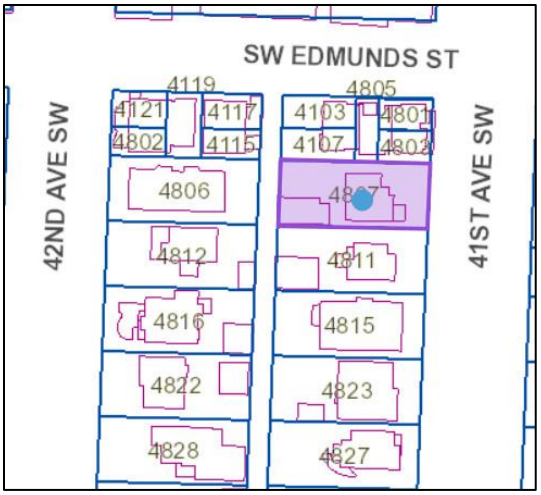
Project Number:	3027259
Address:	4807 41st Ave SW
Applicant:	Einar Novion
Date of Report:	Thursday, March 22, 2018
SDCI Staff:	Abby Weber

SITE & VICINITY

Site Zone: Lowrise 2 (LR2)

Nearby Zones: (North) LR2
(South) Single Family 5000 (SF 5000)
(East) LR2
(West) LR2

Lot Area: 5,750 SF



Current Development:
The site is located on the west side of 41st Ave SW, between SW Edmunds St, to the north, and SW Hudson St, to the south. The site is currently developed with a 1-2 story single family residence; the structure is red brick with a gabled roof form. The site is located 10-12-feet above the grade of the sidewalk. An accessory garage is located at the rear of the site.

Surrounding Development and Neighborhood Character:
The site is located in the West Seattle Junction Hub Urban Village, 2-blocks east of the California Ave SW commercial corridor. The site is located within a Lowrise zone that continues along the south side of SW Edmunds St about 1-block in either direction; the Lowrise zone is characterized by single family residences, low-rise multi-family residential structures, and recently constructed contemporary townhouse developments.

The site is located across the northern boundary of a single-family zone, which is characterized by 1-2 story single family structures of a variety of architectural styles. Neighborhood

Commercial zoning begins on the north side of SW Edmunds St, which is characterized by midrise multi-family residential and mixed-use structures

Access:
Existing vehicular access occurs from the alley at the rear of the site; no vehicular access is proposed. Existing and proposed pedestrian access occurs from 41st Ave SW; a pedestrian stair is located within the right-of-way adjacent to the site in the southeast corner and provides access to the sidewalk.

Environmentally Critical Areas:
A Steep Slope Erosion Hazard Environmentally Critical Area (ECA) is located adjacent and parallel to the site across the east property line. The 15-foot buffer extends onto the site. The proposed development will require an ECA Variance, or Relief from Prohibition on Steep Slope Erosion Hazard Area Development, to develop within the buffer.

PROJECT DESCRIPTION
Streamlined Design Review for a 3-story, apartment building with 22 small efficiency dwelling units (SEDUs). Existing structure is proposed to be demolished. No parking proposed.

PUBLIC COMMENT
The following public comments were received:

- Concerned that the box-like mass does not respond to the single-family zone transition, neighborhood specific guidelines, or the surrounding neighborhood character. Referred to Design Guidelines regarding height, bulk, and scale; design should look to the uses and scale of adjacent buildings for clues about how to design a mid-block building.
- Concerned that the proposed development does not respond well to the single-family zone transition.
- Supported the increased front setback as it is more in line with existing development on adjacent sites.
- Noted that the scale of development is out of context. The design should reference the existing multi-family architectural context, specifically the townhouse development to the west. Noted that cottage housing would be more appropriate in this location.
- The design should incorporate gabled/peaked roofs, arches, porches, and columns in response to the existing craftsman homes in the neighborhood.
- Stated that the façade proportions and composition do not fit with the neighborhood context; it is too wide, tall, and flat.
- Stated that the design should not rely on material type and color to reference the existing context; the mass should reference the single-family scale. Does not support the aesthetic of the box-like massing with contemporary materials.
- Noted that the design should reference the use of masonry in the existing structure onsite, which is proposed to be demolished.
- Stated that this density and unit size is not appropriate given the existing single-family and townhouse context.

- Concerned that the proposed development is too tall at 4-stories, and questioned whether it meets Code requirements.
- Supported the primarily east and west facing windows as it minimizes disruption to the privacy of residents on adjacent sites.
- Concerned about the lack of landscaping, and questioned whether it meets Code requirements. Would like to see more greenery and trees.
- Concerned about blocked access to light for the adjacent site to the north.
- Noted that the existing fence along the south property line is old and dilapidated. The proposed development should include a new fence and consult the neighbor in its design.
- Concerned about the lack of usable outdoor space for residents since the units are so small. Would to see additional open or green space as it would contribute to a higher quality of life. Would like to see an outdoor roof deck with benches, container plants, or a garden. Noted resident turnover may be reduced if they have a well-designed common area to enjoy.
- Noted that the side courtyards are out of context with the neighborhood, and impact the privacy of yards on adjacent sites.
- Concerned that shade is not provided for west-facing windows.
- Concerned about safety and security, noted existing criminal activity in the vicinity.
- Concerned about the lack of parking as it will exacerbate the existing on-street parking and traffic congestion, contribute to bicycle and pedestrian safety concerns, and make it difficult to navigate the narrow local streets. Noted the existing bus service is insufficient.
- Concerned about impacts to alley access and visibility of pedestrian and vehicles in the alley during construction.
- Concerned about emergency vehicle access and accessibility for disabled residents.
- Concerned about lack of space for drop-off/pick-up, moving vans and other service vehicles, and access to the site.
- Would like to see public investment in infrastructure improvements in the vicinity that are tied to this increased density, such as improved crosswalks and green spaces.
- Concerned about where stormwater detention will occur. Would like to see more information on the design and function of onsite stormwater detention facilities. Would like to see increased impervious surface.
- Concerned that local geology is not considered, including soil structure and stormwater runoff along a steep grade. Environmental and geological review are necessary. Proposed development should respect the 15-foot ECA buffer.
- Does not support the removal of existing vegetation as it may destabilize slopes. Proposed plantings should be native and soil stabilizing.
- Concerned about increased wind and tunnel effect between the proposed development and the existing townhouse development to the north.
- Concerned that increased number of units will contribute to more smokers in the neighborhood.
- Questioned the location of exterior venting and its relationship to adjacent sites.
- Questioned how fire and safety are addressed through the design.
- Questioned how trash storage and service will function.

- Would like the proposed development to consider Seattle 2035 Comprehensive Plan community character, and housing and land use policies that strive to maintain the character and integrity of the existing single-family areas.

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

The purpose of the Streamlined Design Review process is for SDCI to receive comments from the public, 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 and siting alternatives. Concerns with off-street parking is addressed under the City's zoning code and are not part of this review. Issues related to fire, life safety and stormwater are reviewed as part of the Building Permit. SDCI has no authority over unit count or unit size.

PRIORITIES & SDCI STAFF RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Planner provided the following siting and design guidance. The Planner identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

1. Massing & Architectural Context

a. In response to public comment, Staff reviewed the proposed mass as it relates to the existing architectural context, single family zone transition and topographic change across the site. Staff is concerned that the proposed butterfly roof and clerestory increase the perceived height and scale in a manner incompatible with the single family zone transition. This condition is particularly evident along the street edge, where average grade calculations contribute to the appearance of a 4-story structure and the significant topographic change exacerbate the height concerns. Incorporate an upper-level setback into the portion of the mass east of the stairwells to create the appearance of 3-story structure, thereby better responding to the scale of the existing context. (CS1-C-2, CS2, CS2-D, DC2-A-1, DC2-B-1)

b. In agreement with public comment, Staff finds that the proposed development should look to adjacent sites for cues about how to design a mid-block building. Staff supports the large front setback, however, recommends further setting-back the proposed mass to better respond to the existing setbacks of the townhouse development to the north and the single family residence to the south. (CS2, CS2-C-2, CS2-D, DC2-A-1)

c. Staff supports the central, vertical massing reveals along the east and west facades, and as they break-up the perceived bulk and scale, create proportions that relate to the existing townhouse development to the north, and signify the entries below. (CS2-D-1, CS3-I-I, PL3-A-1, DC2-A-1, DC2-B-1)

d. Staff acknowledges public comment regarding the proposed side courtyards, however, Staff supports the setback stairwell/courtyard along the north and south facades as they break-up the perceived bulk and scale of the mass. (CS3-I-I, DC2-A-1, DC2-B-1)

2. Façade Composition & Materiality

a. Staff supports the proposed proportions of the alley-facing façade, and recommends further development of the street-facing façade composition in a manner that achieves similar proportions and the appearance of a 3-story structure – thereby mitigating concerns regarding the perceived height and scale. Staff does not support the proportions of the street-facing façade as proposed, which appear to divide the structure in half horizontally. (CS2-D-4, DC2-A-1, DC2-B-1)

b. In agreement with public comment, Staff supports the proposed use of large windows on the east and west façades with minimal glazing on the north and south facing facades. This window orientation promotes respect for the privacy of residents on adjacent sites. (CS2-D-3, CS2-D-5, DC2-B-1)

c. Staff, however, is concerned about impacts to the privacy of residents of the ground-level residential units – particularly for the street and alley-facing units. Explore design solutions which promote privacy; consider a layered approached that includes landscape buffers, material screening, raised sill heights, etc. (CS2-D-5, PL3-B-2)

d. Staff supports the proposed windows within the vertical massing reveal and stairwells as they maximize daylight for interior uses. The treatment of the window frames should match the adjacent materials. (CS1-B-2, DC2-B-1)

e. Staff appreciates that the brick application is an attempt to relate to the single family scale and materiality, however, questions whether the brick relates to the overall architectural expression as it does not appear to be integrated elsewhere in the design. Continue to explore materiality that contributes to a cohesive architectural concept, as well as the existing context. (DC2-B-1, DC2-C-3, DC2-I-ii, DC4-A)

f. Staff supports the use of horizontally-oriented, wood siding as it breaks up the scale, creates visual interest through texture, and relates to the existing residential context. Staff noted that although this material is labelled as “natural tone siding” it appears to be rendered as wood in the SDR Packet. (DC2-I-ii, DC4-A)

g. Material reveals, as well as venting and downspouts, should be intentionally designed with consideration of the overall façade composition and architectural expression. (DC2-B-1)

3. Open Space & Landscaping

a. In response to public comment, Staff recommends enhancing the landscape and open space plan to provide lush green spaces with significant elements such as trees, as well as attractive, usable and functionally designed amenity spaces suited to the needs of the intended user. Landscaping should also consider geological conditions and contribute to slope stability. (DC3-B-1, DC3-B-4, DC3-C-2, DC4-D)

b. Staff supports the proposed setbacks along the north and south facades, however, questions the use of these ground-level spaces as common amenity areas – particularly due to the ground-level units with large windows facing directly onto these setback spaces. These setback spaces should be attractively designed, while also promoting respect for the privacy of residents in the adjacent units. (DC3-B-1, DC3-C-2)

c. Reduce the impacts of alley traffic, and create a more attractive rear amenity area and entry experience, by incorporating a landscape buffer between the rear common amenity space and alley. (PL2-B, DC3-B-1, DC3-C-2, DC4-D-1)

d. In response to public comment, Staff would like to see more information on the design of proposed onsite stormwater detention. Staff recommends the use of permeable pavers. (CS1-E-2, DC4-D-1, DC4-D-2)
e. In response to public comment, Staff recommends including attractive material screening along the north and south property lines that corresponds to the overall architectural expression. (CS2-D-5, DC4-A-1, DC4-D)

4. Pedestrian Circulation & Entry Experience

a. Staff supports the proposed pathways along the north and south property lines as they provide convenient pedestrian access to multiple entry points and establish a connection between the street and alley. (PL1-B-1, PL4-B-2)
b. Staff is concerned that the ground-level street-facing windows are more prominent than the primary residential entry. Further develop the design of the primary entry in a manner that is distinctive and identifiable to visitors, composed of a collection of coordinated elements, and considerate of the extended pedestrian approach from the sidewalk. (PL3-A-1, PL3-A-2, PL3-A-4, PL3-B-2, PL4-A-2)
c. Staff noted that the rear entry will likely be heavily used since it provides a convenient and direct connection to the West Seattle Junction commercial area. The rear entry should be composed of a set of coordinated elements, including address signage and lighting. (PL3-A-2, PL3-A-4)
d. In response to public comments, Staff recommends further study of accessibility; provide access for people of all abilities in a manner that is integrated into the overall design. (PL2-A)
e. In response to public comments, Staff recommends incorporating lighting to promote safety and security, particularly along the pathway and rear common amenity space. However, avoid glaring lights. Include a lighting plan in the building permit. (PL2-B-2, DC4-C-2)

5. Service Uses

a. Staff supports the proposed alley-accessed trash storage area. Staff, however, encourages further development of vegetative screening between the trash storage area and the adjacent residential units. Consider incorporating a trellis above the storage area to provide additional visual screening from above. (DC1-C-4, DC4-D-1)
b. In response to public comments, Staff encourages further study of secure bike storage. (PL4-B-2)

DESIGN REVIEW GUIDELINES

The Citywide and West Seattle Junction Neighborhood Design Guidelines recognized by Staff as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the Design Review website.

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.

West Seattle Junction Supplemental Guidance:

CS2-I Streetscape Compatibility

CS2-I-i. Street Wall Scale: Reduce the scale of the street wall with well-organized commercial and residential bays and entries, and reinforce this with placement of street trees, drop lighting on buildings, benches and planters.

CS2-I-ii. Punctuate Street Wall: Provide recessed entries and ground-related, small open spaces as appropriate breaks in the street wall.

CS2-I-iii. Outdoor Utility Hookups: Outdoor power and water sources are encouraged to be provided in order to facilitate building maintenance and exterior decorative lighting needs. Conveniently located sources could also be taken advantage of for special community events.

CS2-II Corner Lots

CS2-II-i. Reinforce Street Corners: New buildings should reinforce street corners, while enhancing the pedestrian environment.

CS2-II-ii. Human-scaled Open Space: Public space at the corner, whether open or enclosed, should be scaled in a manner that allows for pedestrian flow and encourages social interaction. To achieve a human scale, these spaces should be well defined and integrated into the overall design of the building. Consider:

a. providing seating;

b. incorporating art that engages people; and

c. setting back corner entries to facilitate pedestrian flow and allow for good visibility at the intersection.

CS2-II-iii. Neighborhood Gateways: Building forms and design elements and features at the corner of key intersections should create gateways for the neighborhood. These buildings should announce the block through the inclusion of features that grab one's interest and mark entry. See guidelines for Gateway location map.

CS2-III Height, Bulk and Scale

CS2-III-i. Zoning Context: Applicant must analyze the site in relationship to its surroundings. This should include:

a. Distance from less intensive zone; and

b. Separation between lots in different zones (property line only, alley, grade changes).

CS2-III-ii. New Development in NC zones 65' or Higher:

a. Patterns of urban form in existing built environment, such as setbacks and massing compositions.

b. Size of Code-allowable building envelope in relation to underlying platting pattern.

CS2-III-iii. Facade Articulation: New buildings should use architectural methods including modulation, color, texture, entries, materials and detailing to break up the façade—particularly important for long buildings—into sections and character consistent with traditional, multi-bay commercial buildings prevalent in the neighborhood's commercial core (see map 1, page 1).

CS2-III-iv. Break Up Visual Mass: The arrangement of architectural elements, materials and colors should aid in mitigating height, bulk and scale impacts of Neighborhood Commercial development, particularly at the upper levels. For development greater than 65 feet in height, a strong horizontal treatment (e.g. cornice line) should occur at 65 ft. Consider a change of materials, as well as a progressively lighter color application to reduce the appearance of upper levels from the street and adjacent properties. The use of architectural style, details (e.g. rooflines, cornice lines, fenestration patterns), and materials found in less intensive surrounding buildings should be considered.

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.

West Seattle Junction Supplemental Guidance:

CS3-I Architectural Context

CS3-I-i. Facade Articulation: To make new, larger development compatible with the surrounding architectural context, facade articulation and architectural embellishment are important considerations in mixed-use and multifamily residential buildings. When larger buildings replace several small buildings, facade articulation should reflect the original platting pattern and reinforce the architectural rhythm established in the commercial core (see map 1, page 1).

CS3-I-ii. Architectural Cues: New mixed-use development should respond to several architectural features common in the Junction's best storefront buildings to preserve and enhance pedestrian orientation and maintain an acceptable level of consistency with the existing architecture. To create cohesiveness in the Junction, identifiable and exemplary architectural patterns should be reinforced. New elements can be introduced - provided they are accompanied by strong design linkages. Preferred elements can be found in the examples of commercial and mixed-use buildings in the Junction included on this page.

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.

West Seattle Junction Supplemental Guidance:

PL1-I Human Activity

PL1-I-i. California Avenue Commercial Core: Proposed development is encouraged to set back from the front property line to allow for more public space that enhances the pedestrian environment. Building facades should give shape to the space of the street through arrangement and scale of elements. Display windows should be large and open at the street level to provide interest and encourage activity along the sidewalk. At night, these windows should provide a secondary source of lighting.

PL1-I-ii. Public Space Trade-Off: In exchange for a loss of development potential at the ground floor, the Design Review Board is encouraged to entertain requests for departures to exceed the lot coverage requirement for mixed-use projects.

PL1-I-iii. Recessed Entries: When a setback is not appropriate or feasible, consider maximizing street level open space with recessed entries and commercial display windows that are open and inviting.

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.

West Seattle Junction Supplemental Guidance:

PL2-I Human Scale

PL2-I-i. Overhead Weather Protection: Overhead weather protection should be functional and appropriately scaled, as defined by the height and depth of the weather protection. It should be viewed as an architectural amenity, and therefore contribute positively to the design of the building with appropriate proportions and character. Overhead weather protection should be designed with consideration given to:

a. Continuity with weather protection on nearby buildings.

b. When opaque material is used, the underside should be illuminated.

c. The height and depth of the weather protection should provide a comfortable scale for pedestrians.

PL2-II Pedestrian Open Spaces and Entrances

PL2-II-i. Street Amenities: Streetscape amenities mark the entry and serve as way finding devices in announcing to visitors their arrival in the commercial district. Consider incorporating the following treatments to accomplish this goal:

a. pedestrian scale sidewalk lighting;

b. accent pavers at corners and midblock crossings;

c. planters;

d. seating.

PL2II-ii. Pedestrian-Enhanced Storefronts: Pedestrian enhancements should especially be considered in the street frontage where a building sets back from the sidewalk.

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.

West Seattle Junction Supplemental Guidance:

DC1-I Visual Impacts of Parking Structures

DC1-I-i. Enhance Pedestrian Access: Parking structures should be designed and sited in a manner that enhances pedestrian access and circulation from the parking area to retail uses.

DC1-I-ii. Improve Pedestrian Environment: The design of parking structures/areas adjacent to the public realm (sidewalks, alley) should improve the safety and appearance of parking uses in relation to the pedestrian environment.

DC1-I-iii. Restrict Auto Access From California Way and Alaska St: There should be no auto access from the principal street (California Way. And Alaska St.) unless no feasible alternative exists. Located at the rear property line, the design of the parking façade could potentially be neglected. The City would like to see its alleys improved as a result of new development. The rear portion of a new building should not turn its back to the alley or residential street, but rather embrace it as potentially active and vibrant environment. The parking portion of a structure should be compatible with the rest of the building and the surrounding streetscape. Where appropriate, consider the following treatments:

a. Integrate the parking structure with building's overall design.

b. Provide a cornice, frieze, canopy, overhang, trellis or other device to "cap" the parking portion of the structure.

c. Incorporate architectural elements into the facade.

d. Recess portions of the structure facing the alley to provide adequate space to shield trash and recycling receptacles from public view.

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.

West Seattle Junction Supplemental Guidance:

DC2-I Architectural Concept and Consistency

DC2-I-i. Integrate Upper-Levels: New multi-story developments are encouraged to consider methods to integrate a building's upper and lower levels. This is especially critical in areas zoned NC-65' and greater, where more recent buildings in the Junction lack coherency and exhibit a disconnect between the commercial base and upper residential levels as a result of disparate proportions, features and materials. The base of new mixed-use buildings – especially those zoned 65 ft. in height and higher – should reflect the scale of the overall building. New mixed-use buildings are encouraged to build the commercial level, as well as one to two levels above, out to the front and side property lines to create a more substantial base.

DC2-I-ii. Cohesive Architectural Concept: The use and repetition of architectural features and building materials, textures and colors can help create unity in a structure. Consider how the following can contribute to a building that exhibits a cohesive architectural concept:

a. facade modulation and articulation;
b. windows and fenestration patterns;

c. trim and moldings;
d. grilles and railings;
e. lighting and signage.

DC2-II Human Scale

DC2-II-i. Pedestrian-Oriented Facades: Facades should contain elements that enhance pedestrian comfort and orientation while presenting features with visual interest that invite activity.

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.

West Seattle Junction Supplemental Guidance:

DC4-I Human Scale

DC4-I-i. Signage: Signs should add interest to the street level environment. They can unify the overall architectural concept of the building, or provide unique identity for a commercial space within a larger mixed-use structure. Design signage that is appropriate for the scale, character and use of the project and surrounding area. Signs should be oriented and scaled for both pedestrians on sidewalks and vehicles on streets. The following sign types are encouraged:

a. pedestrian-oriented blade and window signs;
b. marquee signs and signs on overhead weather protection;
c. appropriately sized neon signs.

DEVELOPMENT STANDARD ADJUSTMENTS
At the time of Design Guidance, no adjustments were requested

STAFF DIRECTION
At the conclusion of the Design Guidance phase, SDCI Staff recommended the project move forward to building permit application in response to the Design Guidance provided.

1. Please be aware that this report is an assessment on how the project is meeting the intent of the Design Guidelines. This review does not include a full zoning review. Zoning review will occur when the MUP plans and/or building permit is submitted. If needed and where applicable, SDR adjustments may be requested in response to zoning corrections. Any changes to adjustments that occur during review of the building permit will be documented in a letter to the project file.

2. If applicable, please prepare your Master Use Permit for SEPA review with a thorough zoning analysis listing the 23.45 and SMC 23.54 code section criteria, showing both required and proposed information (include page number where you graphically show compliance). You may want to review Tip 201 (http://web1.seattle.gov/dpd/cams/CamList.aspx) and may also want to review the MUP information here: http://www.seattle.gov/dpd/permits/permittypes/mupoverview/default.htm

3. Along with your building permit application, please include a narrative response to the guidance provided in this report. This response should be submitted both as a separate document and included in the plans.

4. All requested adjustments must be clearly documented in the building permit plans.

5. Due to the location of an existing Steep Slope Erosion Hazard Environmentally Critical Area and its buffer, the proposed development appears to require an ECA Variance or, alternatively, Relief from Prohibition on Steep Slope Development. Include this request with your Master Use Permit or building permit application, whichever applicable. Review Tip 330 (http://www.seattle.gov/DPD/Publications/CAM/cam330.pdf) and Tip 327a (http://www.seattle.gov/DPD/Publications/CAM/CAM327A.pdf) for more information.