



**SECOND EARLY DESIGN GUIDANCE OF THE
SOUTHWEST DESIGN REVIEW BOARD**

Record Number: 3029270-EG

Address: 3015 63rd Avenue Southwest

Applicant: James Raptis, James Raptis Architect

Date of Meeting: Thursday, November 01, 2018

Board Members Present: Don Caffrey (Chair)
John Cheng
Crystal Loya
Scott Rosenstock

Board Members Absent: Matt Hutchins

SDCI Staff Present: Tami Garrett, Senior Land Use Planner

SITE & VICINITY

Site Zone: Lowrise 3 (LR3)

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

Lot Area: 8,850 square feet (sq. ft.)



Current Development:

The project site is comprised of two one-story duplex structures and one single family residence.

Surrounding Development and Neighborhood Character:

Surrounding development includes residential (apartments) to the east, north and south; and single family residences to the west.

This mid-block property is located on the north side of 63rd Avenue Southwest. The existing neighborhood character is mainly comprised of low-scaled commercial and two and three-story residential apartment buildings and single family residences. The existing development on 63rd Avenue Southwest transitions from commercial and residential frontage on Alki Avenue Southwest westward to a residential neighborhood comprised of apartments and predominately single family residences. Varied architectural and façade styles are present in this neighborhood which is moderately pedestrian oriented.

Access:

Vehicular access to the project site is possible from both 63rd Avenue Southwest and an existing 20' wide alley.

Environmentally Critical Areas:

There are no Environmentally Critical Areas (ECAs) mapped on or near the site. The existing topography is characterized as moderately sloping upward from the south property line 3' and remaining flat to the north property line.

PROJECT DESCRIPTION

The proposed project is for the design and construction of one four-story residential development comprised of apartments (15 units) and parking for 22 vehicles on the site and offsite. The existing residential structures will be removed.

This project includes a request to rezone the project site from Lowrise 3 (LR3) to Lowrise 3 with an "M" suffix (LR3(M)). The applicant has outlined this information in the design packet.

The design packet includes information presented at the meeting, and is available online by entering the record number at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

The packet is also available to view in the file, by contacting the Public Resource Center at SDCl:

Mailing Public Resource Center
Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

FIRST EARLY DESIGN GUIDANCE March 1, 2018

PUBLIC COMMENT

The following public comments were offered at this meeting (with Board/applicant responses in *italics*):

- A representative of the Southwest Seattle Historical Society (SSHS):
 - Summarized the meetings/discussion that the SSHS organization has had with the owners/design team prior to the EDG meeting.
 - Appreciated the owner's/applicant's commitment to researching West Seattle history and goal to incorporate historical elements into the development (i.e. commemorating West Seattle Landing's family history within the building).
 - Impressed that parking for electric vehicles (five stalls) is planned to be integrated into the project.
- Encouraged a design that will mitigate the mass and the lack of sunlight to the residential property across the alley, west of the project site. Commented that the alley is considered the street side for the residents in units of the property across the alley to the west and asked that the Board consider livability of the affected residential units during their discussions about the proposed massing forms.
- In viewing the renderings, observed that the exterior stairs appeared to be monolithic and if retained, asked that the exterior stairs' appearance be camouflaged to not appear so stark.
- Commented that the proposed design appears uninteresting and asked that brick material be consider for the design to pay homage to the existing brick buildings east of the subject site.
- Thanked the owners for their attendance and efforts to develop a residential project that will include ties to historic West Seattle. Voiced support for design scheme C. Liked that the design will include larger-sized units but disappointed about the absence of elevators in the designs. Inquired why elevators weren't being provided in the proposed development.
The Board explained that no elevator access (accessible route) is required if there is no common amenity space on the roof. The applicant further clarified that locating the amenity area at grade and not installing an elevator could benefit the neighborhood and reduce building and maintenance costs.
- Concerned that the residents in the units oriented below the private roof decks illustrated in design schemes B and C, would incur noise but have no opportunity to utilize that space due to restricted access.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review

conducted by SDCI and are not part of this review. Concerns with building height calculations and bicycle storage standards are addressed under the City's zoning code and are not part of this review.

Seattle Department of Transportation (SDOT) offered the following comment prior to the meeting:

- Stated that SDOT strongly recommends upgrading the sidewalk and planting strip on 63rd Avenue Southwest.
- Advised that any retaining walls in the right-of-way will require a Public Space Management Annual Permit.
- Commented that SDOT supports vehicle access and trash collection from the alley as proposed.

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

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

- 1. Design Concept, Architectural Context, Massing:** The design of the new residential development should complement the existing architectural context and character and be respectful to adjacent sites. (CS2.B, CS2.D, CS3.A, CS3.B)
 - a. The Board appreciated listening to the owner's family history, the historic West Seattle Alki neighborhood context, the residential project's background, and the intent to provide affordable housing in the Alki neighborhood. In reviewing the three design schemes, the Board explained that there was not enough massing variation in the presented design options to offer constructive feedback and to demonstrate that the applicant's preferred massing design (Design A) is the most appropriate massing form for the project site. Therefore, the Board directed the applicant to return for a second EDG meeting to present three viable distinct massing options that address the following guidance:
 - i. The Board applauded the project team's (applicant/owners) exploration of the site/neighborhood's history and intent to incorporate this history in the design. However, the Board stated the presented design options did not illustrate this design intent well. The EDG options should demonstrate how the design concept expresses the historic connotations of the future building. Provide studies demonstrating options for massing, secondary elements, materials and other design elements in response to this guidance. (CS3.A, CS3.B, DC2)
 - ii. The Board agreed with public comments that it is important that the future design be respectful of adjacent properties-especially to the south and across the alley to the west. The Board recognized that further information related to the design response of the south, north and west facades was necessary to better understand how the massing will respond to certain adjacency pressures

(i.e. privacy, light, outdoor activities, etc.). The Board requested a window study and elevation/perspective views showing both the proposed development and adjacent buildings be provided at the next EDG meeting. (CS2.D, DC2)

- iii. The Board stated that the historic and local context is important and should be considered during the selection of exterior materials. The Board encouraged the design team to provide a conceptual material palette for the development and seek the Board's input concerning materials at the next EDG meeting. (CS3.A, CS3.B, DC4.A)

2. Residential Open Space and Landscaping:

- a. At the EDG meeting, the applicant's materials and presentation identified ground-level shared amenity spaces with several activity zones (BBQ, Chess Board, vegetable garden, etc.), landscaping (green walls, trees, lawn, shrubs) and infrastructure (bioretention ponds, bench). The Board emphasized the importance of a well-designed simplified landscaping/programming concept for the outdoor spaces and asked to review future details that demonstrate a more refined open space design at the next EDG meeting. (DC3.A, DC3.B, DC3.C.2)

SECOND EARLY DESIGN GUIDANCE November 1, 2018

PUBLIC COMMENT

The following public comments were offered at this meeting (with Board/planner/applicant responses in *italics*):

- Reminded the Board that there are several residents in the units of the residential development across the alley to the west who's views and natural light will be impacted and was disappointed in the applicant's lack of design response (landscaping, massing moves, etc.) applied to west side of the proposed development. Implored the Board again to consider the livability of the affected residential units west of the project site during their discussions about the proposed massing forms.
- Concerned about parking and vehicular impacts to the adjacent alley and surrounding streets in the Alki neighborhood.
- Questioned if the proposal's height was allowed.
The Board Chair explained that the applicant will be seeking a contract rezone to allow for development at the height as presented in anticipation of the Citywide Mandatory Housing Affordability (MHA) implementation. The Board Chair reemphasized that the Board does not have purview over contract rezone determinations. The SDCI planner noted that information about the MHA legislation is available online (<https://www.seattle.gov/hala>).
- Asked about the quantity of apartment units planned for the four-story proposal.
The applicant stated that fifteen units are being proposed for the residential building.
- Advised the applicant to be mindful about the high water table that exists on properties in this neighborhood when considering below-grade excavations for the project.
- Felt that the applicant did a good job in his response to past Board guidance/feedback.

- Supported the owner’s intent to provide affordable residential units in the proposed development.
- Liked design scheme B because of its curvilinear aspects and resemblance to a prow (boat shape) which could add visual interest. Conversely, felt the floor layout of scheme A was more efficient. Ultimately, encouraged a hybrid design scheme that would be a combination of both schemes (A & B).
- Encouraged a design that has an enclosed parking structure, creating a more secured space. Did not support the unenclosed parking garage design as presented.
- Supported design methods that enliven the alley way and not make it utilitarian since there is a tendency for pedestrians in this neighborhood to traverse within the alleys often.
- Voiced conditional support for the requested code departure if enhancements could be made to the rooftop amenity space (glass railings in place of picket railings).
- Felt that the ground floor residential unit required a more thoughtful design, should reconsider how it engages the street. Should be mindful of CPTED (Crime Prevention Through Environmental Design) principles when redesigning this unit.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking and traffic impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with building height calculations and parking standards are addressed under the City’s zoning code and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number (3029270-EG): <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

- 1. Design Concept, Architectural Context, Massing:** The design of the new residential development should complement the existing architectural context and character and be respectful to adjacent sites. (CS2.B, CS2.D, CS3.A, CS3.B)
 - a. The Board commended the design team for presenting three varied massing options and appreciated that past feedback had been incorporated in the presented designs. Upon closer examination of the presented options, the Board unanimously supported the applicant’s preferred design scheme (Design A). Thus, the Board proposed that design scheme Design A move forward to Master Use Permit (MUP) submittal with the following guidance:
 - i. The Board stated that the combination of the exterior balcony/stairs and awning at the building’s southeast corner was visually impactful, unresolved and needed further study. The Board expects to review further development at the building’s southeast corner that minimizes the visual impact of the stairs

and demonstrates cohesive relationship between the lobby entry (awning), the stairs, the massing and the adjacent context. (CS2.D.5, CS3.A, DC2.C)

- ii. The Board reiterated support for the applicant's intent to incorporate the site/neighborhood's history in the design and acknowledged the applicant's efforts in achieving this goal (historical display in the residential lobby, exterior commemorative signage, etc.). However, the Board stated that further study of methods to effectively convey the historical aspects of the site/neighborhood was needed and encouraged the applicant to seek additional approaches (materiality, landscaping, etc.) to incorporate/express the rich historic connotation in the future design's exteriors. (CS3.A, CS3.B, DC2)
- b. The Board reviewed the exterior materials and color palette information presented at the meeting and provided in the design packets. In general, the Board's preliminary response regarding the design's materiality (brick base, lap siding, hardie panel) and color palette (three colors) concept was positive. However, the Board observed while viewing the massing perspectives for Design A, that the architectural expression of the facades (especially the north façade) appeared unorganized and unrefined; and necessitated further study. At the next phase of design, the Board's expectation is that further refinement of materiality/colors applied to the building's exteriors will be addressed and looks forward to reviewing a physical colors and materials board with detailing specifics (i.e., reveals, joints, details, etc.) at the Recommendation meeting. (CS3.A, CS3.B, DC2.B, DC4.A)

2. 63rd Avenue Southwest Frontage, West Façade and Alley:

- a. The Board voiced concern about the security of the ground-level residential unit (sliding glass door entrance) abutting the street (63rd Avenue Southwest). The Board asked the design team to further study how this unit's relationship to the street could be improved and include measures that will ensure privacy and safety for future residents occupying the ground-related unit. (PL3.A, PL3.B)
- b. The Board acknowledged public comment and reiterated the importance that the future design should be respectful of adjacent properties-especially to the south and across the alley to the west. The Board expects the applicant to explore methods that ensure the alley-facing façade will be well composed and reduce visual impacts of the parking areas-surface parking and covered parking area (landscaping, screening, etc.). The Board also requested that comprehensive high-level views of the alley condition be provided at the Recommendation meeting. (CS2.D, DC1.C, DC2)
- c. The Board understood that accessory parking is required for the proposed residential structure. The Board concurred with public statements that the alleys in this neighborhood tend to be often frequented by pedestrians and observed that the presented uncovered parking configuration could create conflicts between motorists and pedestrians. Thus, the Board requested the applicant to be mindful of this condition as the design evolves and consider methods to minimize safety and visual concerns (i.e. lighting, hardscape).

3. Residential Open Space and Landscaping:

- a. At the second EDG meeting, the applicant's materials had evolved identifying a rooftop amenity area with several activity zones (BBQ, bocce court, gardens, chess board, furniture, etc.); ground-level amenity spaces (dedicated dog area), landscaped paths and infrastructure (biorientation ponds, benches). Board comments focused on the identified ground-level amenity areas emphasizing that passive areas (paths) should be safe and well-lit. At the Recommendation stage of review, the Board expects to see an ensemble of elements (lighting, landscaping, hardscape, etc.) that creates a safe environment surrounding the project site especially along the proposed landscaped path. (PL2.B, PL3.A.4, PL3.B, DC3.B, DC4.D)
- b. The Board expressed difficulty in understanding the ground-related landscape design in perspective, especially those instances in which landscaping was proposed as screening for the parking garage area (pg. 52). The Board requested that, in addition to the landscaping/hardscape offered on the landscape plans, the landscaping be detailed/applied in the renderings for the future design at the Recommendation meeting. (DC1.C.2, DC4.D)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the **SECOND** Early Design Guidance, the following departure was requested:

1. **Maximum Façade Length (23.45.527.B.1):** The Code states that the maximum combined length of all portions of facades within 15' of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65% of the length of that lot line for apartment developments. The applicant proposed that portions of the development (decks) that extend beyond 65% of the length of the side lot line be allowed to encroach within 15' of the site's north lot line. This equates to a total of 251 sq. ft. of exterior deck area. The applicant explained that these elevated decks placed at the building's northeast and northwest corners provide additional depth into the façade design; and avoid having long flat walls facing the adjacent residential property.

The Board indicated that they would be inclined to support this departure but stated that more graphics (three-dimensional images, elevations, and sectional diagrams that illustrate the design with and without the code departure) shall be provided at the next meeting to assist the Board in evaluating how the proposed departure may or may not achieve a better design that better meets the intent of Design Guidelines, compared to a code-compliant design. (DC2.C.1)

DESIGN REVIEW GUIDELINES

The Citywide and Neighborhood guidelines recognized by the Board as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the [Design Review website](#).

Board Priority Guidelines: CS2.B, CS3.B, DC2.A, DC2.B, DC2.C and DC4.A.

CONTEXT & SITE

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

CS1-A Energy Use

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

CS1-B Sunlight and Natural Ventilation

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

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

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

CS1-C Topography

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

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

CS1-D Plants and Habitat

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

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

CS1-E Water

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

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

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

CS2-A Location in the City and Neighborhood

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

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

CS2-B Adjacent Sites, Streets, and Open Spaces

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

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

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

CS2-C Relationship to the Block

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

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

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

CS2-D Height, Bulk, and Scale

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

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

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

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

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

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

CS3-A Emphasizing Positive Neighborhood Attributes

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

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

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

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

CS3-B Local History and Culture

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

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

PUBLIC LIFE

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

PL1-A Network of Open Spaces

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

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

PL1-B Walkways and Connections

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

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

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

PL1-C Outdoor Uses and Activities

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

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

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

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

PL2-A Accessibility

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

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

PL2-B Safety and Security

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

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

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

PL2-C Weather Protection

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

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

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

PL2-D Wayfinding

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

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

PL3-A Entries

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

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

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

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

PL3-B Residential Edges

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

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

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

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

PL3-C Retail Edges

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

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

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

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

PL4-A Entry Locations and Relationships

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

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

PL4-B Planning Ahead for Bicyclists

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

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

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

PL4-C Planning Ahead For Transit

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

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

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

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

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

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

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

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

DC1-B Vehicular Access and Circulation

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

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

DC1-C Parking and Service Uses

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

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

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

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

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

DC2-A Massing

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

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

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

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

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

DC2-D Scale and Texture

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

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

DC2-E Form and Function

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

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

DC3-A Building-Open Space Relationship

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

DC3-B Open Space Uses and Activities

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

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

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

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

DC3-C Design

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

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

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

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

DC4-A Exterior Elements and Finishes

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

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

DC4-B Signage

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

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

DC4-C Lighting

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

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

DC4-D Trees, Landscape, and Hardscape Materials

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

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

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

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

DC4-E Project Assembly and Lifespan

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

BOARD DIRECTION

At the conclusion of the SECOND EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.