



DESIGN GUIDANCE
STREAMLINED DESIGN REVIEW

Record Number: 3032107-EG

Address: 7755 15th Avenue Northwest

Applicant: Jonathan Lemons

Date of Report: Tuesday, September 04, 2018

SDCI Staff Present: Bruce P. Rips, Assoc. AIA

SITE & VICINITY

Site Zone: Neighborhood Commercial Two with a 40' height limit and a pedestrian overlay. (NC2P-40)

Nearby Zones: The 15th Ave NW corridor possesses a NC2-40 classification. At certain node intersections, such as NW 80th St. and 15th Ave NW, a pedestrian designation denotes an emphasis on commercial development oriented to the pedestrian. Single Family 5000 residential zoning sandwiches the 15th Ave corridor to the east and west.

Lot Area: The 3,332 sq. ft. lot occupies the southwest corner of NW 80th St and 15th Ave NW with approximately 40 linear feet of frontage on 15th Ave NW. The site's declination begins at the southeast corner and slopes roughly six feet to the alley.



Current Development: A surface parking lot occupies the site.

Surrounding Development and Neighborhood Character: The 15th Ave commercial corridor houses a balance of auto-centric and pedestrian oriented businesses, providing services to the surrounding Crown Hill neighborhood. From NW 85th St (anchored by the Safeway grocery store) to NW 75th St. a variety

of commercial enterprises line the commercial strip including the Smoke Shop, Morgan's and the former Original Pancake House. At the northeast corner of the 80th St. intersection, the nicely detailed building best exemplifies main street architecture with its fine brick work, rounded corner and expanses of glass along the 15th Ave frontage. Newer development along the strip has introduced mixed-use structures with apartments, live-work units and scant amounts of commercial frontages. The Noba and other projects, either being constructed or in the development pipeline, possess a similarity of traits: linear massing occupying much of the block frontage, which are considerably larger in scale than preceding eras of construction; upper facades predominantly composed of cementitious panels; and dark glazing along the street frontages. The single-family neighborhoods to the east and west comprise mostly one to two-story single-family houses constructed with multiple gables and wood siding of a pre-WWII era.

Access: Pedestrian access along 15th Ave NW. Vehicular access from the alley. Principal arterial 15th Ave NW connects the Interbay area south of the canal to Ballard and on to the commercially oriented Holman Road further north.

Environmentally Critical Areas: None

PROJECT DESCRIPTION

Streamlined Design Review for a four-story building with 18 small efficiency dwelling units (SEDUs), three apartments (21 units total), and 996 sq. ft of general retail sales and service. Parking for four vehicles proposed.

PUBLIC COMMENT

The following public comments were received:

Community members wrote that the balconies and the roof top amenity area threatened the privacy of the residents of the homes across the alley. The letter made several suggestions to remove the balconies and place a taller barrier on the west side of the roof. The letter also discussed height issues, the need for alley access and the possibility of augmented crowded parking conditions. One letter supported the project.

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

The purpose of the streamlined design review process is for SDCI to receive comments from the public, identify concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design and siting alternatives. Concerns with off-street parking and bicycle storage are addressed under the City's zoning code and are not part of this review.

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 provides the following siting and design guidance. The report identifies the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

1. Architectural Concept:

Massing: The proposed massing stands side by side with its sibling project immediately to its north. Together they create a substantial mass fronting 15th Ave NW and along the west facing the alley. The subject proposal has nearly the same amount of frontage but without the corner adjacency. Located on a mid-block site, the proposal complements the organization of the adjacent proposal with a brick storefront at the base and three floors of residential units above and establishes, if built, a continuity due to similarities of organization, program, materials, storefronts, canopies and other second architectural elements. The aesthetic and social contributions to the urban fabric of Crown Hill could be considerable by its emphasis on the pedestrian realm. The black metal panels at the upper three levels augment the sense of weight of the upper floors. Aesthetically, a lighter color at the upper floors would reduce the sense of compression and weight like the proposal at 7757 15th Ave NW. Although the dark panels are counterposed to the white cementitious panels of the corner proposal, the color adds a greater mass than possibly necessary along 15th Ave. For this reason, SDCI staff requests a version in white to be evaluated that complements the adjacent proposal.

The proposal sits considerable higher than the homes to the west of the alley, in part, due to the topography and the allowable heights in the Neighborhood Commercial Two with a 40' height limit zone. The bulk of the proposal sits slightly less than 19 feet from the property line across the alley. The balconies, which range from 2'8" to 4'1" in depth, attenuate the five-story mass by forming almost a filigree comprised of wood slats and metal railings in front of the units' glass walls. These elements give the structure a sense of human scale unusual for the rear elevation of most mixed-use structures. The dark metal facade contributes to the appearance of bulk. A much lighter color, such as the white walls of the companion project, should be used to visually reduce the appearance of the mass. (DC2-A)

Façade composition, Scale and Secondary Architectural Features: The architect's design offers an intimacy of scale that will furnish the neighborhood with a pedestrian oriented ambiance. The brick at the street frontage, the unassuming residential entry, the lightness of the overhead canopies (with glazing) indicating both the commercial and residential entries and the vertical wood slats all project a sense of neighborliness. These same elements, the masonry, canopy braces, and the wood frames (which suggest shutters) provide texture and interest. These will need to be an integral part of the construction set of drawings. (DC2-B, DC2-C, DC2-D)

2. Exterior Elements and Finishes:

Building Materials: Staff applauds the judicious restraint applied to the number of materials and colors. The proposal offers a welcome refinement from the visually nocuous multiplicity of colors, materials and modulated planes at the nearby Nabu building and other ponderous new developments. The brick, as shown in the renderings (and not on the photo of the material board, p. 33), will need to have a mottled appearance with more than one hue. This adds to the sense of depth and scale. Consider using a beige or blond brick that more closely complements the wood slats used on the upper floors. The applicant shall provide a range of brick samples to be reviewed with planning staff to decide upon best colors of the masonry at the building permit stage. In addition, consider using brick at the storefront horizontal spandrel and at the base on the 80th St. elevation. The relationship of the glazing and the surrounding brick should be more pronounced by providing a greater change of plane to imbue depth to the storefront ensemble.

The choice of the black metal panels comprising the upper three to four stories is confounding as it does little to complement the three other buildings proposed for the same 15th Ave. block frontage. As mentioned above, SDCI requires that the applicant provide an alternative color scheme that is much lighter in appearance and reduces the sense of bulk.

A dark grey, black and white composition of fiber cement panels comprises the windowless south elevation. Much of the elevation will be visible to those driving and walking along this Crown Hill corridor. The choice of composition ought to be more visually interesting and / or subtle than what is illustrated. (DC4-A)

Signage: Placement of signs announcing the commercial tenant and the name of the residential use need to be provided. The signage should be unobtrusive along 15th Ave. At the residential entry, an opportunity exists for an elegant way of announcing the building's name or address. Planning staff will review and approve the signage concepts at the building permit review. (DC4-B)

3. Urban Pattern and Form:

The proposal and its three sister projects along 15th Ave. provide promise of an unpretentious neighborhood scaled development. The four projects together appear to offer a sense of place and presence by use of common materials, similar storefronts and massing. (CS-A-1,2)

The connection to the street, the straightforward and legible commercial frontage and the mixture of complexity (the staggered wood slats within a grid of piers and spandrels) and regularity (the façade grid, datum lines) provide both an intelligent response to the urban fabric and a precedent for future, reasonably scaled development plans. (CS2-B-2)

Height, Bulk and Scale / Zone Transition. The applicant fails to provide an east/west section showing the proposal's relationship with the one-story single-family house to the west. This

would have illustrated the five-story height of the structure in contrast to its neighbor. The 21 linear feet from the neighbor’s east property line, across the alley, to the building edge should help mitigate the disparities in height, bulk and scale. (CS2-D)

4. **Architectural Context and Character:** The attention to secondary architectural elements of the subject proposal and its sibling buildings along 15th Ave infuses a pleasant neighborhood commercial scale that begins to correct the large expanse of right of way width, the intimidating length of recent buildings being inserted into the urban fabric and a previous era’s accommodation of automobile centric design within the commercial strip.
5. **Walkability:** The overhead weather protection along 15th Ave provides visual continuity and identifies the commercial storefront. If SDOT allows, the applicant should extend the planting strip(s) significantly to ensure pedestrian safety with a demarcation between sidewalk and roadway. Given the three other structures proposed by the applicant along 15th Ave, a continuity of landscape elements will provide a lush vegetative precedent for future development. (PL-2)

The glazing for the commercial frontage along 15th should be the lowest iron glass (clearest) as possible to encourage active engagement between the commercial use and the activity on the street and sidewalk. (PL-2)

6. **Active Transportation:** Locating bike racks on the roof is novel. Does the applicant intend to leave the bikes unsheltered from inclement weather? If the applicant decides to place overhead protection over the bike racks, this should not occur above the bike racks closest to the alley as this would unnecessarily augment the height nearest the single-family neighborhood. (PL4)
7. **Landscaping:** The tree and plant containers pushed to the edges of the roof top would contribute little to mitigating noise from tenant rooftop activities. The applicant will need to devise a more effective strategy (perhaps combined with tall vegetation) at the west side of the roof. This may include restricting use of the roof from the door of Stair A over to the west guardrail. (DC3-C-2)

See comments for planting strip landscaping under #5 Walkability.

DESIGN REVIEW GUIDELINES

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

CONTEXT & SITE

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

CS1-A Energy Use

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

CS1-B Sunlight and Natural Ventilation

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

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

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

CS1-C Topography

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

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

CS1-D Plants and Habitat

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

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

CS1-E Water

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

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

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

CS2-A Location in the City and Neighborhood

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

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

CS2-B Adjacent Sites, Streets, and Open Spaces

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

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

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

CS2-C Relationship to the Block

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

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

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

CS2-D Height, Bulk, and Scale

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

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

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

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

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

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 Building Materials

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

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

DC4-B Signage

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

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

DC4-C Lighting

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

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

DC4-D Trees, Landscape, and Hardscape Materials

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

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

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

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

DC4-E Project Assembly and Lifespan

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

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, the applicant has not requested an adjustment.

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. Any changes to adjustments that occur during review of the building permit will be documented in a letter to the project file.
2. If applicable, please prepare your Master Use Permit for SEPA review with a thorough zoning analysis listing the 23.45 and SMC 23.54 code section criteria, showing both required and proposed information (include page number where you graphically show compliance). You may want to review Tip 201 (<http://web1.seattle.gov/dpd/cams/CamList.aspx>) and may

also want to review the MUP information here:

<http://www.seattle.gov/dpd/permits/permittypes/mupoverview/default.htm>

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