City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN REVIEW

ADMINISTRATIVE DESIGN REVIEW
SECOND EARLY DESIGN GUIDANCE

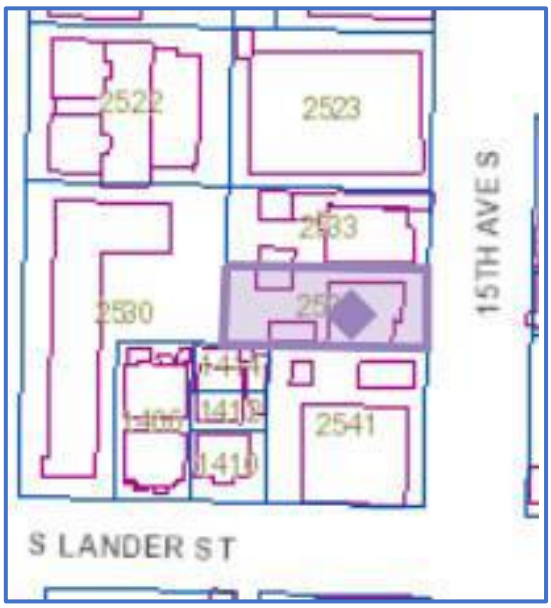
Project Number:	3027488
Address:	2537 15th Avenue South
Applicant:	Tim Carter for Cone Architecture
SDCI Staff:	Holly J. Godard, Senior Planner
Date:	December 26, 2017

SITE & VICINITY

Site Zone: Neighborhood Commercial 2 with a 65-foot height limit (NC2-65)

Nearby Zones: (North) NC2-65
(South) NC2-65 and Lowrise 3(LR3)
(East) NC2P-65 : NC 2 with a pedestrian overlay
(West) Lowrise 3 (LR3)

Lot Area: 6,400 square feet



Current Development:
Current development is a single-family home and a shared garage which straddles the north property line. The property is encumbered by a shared access easement which runs along the north five feet of the property.

Surrounding Development and Neighborhood Character:
The surrounding development is a mix of structures and uses. The mix includes multifamily structures, medium and small commercial structures, and single-family dwellings. Development to the north and south is principally low-scale commercial development along Beacon Avenue South. Development to the west of the site is lowrise, mulitifamily which gives way to single family dwellings. Many structures are early 1900's and mid-century structures which are slowly giving way to larger residential and commercial buildings.

Access:
Vehicular and pedestrian access to the site is via 15th Avenue South. There is no alley in the block.

Environmentally Critical Areas:
No environmentally critical areas (ECA) are mapped at the site.

PROJECT DESCRIPTION

The applicant proposes a four-story building containing 37 small efficiency dwelling units. The existing single-family residence and shared double garage are slated to be demolished. No parking is proposed.

Public comments are listed below followed by the First Early Design Guidance and the Second Early Design Guidance.

The design packet includes information presented to the planner, 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

PUBLIC COMMENT

Public comments include the following and were offered via U.S. mail and email:

- The development should adhere to the North Beacon Hill Design Guidelines specifically section CS3 – connection to the neighborhood using brick and stone.
- The departure request should not be granted.
- Maximize brick and stone as building materials per CS3. Neighboring historic buildings like the Pacific Medical Building and the Fire Station should be studied for their use of materials.
- The building should contain family-friendly, multi bedroom units, not efficiency units.
- The building should design to standard PL1 I "Incorporate quasi-public open space into new residential development or redevelopment."
- The fig tree on site should be retained.
- The architectural style should not be too modern. Consider brick or lap siding in a cottage style for the architecture.
- Units for families are highly preferred for this location and priced for family budgets.
- The efficiency unit count is too high for the neighborhood.
- Supply parking to relieve the on-street parking pressure.
- Landscape plants should include native species, edibles and high interest plants.
- The building entry should have an entry that serves as a gathering space for residents and allows for interaction with passers-by.
- The small efficiency dwellings will provide needed affordable housing near transit. Providing no parking is acceptable since the development energy should go to providing units.
- Provide parking for all units and visitors. On-street parking is fully utilized overnight.
- Construction parking should be managed.
- Pedestrian needs should be managed since there is a high frequency of pedestrian traffic.
- Construction noise should be managed and hours of construction should be communicated to residents.
- A gas station was on or near the site. What are the soil tests showing for toxins? What is the plan for Department of Ecology directed clean up if any are found?
- Plans should follow zoning regulations. Plans should adhere to design guidelines CS3, PL1 and DC2.
- The building height, bulk, scale, materials and design should contribute to the neighborhood character.
- Reduce the number of 307 square feet units from 37 to 11 and have more family friendly sized units per the North Beacon Hill Design guidelines CS3 and CS2(III).
- Require that 2% of the units be low income units in accordance with the North Beacon Hill Neighborhood Plan Update Goal 1B.
- Require a SEPA review.

The Seattle Department of Transportation (SDOT) submitted comments on the proposal. Comments include managing trash pickup and trash storage which will need to occur on 15th, but should not interfere with the pedestrian clear zone.

SDOT pointed out that street trees are required. The applicant may choose to put them next to the curb and use the standard sidewalk configuration or in a minimum 5-foot setback behind the sidewalk.

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 on types of units and configuration of units are not addressed under this review.

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

EARLY DESIGN GUIDANCE November 20, 2017

PRIORITIES & PLANNER RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and reviewing public comment, the planner provides the following siting and design guidance.

1. **Site Planning and Relationship to the Street:** The Seattle Department of Transportation issued a comment letter October 3, 2017 with instructions regarding street trees. The current options do not show proposed street trees in either configuration (next to the curb or behind the sidewalk) on any of the three design options.

   a) Update the three options to show the street trees either at the curb or in the 5-foot area behind the sidewalk per SDOT's comments. The tree locations will affect the entry courtyard and the sidewalk configuration. They may also affect the building façade configuration, location of the building footprint, windows, balconies, and entry sequence. In agreement with public comment create a unified concept façade and entry with a strong relationship to the public right of way. (CS2A,B2, D)

   b) SDOT's comments also address functional requirements of trash staging and collection. Provide site plan documentation to respond to SDOT's instructions for the garbage totes or dumpsters to address moving the trash to and from the curb so it doesn't affect the pedestrian realm. (CS2A,B2 CS2 III)

c) Option three in the first EDG packet is a favorable approach to locating units to the south side of the building. Expand on the concept with the following changes; move the trash room off the street and into the interior of the floorplate, move the stairway off the street and into the interior, to present better street façade uses; bring the bike room to the front of the building and propose a concept design which is a good mix of transparency and screening for the bike room, consider fritted glass etc. (CS1B2, CS1 I I,ii, iv, CS2 A-D, DC1 A,C, III, DC2 II, II)

2. Build a Community Design Aesthetic:

a) In response to public comment provide analysis to show how this project relates to buildings along the street face including the brick building to the south and large buildings to the north. (CS3)

b) Create sympathetic architectural language which acknowledges neighboring building forms, fenestration, and materials. Develop design elements to link the brick building at the south of the block and buildings to the north. The concept sketches should have recognizable features that enhance the block face. (CS3)

c) The entry courtyard is a welcome feature at this midblock site. Show how an entry hierarchy is achieved with concept signage, lighting, feature planting, paving and other design features. Show how the building entry will be indicated with these and other features. Use secondary architectural features to soften the entry and create a welcoming community entry. (PL3A,B,PL4, B; DC4, PL1 I, Pl2 II)

3. Concept Development: Provide more information for the options you propose to help inform the designs.

a) Provide an arborist's report on all trees on site to determine if the site planning is appropriate for important and exceptional trees or if the building needs to take advantage of development standard relief through design review. (DC4 D)

b) Provide a landscape concept prepared by a landscape professional. The packet suggests native plant species will be used throughout. However, the suggested plants only contain two possible native species. Please be more thorough in your approach to the EDG landscape concept. (DC4 D)

c) Provide landscaping which will reduce the sense of height and bulk at the zone edges. (DC4 D)

d) Show how the rear amenity space will be accessed and used by residents. Create both shared space and rear facing unit private space at the amenity area. Use native plants for

outdoor space definition and longevity. Provide seasonal interest in the planting design. Provide the second floor roof deck landscape concept. (DC4 D)

e) Provide information on how you will rewrite the access easement to include the uses you propose, trash, any other? A note is good for the packet. (CS2B)

f) How will you manage the garage split? Show what type of wall you will build at the property line. Show the location of the garage wall on more of the drawings and concept site plans. It appears that one unit will be five feet from the garage wall. Show how you will mitigate this condition with design elements. (DC2)

g) Develop Option three with changes as listed above to provide a functional and unified design. (DC2 II, II)

h) Provide concept sketches for possible building materials and their genesis from neighboring buildings. As per public comment use a rich and local material palette to set the new aesthetic for this evolving area.(DC4 A,B,C)

SECOND EARLY DESIGN GUIDANCE December 26, 2017

PRIORITIES & PLANNER RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and reviewing public comment, the planner provides the following siting and design guidance. Items in italics are from EDG one.

The applicant was asked to submit a second Early Design Guidance packet to better address site requirements and conditions and to explore the initial design guidance. A second EDG packet submittal gives the applicant more opportunity to resolve site anomalies which will affect the project design, in this case an easement and garage on the property line. The Second EDG packet also allows for substantive early design guidance in order to begin solving design issues in advance of the master use permit (MUP) correction phases. A Second EDG packet was submitted to the City and is a partial submission and not up to City standards. The second guidance below is based on the partial packet.

1. **Site Planning and relationship to the street:** The Seattle Department of Transportation issued a comment letter October 3, 2017 with instructions regarding street trees. The applicant updated their three options with sidewalk and required street tree options.

a) The three options are updated with street tree configurations. The preferred option with a sidewalk job, per SDOT standards is appropriate for the location. SDOT requires planting trees at 20 foot on center, please show compliance. (CS2A,B2, D)

b) *SDOT's comments (see excerpt below) also address functional requirements of trash staging and collection. Provide site plan documentation to respond to SDOT's instructions for the garbage totes or dumpsters to address moving the trash to and from the curb so it doesn't affect the pedestrian realm.* There was no response to this guidance in the partial EDG 2 packet. The garbage staging should be a paved portion of the planting strip per SDOT standards. Create a right of way design that allows for good trash pick-up and keeps the public right of way clear. (CS2A,B2 CS2 III)

From SDOT: 15th Ave S is an arterial street with an existing in-street bike facility. No improvements are currently planned for this bike facility. SDOT supports trash collection from 15th Ave S, as the site does not front any side-streets or alleys. Trash should be stored out of the right-of-way and moved to the curb on pick-up day at time of pick-up. Empty trash bins should be retrieved from the curb promptly on the day of pick-up. Trash bins must not encroach on the pedestrian clear zone.

c) *Option three in the first EDG packet is a favorable approach to locating units to the south side of the building. Expand on the concept with the following changes; move the trash room off the street and into the interior of the floorplate, move the stairway off the street and into the interior, to present better street façade uses; bring the bike room to the front of the building and propose a concept design which is a good mix of transparency and screening for the bike room, consider fritted glass etc*. No changes area evident in the partial EDG #2 packet. The guidance is repeated, move the bike room to the front of the building etc. (CS1B2, CS1 I I,ii, iv, CS2 A-D, DC1 A,C, III, DC2 II, II)

2. Build a Community Design Aesthetic:

a) *In response to public comment provide analysis to show how this project relates to buildings along the street face including the brick building to the south and large buildings to the north.* The EDG 2 packet did not address this guidance. Provide detailed street profiles and elevations in the master use permit application to show how the building massing and materials are relating to neighboring buildings. Provide a narrative explaining the design methods for reinforcing neighborhood community. (CS3)

b) *Create sympathetic architectural language which acknowledges neighboring building forms, fenestration, and materials. Develop design elements to link the brick building at the south of the block and buildings to the north. The concept sketches should have recognizable features that enhance the block face.* There is some redesign of the front landscaping area. Provide details and descriptive narrative in the master use permit which describes how this guidance is met. (CS3)

c) *The entry courtyard is a welcome feature at this midblock site. Show how an entry hierarchy is achieved with concept signage, lighting, feature planting, paving and other design features. Show how the building entry will be indicated with these and other features. Use secondary architectural features to soften the entry and create a welcoming community entry.* No additional information has been provided in the partial #2 EDG packet. Provide full documentation to show that you meet this guidance in the master use permit application. (PL3A,B,PL4, B; DC4, PL1 I, Pl2 II)

3. Concept development: Provide more information for the options you propose to help inform the designs.

a) *Provide an arborist's report on all trees on site to determine if the site planning is appropriate for important and exceptional trees or if the building needs to take advantage of development standard relief through design review.* The applicant has not yet provided an arborist's report which is customary to help determine building design and next steps. (DC4 D)

b) *Provide a landscape concept prepared by a landscape professional. The packet suggests native plant species will be used throughout. However, the suggested plants only contain two possible native species. Please be more thorough in your approach to the EDG landscape concept.* No update on the plant palate has been provided. Follow directions for your project located in Director's Rule DR30-2015. Use a majority of native plants and drought tolerant plants for a full and striving landscape. (DC4 D)

c) *Provide landscaping which will reduce the sense of height and bulk at the zone edges.* Repeat guidance. (DC4 D)

d) *Show how the rear amenity space will be accessed and used by residents. Create both shared space and rear facing unit private space at the amenity area. Use native plants for outdoor space definition and longevity. Provide seasonal interest in the planting design. Provide the second floor roof deck landscape concept.* Repeat guidance, no updates in the partial packet. (DC4 D)

e) *Provide information on how you will rewrite the access easement to include the uses you propose, trash, any other? A note is good for the packet.* Repeat guidance, no updates in the partial packet. (CS2B)

f) *How will you manage the garage split? Show what type of wall you will build at the property line. Show the location of the garage wall on more of the drawings and concept site plans. It appears that one unit will be five feet from the garage wall. Show how you will mitigate this condition with design elements.* Repeat guidance, no updates in the partial packet. (DC2)

g) *Develop Option three with changes as listed above to provide a functional and unified design.* The sidewalk choice is acceptable for the location. Continue to refine design thoughts on how the sidewalk configuration and the building entry courtyard, trash, and facades will respond to the right of way configuration. Create a front of building, in all its elements, which embraces the right of way with an open and welcoming design. Real balconies are shown in a concept sketch. This is a great way to help build a sense of community so keep and expand them as the design concept dictates. (DC2 II, II)

h) *Provide concept sketches for possible building materials and their genesis from neighboring buildings. As per public comment use a rich and local material palette to set the new aesthetic for this evolving area*. Repeat guidance, no updates in the partial packet. (DC4 A,B,C)

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 design discussion.

At the time of the FIRST Early Design Guidance the following departure was requested:

1. Upper Level Setback **(SMC 23.47A.B3a):** The Code requires 15 feet setback above 13 feet along any side or rear lot line that abuts a lot in a residential zone. The applicant proposes a setback of five (5) setback above 13 feet in Option #2 only.

SDCI staff, and in response to public comment, is concerned that a reduction in the required setback may fail to meet criteria of a departure request. That is, does the departure help the project better meet design guidance? Additional design development is response to the guidance in this report is needed before a final determination on this departure will be made.

At the time of the SECOND Early Design Guidance no additional information regarding departures was provided.

DIRECTION

At the conclusion of the SECOND EARLY DESIGN GUIDANCE, SDCI staff recommends the project proceed to MUP application and provide all of the items noted above and required by the City of Seattle.

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.

North Beacon Hill Supplemental Guidance:

CS1-I Residential Open Space

CS1-I-i. View Corridors: Set back development where appropriate to preserve view corridors.

CS1-I-ii. Upper-Level Setbacks: Set back upper floors to allow solar access to the sidewalk and/or neighboring properties.

CS1-I-iii. Street Trees: Protect existing, healthy street trees.

CS1-I-iv. Solar Access: Site outdoor spaces to take advantage of as much sunlight as possible.

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.

North Beacon Hill Supplemental Guidance:

CS2-I Streetscape Compatibility

CS2-I-i. Buildings with Multiple Street Fronts: For buildings that span a block and face two streets, each street frontage should receive individual and detailed site planning as well as architectural design treatments to complement the established streetscape character.

CS1-I-ii. Relationship to Sidewalks: Build at or near the edge of the sidewalk and restrict grade separations where commercial uses occupy the ground floor.

CSII-i. Setbacks at Corner: Incorporate residential entries and special landscaping into corner lots by setting the structure back from the property lines at the corner.

CS2-II Corner Lots

CS2-II-ii. Retail Entry: Provide for a prominent retail corner entry.

CS2-II-iii. Corner Characteristics: Typical corner developments should provide:

a. a main building entrance located at the corner;

b. an entrance set back to soften the corner and enhance pedestrian environment; and

c. use of a hinge, bevel, notch, open bay or setback in the massing to reflect the special nature of the corner and draw attention to it.

CS2-II-iv. Triangle Lots: Given the angle of Beacon Avenue, there are several triangle lots located in North North Beacon Hill. Typical triangle lots should provide:

a. main building entrance oriented toward the sidewalk;

b. additional landscape to soften angles; and

c. parking oriented away from sidewalks with a buffer between the sidewalk and parking lot.

CS2-III Height, Bulk and Scale Compatibility

CS2-III-i. Separate Mass Volumes: Break larger (particularly longer) buildings into separate volumes to maintain a compatible scale with smaller commercial buildings nearby.

CS2-III-ii. Differentiate Facades: Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.

CS2-III-iii. Viewsheds: Consider existing views to downtown Seattle, Puget Sound, Mt. Rainier, the Olympics and the Cascade Mountains, and incorporate site and building design features that help to preserve or enhance those views from public rights of way.

CS2-III-iv. Shadows: Incorporate into the design of new buildings studies that document the shadows cast from proposed structures in order to maximize the amount of sunshine on adjacent sidewalks and residences throughout the year.

CS2-III-v. Upper-Level Setbacks: Step back elevation at upper levels of large-scale development to take advantage of views and increase sunlight at street level.
CS2-III-vi. Articulate Building Facades: Either vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.
CS2-III-vii. Visual Mass Reduction: Employ architectural measures to reduce building scale such as: landscaping, trellises, complementary materials, detailing and accent trim.
CS2-III-viii. Landscaping: Soften commercial facades with dense landscaping, where appropriate.
CS2-III-ix. Domestic Features: Repeat domestic architectural elements of surrounding buildings (roof lines, window styles, proportions).
CS2-III-x. Reference Nearby Design: Use architectural styles and details (such as roof lines or fenestration), color or materials derived from surrounding, less intensive structures.
CS2-III-xi. Zone Buffer: Locate features, such as required open space, on the zone edge to create further separation and buffering of lower intensive structures.

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.

North Beacon Hill 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 detail 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.

CS3-I-ii. Respond to Local Design: New development should respond to several architectural features common in the North Beacon Hill business district to preserve and enhance pedestrian orientation and maintain an acceptable level of consistency with the existing architecture. To create cohesiveness on North Beacon Hill, identifiable and exemplary architectural patterns should be reinforced. New elements can be introduced but a strong design connection should accompany it.

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.

North Beacon Hill Supplemental Guidance:

PL1-I Residential Open Space

PL1-I-i. Quasi-public Open Space: Incorporate quasi-public open space into new residential development or redevelopment with special focus on corner landscape treatments and courtyard entries.

PL1-I-ii. Courtyard: Create substantial courtyard-style open space that is visually accessible to the public view.

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.

North Beacon Hill Supplemental Guidance:

PL2-I Personal Safety and Security

PL2-I-i. Defensible Space:

a. Create awareness of the boundary between public and private space.

b. Allow for clear lines of sight.

c. Prevent spaces of entrapment.

d. Maximize visibility of people, parking areas and building entrances with doors and windows that look out on to streets and parking areas; this encourages

pedestrian-friendly sidewalks and streets while avoiding blank, windowless walls that attract graffiti and prevent "eyes on the street."

e. Clearly indicate public routes and discouraging access to private areas with structural elements.

PL2-I-ii. Access Control:

a. Providing safe routes with clearly visible spaces into and through entrances.

b. Prevent hiding places and scaffolding that may be used to climb into structures.

c. Prevent confusion between public and private pathways while reducing "mazelike" pathways.

PL2-I-iii. Surveillance: Provide lighting on buildings and in open spaces, paying particular attention to exterior lighting fixtures above entries, lighting in parking areas and open spaces, and pedestrian street lights near sidewalks.

PL2-II Streetscape Compatibility

PL2-II-i. Sidewalk Widths: Retain or increase the width of sidewalks wherever feasible with consideration for bicycles creating a more comfortable environment for pedestrians and bicyclists.

PL2-II-ii. Townhouse Orientation: Orient to provide pedestrian entrances to 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.

North Beacon Hill Supplemental Guidance:

PL3-I Human Activity

PL3-I-i. Sidewalk Retail: Provide for sidewalk retail opportunities and connections by allowing for the opening of the storefront to the street and the display of goods on the sidewalks.

PL3-I-ii. Outdoor Dining: Provide for outdoor dining opportunities on the sidewalk by allowing for the opening of restaurant or cafe windows to the sidewalk and installing outdoor seating.

PL3-I-iii. Visual Access: Install clear glass windows along the sidewalk to provide visual access into the retail or dining activities that occur inside.

PL3-I-iv. Transparent Facades: Do not block views into the interior spaces with the backs of shelving units or posters.

PL3-I-v. Window Size: Maximize window widths and heights along sidewalk face of buildings to create an inviting and interactive atmosphere between indoor and outdoor activities.

PL3-II Streetscape Compatibility

PL3-II-i. Entry Porches/Stoops: Provide a shallow setback and a minor grade separation between the first floor and the sidewalk where residential uses occupy the ground floor; this will promote privacy and also accommodate entry porches and stoops.

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.

North Beacon Hill Supplemental Guidance:

DC1-I Parking and Vehicular Access

DC1-I-i. Continuous Sidewalks: Preserve and enhance the pedestrian environment in residential and commercial areas by providing for continuous sidewalks that are unencumbered by parked vehicles and are minimally interrupted by vehicular access within a block.

DC1-I-ii. Curb Cuts: Minimize the number and width of driveways and curb cuts.

DC1-I-iii. Bioretention Cells: Incorporate bioretention cells into parking lot design in order to enhance design while also reducing the quantity of runoff reaching water treatment facilities and increase the quality of runoff that returns to the water table, and nearby lakes and rivers.

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.

North Beacon Hill Supplemental Guidance:

DC2-I Respect for Adjacent Sites

DC2-I-i. Windows/Decks: Redirect the number of windows and decks on proposed buildings that overlook neighboring residences.

DC2-I-ii. Upper-Floor Setbacks: Step back upper floors or increase side and rear setbacks to pull windows farther away from neighboring residences.

DC2-I-iii. Window Location: Stagger windows to not align with adjacent windows and minimize the impact of windows in living spaces that may infringe on the privacy of adjacent residents.

DC2-II Architectural Concept and Consistency

DC2-II-i. Floor Integration: New multi-story developments are encouraged to consider methods to integrate a building's upper and lower levels.

DC2-II-ii. Proportioned Design: Establish a building's overall appearance on a clear and pleasing set of proportions. A building should exhibit a sense of order. 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

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

North Beacon Hill Supplemental Guidance:

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.

North Beacon Hill Supplemental Guidance:

DC3-I Landscaping to Enhance the Building and/or Site

DC3-I-i. Planting Function: Give purpose to plantings by incorporating multiple functions of the plantings, i.e., a planting can be a bioretention cell, provide shelter, shade and habitat while enhancing the overall aesthetic of North Beacon Hill

DC3-I-ii. Native Plants: Native plants to the Pacific Northwest are encouraged because of their proven ability to perform well in our climate and their regional cultural significance.

DC3-I-iii. Focal Element: Consider adding a focal element, for instance, an art piece to outdoor space.

DC3-I-iv. Tree Retention: Retain significant trees whenever possible.

DC3-II Streetscape Compatibility

DC3-II-i. Planting Strips: Place planting strips smartly to incorporate a more pleasing environment for all modes of transportation and incorporate Low Impact Development (LID) interventions in the same space.

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.

North Beacon Hill Supplemental Guidance:

DC4-I Exterior Finish Materials

DC4-I-i. Brick and Stone: Brick and stone are the most common surface treatment in the commercial areas and are strongly encouraged.

DC4-I-ii. 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.

DC4-I-iii. Preferred Sign Types: 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
d. Multilingual signs that reflect the neighborhood's diverse population
e. Sandwich board signs placed outside of pedestrian pathways