

**DESIGN GUIDANCE
STREAMLINED DESIGN REVIEW**

Project Number: 3028244
Address: 1544 15th Avenue East
Applicant: Greg Squires, Cone Architecture
Date of Report: Monday, February 26, 2018
SDCI Staff: Allison Whitworth

SITE & VICINITY

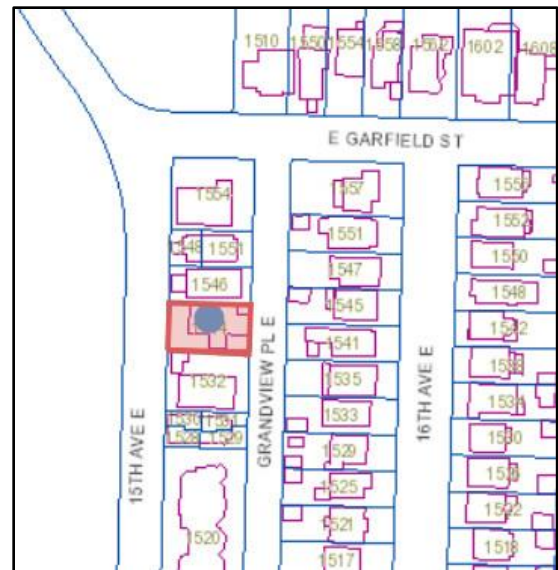
Site Zone: Multifamily Lowrise 3 (LR3)

Nearby Zones: (North) LR3
(South) LR3
(East) SF 5000
(West) SF 5000

Lot Area: 5,005 square feet (sf)

Current Development:

The site is a through lot with frontage on both 15th Avenue East and Grandview Place East. The site is currently developed with a duplex constructed in 1907 as a single family home. An Exceptional White Birch tree is located on the southern property line. The site slopes down from west to east with an overall grade change of approximately 8', primarily occurring at the east of the site.



Surrounding Development and Neighborhood Character:

The project is located in the Stevens neighborhood near the crown of Capitol Hill. Lake View cemetery is located across 15th Avenue to the east, which abuts Volunteer Park to the south. The site is located within a two-block stretch of LR3 zoning. The block in which the site is located is composed of primarily multifamily dwellings with several single family homes. The block contains structures of varying materials, ages and architectural styles. The two lots south of the subject site have been redeveloped with contemporary townhomes. Outside of the LR3 zoned

area, the surrounding neighborhood is characterized by large single family homes generally constructed in the early 1900s.

Access:

Pedestrian access to the site is via sidewalks on both 15th Avenue East and Grandview Place East. Vehicular access is provided from Grandview Place East.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

Streamlined Design Review application proposing two, three-story rowhouse structures (seven units total). Parking for seven vehicles to be provided. One exceptional tree to be removed. Existing structure to be demolished.

PUBLIC COMMENT

The following public comments were received in response to the first Streamlined Design Review packet. No additional comments were received following the second Streamlined Design Review packet submittal.

- Supported retaining the existing structure for its historic merit.
- Stated the existing structure could be converted to apartment units to maximize its use.
- Concerned with the lack of open space provided by the proposal.
- Concerned with the removal of mature trees, including an Exceptional tree, on the site.
- Concerned regarding shadow impacts to adjacent structures.
- Stated the flat roof is inconsistent with the surrounding context.
- Questioned the functionality of the parking stall size and layout.
- Questioned compliance with zoning requirements such as FAR and height limits.
- Concerned with noise impacts from mechanical equipment.
- Concerned regarding construction impacts and grading impacts to adjacent properties.
- Stated support for preservation of the Exceptional tree.
- Stated the design does not adequately address a number of design guidelines.
- Stated that the design does not respond to the character of the surrounding neighborhood.
- Stated the project should provide adequate off-street parking.
- Concerned regarding construction impacts to on-street parking availability.

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 SDCl 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 FAR, height and parking requirements are addressed under the City's zoning code and are not part of this review. Concerns with construction and noise impacts are beyond the scope of this review.

FIRST STREAMLINED DESIGN GUIDANCE November 14, 2017

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. Site Planning and Landscape:

- a. Significant on-site landscape elements, including existing trees, should be incorporated into the project design. Staff agrees with public comment and strongly supports preservation of the Exceptional White Birch tree on the site. There appear to be additional site layout options which could maintain the Exceptional tree beyond the alternative provided on pg. 14 of the SDR packet. Provide studies of alternative site plans for consideration which maintain the Exceptional tree. One alternative site plan option should consider a townhouse structure along the north property line. Staff is inclined to support adjustment requests and other exceptions allowed through SMC 25.11.070, including the reduction of required parking, which would result in preservation of the Exceptional tree. (CS1-D Plants and Habitat, CS2-B-3 Character of Open Space, CS2-A-1 Sense of Place)
- b. The existing site topography should be used when locating structures on a site. Express the topography of 15th Avenue East and Grandview Place E by stepping the stoops, bioretention planters and roofline with the slope. (CS1-C Topography, DC2-A-1 Site Characteristics and Uses)
- c. Staff supports the creation of front stoops for the units, which strengthens the connection to the street, responds to the neighborhood context, creates a welcoming entry and allows opportunities for personalization. Minimize the size of the bioretention planters to create larger, useable stoops. (PL3-A Entries)
- d. Minimize the height of the planters adjacent to the sidewalk. Provide layered plantings between the sidewalk and bioretention planters to enhance the pedestrian experience. (DC4-D-1 Choice of Plant Materials)
- e. Where possible provide a robust landscape buffer along the side property lines to minimize privacy impacts to adjacent properties. In the building permit set, include a landscape plan that identifies specific plantings. (CS2-D-5 Respect for Adjacent Sites, DC4-D Landscape and Hardscape Materials)
- f. In the building permit plans identify the height of any retaining walls. Large blank walls visible from the street should be avoided. Consider green walls or other design treatments. (DC2-B-2 Blank Walls)

- g. It is unclear where the trash and recycling storage is to be located. Provide this information in the building permit set. (DC1-C-4 Service Uses)
- h. The proposed lighting fixtures and locations provides a sense of security to walkways, open space, and entries and should be maintained. Ensure walkway lighting is shielded and directed away from adjacent development. (PL2-B-2 Lighting for Safety, DC4-C Lighting)

2. Massing & Façade Composition:

- a. Staff supports the material application, upper level setback and open railings which break down the mass of the east structure. The proportions and material application of the west facade accentuates the verticality and perceived height of the west structure. The use of open railing at the rooftop and exterior stairs begins to reduce the perceived height. Refine the façade composition of the west structure to further minimize the verticality and perceived height through the placement of the open railing, material application and other secondary elements. (DC2-A Reducing Perceived Massing)
- b. Staff supports the large glazing and balconies which take advantage of views, create a connection to outdoor space, break down the bulk of the façade and add visual interest. These elements should remain in the final design. (DC2-B-1 Façade Composition, DC2-C1 Visual Depth and Interest, DC4-A-1 Views and Connections)
- c. The north and south elevations are large facades with minimal fenestration and material changes. Further break down the massing the north and south facades using the same architectural language established on the other elevations. (DC2-B-2 Façade Composition, DC2-A-2 Reducing Perceived Mass)
- d. Staff supports the proposed overframing of the Viroc-clad volumes, which adds depth and variation to the façade. To avoid a flat façade and maintain the consistent application of materials, overframe the Viroc-clad volumes on the interior facades as indicated in the character renderings. (DC2-C-1 Visual Depth and Interest)
- e. Staff supports the proposed material palette including Viroc, cedar siding and lap siding. Provide information on panel sizes, joint lines and the attachment method for the Viroc panels. (DC2-B-1 Façade Composition, DC4-A Building Materials)
- f. The unit entries are defined by an ensemble of elements including vertical modulation emphasized by a material change, landscaping, signage, lighting, overhead weather protection and vertical separation from the sidewalk. These elements also signal the transition from public to private space and should be maintained in the final design. (PL3-B-2 Ground Level Residential, PL3-A Entries)
- g. The design and site plan should minimize privacy impacts to adjacent structures. The proposed structure is located in close proximity to adjacent structures on the north and south. Provide a window overlay diagram for the north and south elevations demonstrating minimal window overlap with the adjacent structures. (CS2-D5 Respect for Adjacent Sites, DC2-B-1 Façade Composition)

DEVELOPMENT STANDARD ADJUSTMENTS

Design Review Staff's recommendation on the requested adjustment(s) will be based upon the adjustment's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the adjustment(s).

At the time of the First Design Guidance, the following adjustments were requested:

- 1. Façade Length (SMC 45.527.B.1):** The Code limits the maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line or a street or alley lot line to a maximum of 65 percent of the length of that lot line. The applicant proposes a 92' façade length, 67 percent of the length of the lot line.

SDCI staff does not support the requested adjustment, as the increased façade length results in larger blank façades in close proximity to neighboring structures. The shift in volume of the upper levels above the lower auto court can continue to successfully break down the mass of the building and provide logic for material transitions without the minor increase in façade length.

SECOND STREAMLINED DESIGN GUIDANCE February 26, 2018

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. Site Planning and Landscape Concept:

- a. After review of an alternative site plan which avoids the tree protection area of the Exceptional White Birch tree located on the site, staff concludes that while the Exceptional tree is maintained, the alternative scheme does not provide a sensitive response to adjacent neighbors, significantly restricts access to natural light and air, and does not include front stoops which respond to the character of the neighborhood. Staff strongly supports a site plan which retains the Exceptional tree, minimizes impacts to adjacent sites, maximizes access to natural light and air and allows for front stoops to respond to the character of the neighborhood. If removal of the Exceptional tree is approved under SMC 25.11.070, staff strongly recommends providing significant replacement tree canopy on site, beyond the minimum tree replacement requirements in SMC 25.11.090. (CS1-D Plants and Habitat, DC4-D-1 Choice of Plant Materials, CS2-D-5 Respect for Adjacent Sites, CS1-B Sunlight and Natural Ventilation, CS2-B-2 Connection to the Street, CS3-A Emphasizing Positive Neighborhood Attributes)

- b. The existing topography should be used when locating structures on a site. The narrative response identifies a 5' step in height between the east and west structures which is not illustrated in the SDR packet. In the building permit plans, please identify this change in height as well as any change in grade along 15th Ave E and Grandview Pl E by providing spot elevations at the property corners. Express the change in grade by stepping the planters and roofline. (CS1-C Topography, DC2-A-1 Site Characteristics and Uses)
- c. Staff provided guidance to minimize the size of the bioretention planters and maximize the useable area of the front stoops. Staff supports the proposed design described in the narrative response including planter walls no higher than 18" above grade and integrating benches in the planter walls which should be identified in the building permit set. Reduce the area of the bioretention planters along 15th Ave E to the minimum required to provide greater useable porch area. (CS3-A Emphasizing Positive Neighborhood Attributes, PL3-A Entries, DC3-A-1 Interior/Exterior Fit)
- d. Staff supports the more robust landscape buffer along the north and south property lines indicated in the revised landscape plan which proposes columnar shrubs such as *Carpinus betulus* and *Taxus baccata*. Please identify the number and location of specific plantings in the building permit set. (CS2-D-5 Respect for Adjacent Sites, DC4-D Landscape and Hardscape Materials)
- e. Staff supports the proposed location of trash storage within the garage spaces which minimizes impacts on adjacent properties and pedestrian areas. (DC1-C-4 Service Uses)
- f. In the building permit plans identify the height of the north retaining wall adjacent to the driveway. Large blank walls visible from the street should be avoided. Consider green walls or other design treatments. (DC2-B-2 Blank Walls)

2. Massing & Façade Composition:

- a. Staff supports the overall façade composition including large glazing, balconies, overframing of the Viroc-clad volumes, and open railing at the rooftop. These elements create visual interest, reduce the perceived height and create a connection to the street and outdoor space. Continue to explore strategies to reduce the perceived height of the 15th Ave E elevation. (DC2-A-2 Reducing Perceived Mass, DC2-B-1 Façade Composition, DC2-C-1 Visual Depth and Interest, DC4-A-1 Views and Connections)
- b. The north and south elevations are large, flat facades with minimal fenestration and material changes. Further break down the bulk of the north and south facades using the same architectural language established on the other elevations. (DC2-B-2 Façade Composition, DC2-A-2 Reducing Perceived Mass)
- c. The window overlay diagrams provided indicate minimal overlap with adjacent structures, which should be maintained. (CS2-D-5 Respect for Adjacent Sites, DC2-B-1 Façade Composition)
- d. Continue to maintain the ensemble of design elements including landscaping, signage, lighting and modulation which defines the unit entries. (PL3-A Entries, PL3-B-2 Ground Level Residential)

DEVELOPMENT STANDARD ADJUSTMENTS

Design Review Staff's recommendation on the requested adjustment(s) will be based upon the adjustment's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the adjustment(s).

At the time of the Second Design Guidance, the following adjustment was requested:

- 1. Façade Length (SMC 45.527.B.1):** The Code limits the maximum combined length of all portions the facades within 15 feet of a lot line that is neither a rear lot line or a street or alley lot line to a maximum of 65 percent of the length of that lot line, which is 59'-2". The applicant proposes a 3% percent increase of the allowable façade length on the upper three levels for a total façade length of 61'.

SDCI staff supports the proposed adjustment, as the increased façade length allows for a setback of the upper level along Grandview Place E which reduces the perceived bulk and height of the massing and responds to the single family zone transition across the street. The resulting design better meets Design Guidelines CS2-D-4 Massing Choices and DC2-A-2 Reducing Perceived Mass.

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines are summarized below. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

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

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

CS1-E Water

CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

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

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

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

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

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

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

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

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

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

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

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

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children’s play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

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

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades 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 façades 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 façades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

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

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

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

DC4-A Building Materials

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

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

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

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

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

DC4-E Project Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

STAFF DIRECTION

At the conclusion of the Second Design Guidance, SDCI Staff recommended the project should 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.
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.