



**DESIGN GUIDANCE  
STREAMLINED DESIGN REVIEW**

Project Number: 3028494  
Address: 6313 9<sup>th</sup> Ave NE  
Applicant: Greg Squires, Cone Architecture  
Date of Report: Wednesday, October 25, 2017  
SDCI Staff: Allison Whitworth

**SITE & VICINITY**

Site Zone: Multifamily Lowrise 2 (LR2)

Nearby Zones: (North) LR2  
(South) LR2  
(East) NC3-65  
(West) SF 5000

Lot Area: 6, 917 square feet (pending approval of LBA #3027714)

**Current Development:**

The site is currently developed with a surface parking lot.



**Surrounding Development and Neighborhood Character:**

The project site is located in the Roosevelt neighborhood, two blocks west of Roosevelt Way NE and two blocks south of NE 64<sup>th</sup> Street. Both arterial streets contain small businesses, restaurants and shops. I-5 is located one block to the west. The immediate context is characterized by a mix of low and medium density residential structures transitioning into more of a mixed-use and commercial corridor east of the site. Surrounding building types include townhomes and multifamily structures as well as single family homes constructed in the early 20<sup>th</sup> century.

**Access:**

Vehicular access to the site is provided via the adjacent alley to the west. Pedestrian access to the site is available from the sidewalk along 9<sup>th</sup> Ave NE.

**Environmentally Critical Areas:**

None.

**PROJECT DESCRIPTION**

Streamlined Design Review application proposing two, three-story buildings containing four townhouses (total of eight townhouses). Parking for ten vehicles to be provided. No existing structures.

**PUBLIC COMMENT**

The following public comments were received:

- Stated the entries lack detail and human-scaled elements.
- Stated the number of window types used results in an incoherent façade composition with randomly placed windows.

The following comments from SDOT were received:

- Supported vehicle access from the alley and street trees along 9<sup>th</sup> Ave NE.
- Stated trash and recycling pickup should be provided via the alley.

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

The purpose of the streamlined design review process is for SDCI to receive comments from the public, identify concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design and siting alternatives.

**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:**

- a. Staff supports the large trees proposed along the pathway from 9<sup>th</sup> Ave NE, as indicated in the site plan, which creates a pleasant pedestrian experience. Identify the proposed trees in the building permit plans. (DC4-D-1 Choice of Plant Materials, DC3-II, DC4-IV-iii)
- b. Trash storage should be located away from pedestrian areas in less visible locations where impacts on building aesthetics and pedestrian circulation are reduced. Staff does not support the location of trash storage adjacent to the unit entries and along primary pedestrian pathways. In addition, the circulation and parking layout create challenges with access to trash storage adjacent to the parking stalls and staging trash in the alley. Resolve these trash storage issues with the building permit submission. (DC1-C-4 Service Uses, PL3-C-1 Security and Privacy)
- c. The proposed lighting plan provides a sense of security to entries. Provide lighting along the pedestrian pathway from 9<sup>th</sup> Ave NE. All lighting should be shielded and directed away from adjacent development. (PL2-B-2 Lighting for Safety, DC4-C Lighting)
- d. Ensure adequate address signage is provided at the street for those units without direct access. (DC4-B Signage)
- e. Provide wheel stops at the parking spaces to protect the structure. (DC1-C Parking and Service Uses)

## **2. Design Concept & Façade Composition:**

- a. Staff supports the overall design concept which incorporates both the traditional and contemporary character of the neighborhood through detailing and materials. (CS3-A-1 Fitting Old and New Together)
- b. Staff echoes public comment concerning the type and placement of windows. The many styles of windows used results in an incoherent façade composition. Limit the different window styles used and strive for consistency in alignment and placement. (DC2B-1 Façade Composition)
- c. The use of open railing at the rooftop adds visual interest and reduces the perceived bulk of the structure. This element should remain in the design. (DC2-A-2 Reducing Perceived Mass)
- d. Staff supports the dark windows indicated in the elevation drawings, which creates contrast on the facade. (DC4-A Building Materials, DC2-B-1 Façade Composition)
- e. The grouped location of the stair towers at the interior of the structure reduces the perceived bulk and minimizes view obstruction, and should be maintained. (CS2-A-2 CS2-D-2 Massing Choices)
- f. Staff supports the balconies which add depth and interest to the façade. Add balconies where possible on the east interior units. (DC2-C-1 Visual Depth and Interest, DC2-C-2 Reducing Perceived Mass)
- g. Staff supports the change in roofline occurring at the material transition from lap siding to cementitious panel which demarcates the individual units. Incorporate a plane change at this transition to further articulate the units and resolve the flatness of the facades. (DC2-B-1 Façade Composition, DC2-C-1 Visual Depth and Interest, DC2-C-2 Reducing Perceived Mass)

- h. Provide information on the reveals and fastening system of the proposed exterior cementitious siding. Provide a detail of the typical reveal and transition from the panels to lap siding. (DC4-A Building Materials, DC2-D-2 Texture)
- i. The soffit of the upper level overhang will be highly visible. Consider the material treatment of this surface to strengthen the design concept. Provide material information in the plan set. (DC4-A Building Materials, DC2-C Secondary Architectural Features)

**3. Ground Level & Entries:**

- a. All primary entries should be obvious, identifiable, and distinctive. Additional design work is needed to further define the entries. Consider the use of sidelights, light fixtures, signage and other secondary architectural elements to create prominent and welcoming entries. (PL3-A Entries)
- b. The material cladding should create a fine-grained scale or texture at the pedestrian level. Rather than cladding the ground level with large cementitious panels, utilize the lap siding to provide texture and human-scaled elements at the pedestrian level and adds prominence to the entries. (DC2-D Scale and Texture, DC4-A Building Materials)
- c. The landscape plan indicates larger shrubs adjacent to the entries, which creates a sense of privacy and marks the entry. Identify the specific plant materials in the building permit plans. (DC4-D-1 Choice of Plant Materials, PL3-A Entries)

**DESIGN REVIEW GUIDELINES**

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

<b>CONTEXT &amp; SITE</b>
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**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.

***Roosevelt Supplemental Guidance:***

**CS1-I Energy Use**

**CS1-I-i.** Consider the placement of outdoor spaces facing south with good access to winter sun. Potential shadowing of open or green spaces could be acceptable if the development provides off-setting improvements over conventional building systems, such as renewable energy and water reuse.

**CS1-I-ii.** A reduction in setback may be allowed for additional exterior insulation.

**CS1-I-iii.** Shading or other trellis features may be allowed in the setbacks.

**CS1-II Sunlight and Natural Ventilation**

**CS1-II-i.** Minimize shadow impacts on key public spaces and streetscapes. Such places include identified gateway intersections particularly NE 65th St. and Roosevelt Way NE; plaza spaces near the Light Rail station; Roosevelt High School grounds and athletic fields; and identified green streets and/or greenways.

**CS1-III Topography**

**CS1-III-i.** Roosevelt generally features a consistent gentle south and southwest sloping topography. Consider using the site's topography to consider ways to respect views of downtown/the Seattle skyline and the Olympic Mountains, particularly along Brooklyn Ave NE, 14th Ave NE, 15th Ave NE, and 12th Ave NE (north-south avenues that have more grade change), north of Cowen park.

**CS1-IV Water**

**CS1-IV-i.** Seek ways to express the historic drainage pattern to the creek. Roosevelt's historic drainage pattern consisted of flows draining to Ravenna Creek. Incorporating water is encouraged into Ravenna Park and along green streets as a visible design element, especially for sites that had been components of the neighborhood's natural drainage system.

**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.

***Roosevelt Supplemental Guidance:***

**CS2-I Sense of Place**

**CS2-I-i.** Focus vibrant commercial uses and a strong continuous street wall facing the commercial arterials: NE 65th St., Roosevelt, Way NE, and 12th Ave NE (in the commercial areas).

**CS2-I-ii.** Develop a fabric of connected buildings through streetscapes rather than a series of isolated structures.

**CS2-II Adjacent Sites, Streets and Open Spaces**

**CS2-II-i.** Consider incorporating private open spaces between the street and residences and between adjacent properties. This is especially important for multifamily developments west of Roosevelt Way, and for the frontages of developments in neighborhood commercial zones that face non-arterial streets.

**CS2-II-ii.** Ground-level landscaping should be used between the structure(s) and sidewalk in multi-family areas.

**CS2-II-iii.** Gateway features should include a variety of design elements that enhance the prominent neighborhood intersections identified below.

The following design elements are encouraged:

- Sidewalk awning (transparent);
- Special paving or surface treatments;
- Outdoor art;
- Special landscaping;
- Pedestrian lighting;
- Seating; and
- Trash & recycling collection.

The following locations have been identified as key gateways and key locations for the neighborhood (see Map 2, page 5).

**CS2-III Height, Bulk and Scale**

**CS2-III-i. Commercial Core:** New development in the commercial core should consider the following techniques:

- a. Encourage buildings of varying heights within the same block to reduce the “box” look along blocks. New development that aggregates one half block or more, should take steps to recall historic, smaller-scale development patterns. Existing height restrictions in NC-65’ zones may be departed from up to an additional 3’ in exchange for design improvements, such as additional upper-level setbacks.

- b. Break the massing of new buildings on large sites into smaller components to avoid a scale that is out of proportion with surrounding development; especially where new buildings abut existing older storefront facades. Examples include the Eleanor and plans for the “fruit-stand” block.
- c. Retain alleyways or incorporate new through-ways in full-block developments to help preserve a well-connected pedestrian grid. Encourage public use of the alley west of Roosevelt Way NE by incorporating amenities for the public.

**CS2-III-ii. Through-Block Development**

- a. Avoid monolithic development on through lots. New developments on through-block lots should be carefully designed for compatibility with this established fabric. Observe in new through-block projects the original platting and development pattern, which is generally characterized by structures limited to a half-block in depth, with widths of 50 to 60 foot increments along the street.
- b. In the area bounded by NE 65th St., NE 68th St., Roosevelt Way NE, and 8th Ave NE consider providing through-block connections. As more intensive development occurs over time, through-block connections can contribute to a more complex, intimate pedestrian environment.
- c. Make through-block connections clearly identifiable, accessible, and attractive. Create focal points to draw pedestrians into and along through-block pathways. Encourage uses that will promote public access into through-block connections during appropriate hours to activate space.

**CS2-III-iii. Multi-family/Residential Zone Edges:** Careful siting, building design and building massing should be used to achieve an integrated neighborhood character in multi-family zones. Some of the techniques preferred in Roosevelt include:

- a. Increasing building setbacks from the zone edge at ground level;
- b. Reducing the bulk of the building’s upper floors;
- c. Reducing the height of the structure;
- d. Use of landscaping or other screening (such as a 5-foot landscape buffer);
- e. Modulation of bays;
- f. Stepping down the height of structures to 40’ – 45’ at the zone edge to provide transition to the height of traditional single-family areas; and
- g. Minimizing use of blank walls.

**CS2-III-iv. Roosevelt High School Architectural Heritage:**

- a. Massing void of variation is discouraged on properties adjacent to the high school in order to avoid a monolithic look.
- b. Preserve specific views corridors to and from the high school, arrange the massing in a way that references the prominent high school structure.

**CS2-III-v. Olympic Promenade:**

- a. Encourage preservation of westward views of the Olympic Mountains along NE 66th St. and from Roosevelt High School to allow for an ‘Olympic promenade’ and more light and air to reach right of way landscape features. Consider upper-level setbacks of new multi-family and commercial buildings that flank the NE 66th St. corridor.



**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.

**Roosevelt Supplemental Guidance:**

**CS3-I Emphasizing Positive Neighborhood Attributes**

**CS3-I-i.** Roosevelt High School Architectural Heritage: New buildings built adjacent to the high school (particularly on the blocks immediately south of the school) should complement and defer to the architectural prominence of the school, and contribute to a campus-like setting in the immediate school vicinity.

**CS3-I-ii.:** Reinforce a vibrant streetscape:

- a. Apply a pedestrian-oriented design;
- b. Include multiple recessed entries; and
- c. Considering offering commercial and residential units of different sizes and at a range of price points.

**CS3-I-iii.** Street walls facing arterial streets (NE 65th St., Roosevelt Way, and 12th Ave NE) in the Commercial Core should be designed to incorporate traditional commercial façade components: lower base course, upper-level façade and cap.

**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.

***Roosevelt Supplemental Guidance:***

**PL1-I A Network of Public Spaces**

**PL1-I-i.** If public space is included, the design should complement and create a network of open space, including pedestrian connections to light-rail facilities, greenways, green streets, or public spaces in the neighborhood.

**PL1-I-ii.** Arrange new buildings' massing to support street-level open spaces and streetscape concepts, including station-related amenity areas, especially on green-streets and greenways.

**PL1-I-iii.** On the blocks adjacent to the high school, anticipate the movement of large groups between the school grounds and commercial areas in order to design for pedestrian safety along 12th Avenue NE and NE 65th St.; the key arterials traversed by sometimes distracted students. Anticipate use of gathering spaces by groups of students. Incorporate trash collection and recycling accommodations as appropriate

**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.

## ***Roosevelt Supplemental Guidance:***

### **PL2-I Pedestrian Experience**

**PL2-I-i.** Consider providing wider sidewalks in the commercial core along streets with high volumes of auto use. Small open spaces, such as gardens, courtyards, or plazas that are visible or accessible to the public are encouraged.

**PL2-I-ii.** Provide pedestrian scaled lighting on streets with direct access to the light rail station, near the High School, and on neighborhood green streets and/or greenways. These streets include 12th Ave NE, NE 66th, NE 67th, and NE 68th Streets.

**PL2-I-iii.** Pedestrian amenities are encouraged where appropriate along side-walks within the commercial core. Amenities should be placed within setbacks. Examples of amenities include:

- Trash & recycling
- Canopies
- Seating
- Drinking water fountains
- Artwork

- Special surface treatments
- Plantings
- Pedestrian scaled lighting
- Courtyards

**PL2-I-iv.** Minimize sidewalk obstructions, especially in consideration of non-sighted pedestrians.

**PL2-I-v.** If adjacent to an existing or planned bicycle facility, such as a cycle track, design building facades and streetscape improvements to minimize conflicts between transportation modes.

### **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.

***Roosevelt Supplemental Guidance:***

**PL3-I High school, Green Streets, and Green Ways**

**PL3-I-i.** Provide a more intimate, smaller-scale residential environment on the blocks adjacent to the high school by providing landscaping, stoops, porches, etc.

**PL3-II Human and Commercial Activity**

**PL3-II-i.** Provide opportunities for increased pedestrian activity along sidewalks with high pedestrian traffic within the Commercial Core by increasing setbacks; this is especially important because some sidewalks along Roosevelt Way and 65th Ave are considered too narrow. Increase the ground level setbacks in order to accommodate pedestrian traffic and amenity features.

**PL3-II-ii.** Encourage the incorporation of private open spaces between the residential uses and the sidewalk, especially for multi-family development west of Roosevelt Way, and for the frontages of development in neighborhood commercial zones that face nonarterial streets. Ground-level landscaping should be used between the structure(s) and sidewalk.

**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.

**Roosevelt Supplemental Guidance:**

**PL4-I Transit Supportive Design**

**PL4-I-i.** When adjacent to transit stops and/or facilities, particularly along NE 65th St., Roosevelt Way NE, and 12th Ave NE, where transit will connect to the light rail station, encourage the following: Expand sidewalk areas where possible;

- Encourage integration of rider waiting facilities into adjacent buildings;
- Provide overhead weather protection;
- Provide lighting and street furniture; and
- Accommodate smaller scale retail services.

**PL4-I-ii.** Anticipate greater use of bicycles, especially along newly designated neighborhood greenways, and in conjunction with the future light rail station in order to minimize conflicts with other transportation modes. This may include siting building entrances to accommodate bicycle parking and storage facilities while simultaneously addressing pedestrian access and movement.

**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.

***Roosevelt Supplemental Guidance:***

**DC1-I Arrangement of Interior Spaces**

**DC1-I-i.** Encourage small retail spaces to help bolster local businesses and create a greater variety of street-level interaction. Multiple entrances, non-continuous facades, and the ability to delineate or re-size smaller spaces within larger ones should be considered. Dedicating 25% of retail space to commercial use in spaces that are less than 1,000 square feet in size or incorporating at least one retail space that is less than 1,000 square feet is encouraged.

**DC1-I-ii.** A variety of residential unit types and sizes is encouraged, particularly family-friendly units and facilities/amenities, such as private open space/play areas, storage, accessible entries, and washer/dryer hook ups will make it possible for new families to live in this neighborhood.

**DC1-II Gathering Spaces**

**DC1-II-i.** Provide informal open spaces along designated Green Streets and in the commercial core.

**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.

### ***Roosevelt Supplemental Guidance:***

#### **DC2-I Massing**

**DC2-I-i.** In the commercial core encourage façade detail and street-facing glazing that compliment character of the neighborhood’s historic architectural icons to reduce the perception of bulk.

#### **DC2-II Architectural and Façade Composition**

**DC2-II-i.** Along Major Arterials:

- a. Maximize the retail and street-level transparency (commercial zones);
- b. Maximize the quality of exterior finish, especially at the base;
- c. Incorporate a series of storefronts along the commercial street frontages.

**DC2-II-ii.** Along Green Streets, Greenways, and Non-Arterial Streets:

- a. Maximize modulation, courtyards, human interaction;
- b. Incorporate high quality materials, a mix of informal planting, and integration of natural materials, especially at the entries.

### **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.

### ***Roosevelt Supplemental Guidance:***

#### **DC3-I Open Space Character**

**DC3-I-i.** Larger developments should consider views and solar access throughout the property:

- a. To the west (Olympic Promenade along NE 66<sup>th</sup>);
- b. To the High School from NE 65<sup>th</sup> and 15<sup>th</sup> Ave NE;
- c. To downtown; and
- d. Through-blocks.

**DC3-I-ii.** Consider opportunities to incorporate visible water systems into the landscape design, such as reference to the historic movement of water from Green Lake through Ravenna Park.

#### **DC3-II Street Planting & Landscape to Enhance the Building and/or Site**

**DC3-II-i.** Use designs that enhance and build upon the natural systems of the neighborhood, such as storm water drainage, and aquifer re-charge strategies, habitat enhancement, solar access, food production, etc.

**DC3-II-ii.** Landscaping should be employed as both a design feature and an environmental enhancement. Dominant street tree varieties from the neighborhood should be incorporated into the plan.

**DC3-II-iii.** Consider maintenance and revitalization of existing trees.

#### **DC3-III Residential Open Space**

**DC3-III-i.** Include, where possible, open spaces at street-level for residents to gather.

### DC3-IV Landscape Heritage

**DC3-IV-i.** Visible and accessible examples of the Olmsteads' design should be delineated by employing informal groupings of large and small trees and shrubs at key locations.

## 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.

## *Roosevelt Supplemental Guidance:*

### DC4-I Exterior Finish Materials

**DC4-I-i.** In the commercial core consider including masonry materials befitting the heritage of early 20th century commercial structures in the neighborhood (e.g. Roosevelt High School’s masonry façade).

**DC4-I-ii.** The use of high-quality cladding materials, such as brick and terra cotta masonry; tile; natural and cast stone is strongly encouraged along commercial frontages, and scaled to pedestrian activity and scale, especially at the base and ground-levels. Concrete Masonry Units and high-quality concrete are also preferred over wood, metal, or cement-board claddings.

**DC4-I-iii.** Colors should be consistent with and chosen based on existing architectural cues and should be considered in terms of their relationship to neighboring structures.

**DC4-I-iv.** The use of more natural elements, such a brick, wood, etc. that feels welcoming to pedestrians (see Ballard Ave. as example) or high quality, durable modern elements is encouraged.

**DC4-I-v.** Transparent, rather than reflective, windows facing the street are preferred.

**DC4-I-vi.** Use of transparent awnings is preferred in the commercial core.

#### **DC4-II Signs**

**DC4-II-i.** Preferred sign types include pedestrian-oriented and small signs incorporated into the building’s architecture. A sign band or a blade-signs hung from beneath an awning or marquee are preferred within the Commercial Core Area, along with neon signs.

**DC4-II-ii.** Large illuminated box signs, canopy-signs, super graphics and back-lit awnings or canopies are not appropriate in the Roosevelt area.

#### **DC4-III Right of Way Fixtures and Elements**

**DC4-III-i.** When adding new fixtures and features in streetscapes, designers are encouraged to contribute to the campus-like setting of the Roosevelt neighborhood, especially in close proximity to the high school. This may inform selection of lighting fixtures, as well as street furniture.

#### **DC4-IV Landscaping Materials**

**DC4-IV-i.** Neighborhood plant choices should consider historical landacape elements.

**DC4-IV-ii.** Preferred species for street trees are Tupelo ‘Afterburner’ or, in powerline locations, Dogwood ‘White Wonder’ or Katsura.

**DC4-IV-iii.** Indigenous trees should be planted to maintain and reinvigorate a verdant tree canopy within the neighborhood.

### **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 Design Guidance, no adjustments were requested.

## STAFF DIRECTION

**At the conclusion of the Design Guidance, the 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.