Seattle Department of Construction & Inspections

DESIGN REVIEW

ADMINISTRATIVE* RECOMMENDATION
NORTHWEST

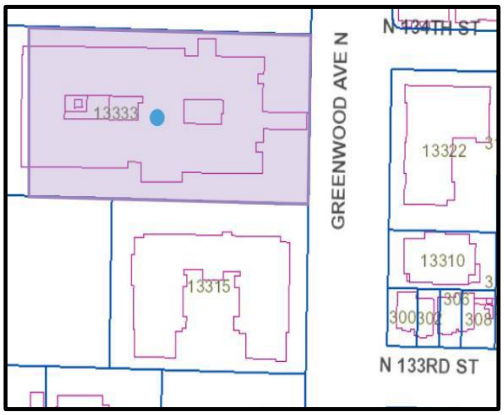
Record Number:	3034268-LU
Address:	13333 Greenwood Avenue North
Applicant:	Jill Burdeen, Board & Vellum
Report Date:	Friday, August 28, 2020
SDCI Staff:	Tami Garrett, Senior Land Use Planner

SITE & VICINITY

Site Zone: Lowrise 3 (LR3 (M))

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

Lot Area: 50,723 square feet (sq. ft.)



**On April 27, 2020, the Seattle City Council passed emergency legislation Council Bill 119769 which allows projects subject to full design review to opt into Administrative Design Review temporarily. As one of the projects impacted by Design Review Board meeting cancellations, this project has elected to make this change.*

Current Development:
The subject site is currently developed with a two-story nursing home and accessory paved parking area.

Surrounding Development and Neighborhood Character:
The predominant existing development surrounding the project site includes institutional uses to the south (religious facility); and residential uses (single family residences and apartments) to the north, south, east and west.

The current existing mid-block split-zoned (LR3 and Single Family 7200 (SF 7200)) site is located on the west side of Greenwood Avenue North in the Bitter Lake neighborhood of Seattle. The neighborhood character consists of older buildings, mature landscaping and abundant tree canopy. Buildings along Greenwood Avenue North are set back from the street, providing space for landscaping, fencing and/or parking. The generally flat facades of these existing residential buildings abutting Greenwood Avenue North are broken up by recessed or projecting balconies, awnings, mansard roofs and some covered parking. Existing townhouse developments along Greenwood Avenue North have gabled roofs, balconies, replicated patterns and wood fences. Recreational opportunities exist nearby at Bitter Lake Community Center and Playfield, Dunn Gardens and a local branch of the Seattle Public Library.

Access:
Vehicular access to the subject site is possible from Greenwood Avenue North.

Environmentally Critical Areas:
The site's topography is relatively flat. No Environmentally Critical Areas (ECAs) are mapped at the site.

Mature trees surround the site, including three Exceptional trees (one Blue Atlas Cedar and two Western Red Cedars) located near the north property line.

PROJECT DESCRIPTION

The proposed project is for the design and construction of a residential development comprised of eight, three-story townhouse buildings (33 units total). Parking for 33 vehicles is proposed. The existing structure is proposed to be removed. Design Review Early Design Guidance was conducted under 3034185-EG.

The subject site is proposed to be created under short plat application 3034269-LU which is currently being reviewed by SDCI. Three additional parcels subject to this short plat application are west of this project site and involves three construction applications for three single family residences. A shared pedestrian vehicular ingress/egress access and utility easement is also being proposed between these four projects.

The design packet includes materials that are 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 SDCI:

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

Email: PRC@seattle.gov

EARLY DESIGN GUIDANCE October 7, 2019

PUBLIC COMMENT

The following public comment was offered at this meeting:

- Strongly encouraged and supported the pitched roof design illustrated in the presented design schemes.

SDCI staff also summarized design related comments received in writing prior to the meeting:

- Strongly encouraged keeping the trees that border the project site.

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

- Supported a design that allows for on-site solid waste collection. Encouraged working with Seattle Public Utilities' (SPU) Solid Waste team to plan for solid waste collection accommodation.
- The project will be required to close any unused curb cuts along Greenwood Avenue North; and provide an ADA curb ramp crossing Greenwood Avenue North on the south side of North 134th Street intersection to align with an ADA pathway on the east side of Greenwood Avenue North.

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 Seattle Design Guidelines 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.

All public comments submitted in writing for this project can be viewed using the following link and entering the record 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. **Massing, Architectural Context and Character:** The design of the new residential development should complement the existing architectural context, provide an appropriate transition to the surrounding zoning and be respectful of surrounding and adjacent sites. (CS2.D, CS3.A)
    a. The Board acknowledged the merits of design scheme Option #2 ("Central Square")- the centralized courtyard-style amenity space, the inclusion of a focal point and the avoidance of a "thoroughfare" drive aisle. However, the Board favored the design and site planning presented for design scheme Option #3 ("Preferred") because, although it included a centralized drive aisle, it prioritized varied open spaces, the preservation of existing trees onsite and minimized the quantity of pavement allocated for vehicular use. Thus, the Board proposed that design scheme Option #3 move forward to Master Use Permit (MUP) submittal with the following guidance:
        i. In concurrence with public sentiment, the Board voiced general support for the massing with gabled roof forms stating that they are great for placemaking, creating a good rhythm, articulating individual units within that rhythm and fitting into the greater context of the neighborhood. (CS2.B, CS3.A.1, CS3.B.1)
        ii. The Board strongly supported the design team's verbal intent to promote green space by preserving as many existing trees onsite and the enhancement of the existing canopy with a robust understory of additional smaller trees. The Board requested that this landscaping goal is clarified in the next design iteration. (CS1.D.1, DC3.C, DC4.D)
        iii. The Board understood the developer's future goals for the entire project site which were described as developing the lowrise-zoned eastern portion of the property with a townhouse development (proposed project), segregating the entire property by means of future platting actions and constructing at least three single family residences (by separate future applications) on the single family-zoned western portion of the property. The Board noted and appreciated the stepped down scale from the proposed townhouse development to the anticipated lower-scaled development potential of the adjacent single family zone. However, the Board stated that the treatment of western edge of the townhouse project (entries, façade composition, articulation, etc.) should be designed in consideration of the single family residences that would be facing this development. The Board asserted that the west side of the townhouses should be designed as the frontage to the

single family-zoned properties, not treating it as a "back." (CS2.D, PL1.B.1, PL3.B, DC2.A, DC2.B, DC2.C)

2. **Greenwood Avenue North Frontage, Entries, Open Spaces and Waste Storage**:
    a. The Board stated that active interior uses (i.e. flex space) and not garages should be located at the first floor of those townhouse buildings that front on Greenwood Avenue North as shown in the design packet for Option #3 (pg. 39). (PL2.B.1, DC1.A.4)
    b. Overall, the Board requested details pertaining to the various entry types planned for this townhouse residential development. Provide graphics with focused attention relative to function, interior uses, and the public space at the next meeting.
    c. The Board's guidance in response to the character sketches of various entries shown in the design packet (pg. 35) was as follows:
        i. The Board reviewed the conceptual entry stoop design planned for the townhouse buildings facing Greenwood Avenue North and questioned if that stoop design was appropriate for the project site due to its flat topography. Thus, the Board voiced initial support for stooped entries along Greenwood Avenue North as long as the stoop design does not result in a full flight of external stairs leading up to the second-story of those units. (CS2.B.2, PL3.A, PL3.B.2)
        ii. The Board stated that the centralized internal driveway should be scaled appropriately to accommodate space for potential landscaping treatment and provide space for potential modulation of the units and articulation of any entries that may occur along that space. The Board requested that this Board direction is addressed in the next design packet. (PL1.B, PL3.A, PL3.B.2, DC1.B.1, DC1.C.2, DC2.A.1)
        iii. The Board reviewed the conceptual private patio design and precedent images of screening elements (pg. 41). The Board voiced concern that the inclusion of several screening elements would resemble fenced-off spaces and questioned if that design was appropriate for the entire site due to the orientation of the townhouse buildings/entries to the driveways, pathways, property edges and open spaces. The Board stated that further exploration of the application of screening elements throughout the project should be studied and clarified in the next design iteration. The Board encouraged the usage of plantings instead of vertical screens as screening materials between semi-private and more common use areas when appropriate. (DC3.A, DC3.B, DC3.C, DC4.D)
        iv. The Board emphasized the importance of utilizing wayfinding to place entries. The Board requested that all residential entry points be evaluated and clarified in terms of wayfinding and groupings (conceptual unit plans). At the next stage of design, demonstrate how wayfinding and entries could establish/support the rhythm that is being created with the buildings themselves. (PL2.A.1, PL2.D, PL3.A.1)
    d. The Board stated that the primary amenity area should be an engaging open space for residents and illuminated appropriately. The Board requested to review an ensemble of design elements (lighting, landscaping, hardscape, seating, screening, etc.) for all

proposed onsite common areas at the next meeting. (DC3.A, DC3.B, DC3.C, DC4.C, DC4.D)

e. The Board requested that a conceptual lighting plan be presented at the next meeting. (DC4.C)
f. The Board considered the preliminary information concerning the waste/recycling storage location and access that had been illustrated in the design packet (pg. 30) and conveyed by the applicant at the EDG meeting. The Board stated that the exterior waste/recycling storage areas should be complementary to the proposed open spaces and the overall residential development's aesthetics. The Board requested that specifics concerning waste storage requirements, location, access and feedback from SDCI and Seattle Public Utilities (SPU) be presented to the Board at the next meeting. (DC1.B.1, DC1.C.4)

RECOMMENDATION August 28, 2020

STAFF NOTE

As outlined per Council Bill 119769, SDCI accepted the applicant's written request to transition the project application from Full Design Review to Administrative Design Review.

PUBLIC COMMENT

SDCI staff received the following design related comments:

- Encouraged a townhouse design with pitched roofs.
- Supports a design that includes the retention of the existing trees, as well as exceptional trees. Asked that the excavations of building foundations be considered relative to the protection of the exceptional trees and other existing trees that are retained on the site.
- Concerned that the townhouse buildings' facades along the driveway appear too long without articulation of massing and notes that this could result in dark canyon effect.

SDCI staff received non-design related comments and questions concerning the proposed short plat application (vehicular and emergency access details, single family-zoned parcels' standards/requirements/details), housing affordability and housing unit accessibility.

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns and questions about the related short plat application should be directed to MUP record #3034269-LU. Questions and concerns about housing affordability and housing unit accessibility 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: http://web6.seattle.gov/dpd/edms/

SDCI PRELIMINARY RECOMMENDATIONS & CONDITIONS

SDCI visited the site, considered the analysis of the site and context by the proponents, considered past direction by the Northwest Design Review Board and considered public comment. SDCI design recommendations are summarized below.

1. **Massing, Architectural Context and Character, and Materials:**
    a. Staff evaluated and recommends approval of the amended preferred design scheme Option #3 which generally represents the massing proportions, height and scale that was supported by the Board during the EDG phase of review. Staff acknowledges public comment in support of the pitched roof design and tree preservation; and public concerns with the height and scale of massing abutting the centralized drive aisle. Overall, Staff appreciates that the gabled roofed forms and simple composition bounded with mature trees supplemented with and understory of additional smaller tree canopy complements the greater context of the neighborhood. (CS2.B, CS3.A.1, CS3.B.1, DC2.A.1)
    b. Overall, Staff recommends that the inclusion of attractive/high-quality materials, designed garage doors, thoughtful lighting strategy and treelined landscaped buffer planned at the western edge of the townhouse development addresses the Board's past concerns regarding the appearance of this project to the future single family-zoned properties west of the project site. However, Staff is concerned that the treelined landscaped buffer meant to create a soft landscaped buffer between the differing zoned properties is sited on the future single-family-zoned properties and questions the likelihood that this landscaped buffer as shown on the site plans will transpire. Thus, Staff recommends a condition that a treelined landscaped buffer be designed on the project site abutting its west boundary. If the treelined landscaped buffer is proposed on the future single family-zoned lots west of the project site, the applicant must submit a plan to SDCI that outlines assurances pertaining to the installment, timing and maintenance of this offsite landscaping treatment. (CS2.D, PL1.B.1, PL3.B, DC2.A, DC2.B, DC2.C, DC4.D)
    c. Staff evaluated and recommends approval of the proposed materials (board and batten patterned fiber cement panel, metal accent panel, aluminum deck railings, etc.), color palette and strategy regarding materiality and composition identified in the Recommendation design packet (pg. 35). Staff strongly supports the usage of well-detailed, high-quality materials with a clean simple expression for this townhouse development. (CS3.A, DC2.B, DC2.C, DC4.A)

2. **Greenwood Avenue North Frontage, Entries, Landscaping, Open Spaces and Lighting**:
    a. Staff strongly supports and recommends approval of the evolution of the Greenwood Avenue North townhouse development's frontage. Staff verified that the Board's past concerns regarding ground-level interior uses and stooped entries facing the Greenwood Avenue North streetscape have been resolved in the current design iteration. (CS2.B.2, PL2.B.1, PL3.A, PL3.B.2, DC1.A.4)
    b. Staff recommends that past Board concerns regarding residential unit entries, in terms of design, location, arrangement, screening and wayfinding have been addressed. Staff approves of the design treatment planned for the varied residential

entry types and appreciates the consistent rhythm and execution of the unit entrances throughout the project. (PL2.A.1, PL2.D, PL3.A.3, DC3.A, DC4.D)

c. Staff recommends approval of the evolution of the landscape design concept. Staff evaluated the applicant's materials (Recommendation design packet and arborist report) and confirms that the design team's prior goal to promote green spaces by preserving a majority of the of the existing mature trees (including exceptional trees) and incorporating new small understory trees and layered plants/shrubs is realized and clarified in the current design. (CS1.D, DC3.C, DC4.D)
d. Staff generally supports the evolution of the primary (south open space) and secondary (north open space) common amenity areas. However, the south common amenity area should be enhanced to provide opportunities for social interaction and rest. Thus, Staff recommends a condition that the south common amenity area incorporate areas that accommodate seating in addition to landscaping to encourage physical activity and social interaction. (DC3.A, DC3.B, DC3.C, DC4.C, DC4.D)
e. Staff reviewed the applicant's exterior lighting concept plan and generally supports the exterior lighting design provided in the Recommendation design packet (pg. 31). However, Staff is concerned that the presented lighting plan does not include lighting details (fixtures, location) for townhouse building's E.1 south façade abutting the drive aisle. Staff recommends a condition that the lighting plan be modified to include lighting details (fixture type, location) for the south-facing façade of townhouse building E.1 to provide enhanced illumination to the centralized internal vehicular and pedestrian corridor. (DC4.C)

3. Centralized Internal Drive Aisle and Waste Storage:

a. Staff evaluated the centralized internal driveway designed to accommodate vehicular and pedestrian movements within the site and through the project site to the future single family-zoned properties to the west. Staff acknowledges the site elements planned for this space (i.e. distinct paving design, landscaping, green screen, catenary lighting). However, Staff emphasizes the importance that these site elements be maintained and the pedestrian experience be enhanced in this shared vehicular and pedestrian zone. Thus, Staff recommends the following conditions regarding the centralized internal driveway:
    i. A strategic paving design that clearly delineates the pedestrian zones from the vehicular access through the usage of differentiated hardscape texturing/coloration shall be maintained in the final design.
    ii. The inclusion of overhead catenary lighting or other overhead lighting shall be maintained in the final design.
    iii. The landscape treatment (vertical vegetated screens, landscaping) abutting this area shall be maintained in the final design. In addition to the proposed vegetated green screening planned for the townhouse building facades abutting the central node (Buildings B.1, A.1 B.2 and B.3), additional vegetated green screening affixed to other building facades abutting this area should be explored as a method to enhance this space. Also, the vertical screening for all vertical plantings proposed for this development shall be comprised of a robust grid system that is aesthetically pleasing to add interest to applicable facades until the vegetation has fully established.

iv. Connect and delineate all north-south pedestrian pathways between the townhouse buildings to facilitate safe pedestrian movements within the central node. (PL1.B, PL3.A.4, PL3.B.2, DC1.B.1, DC1.C.2, DC1.C.3, DC2.A.1, DC2.B.2, DC4.C, DC4.D)

b. Staff approves of the solid waste storage area screenings (wood siding with black framed elements and details) and modifications to the orientation of the enclosures to accommodate through passageways for safety and ease of use. Staff recommends approval of the design inclusive of durable and warm materials and detailing, which complements the overall residential development's aesthetics and proposed open spaces. (DC1.B.1, DC1.C.4)

DEVELOPMENT STANDARD DEPARTURES

SDCI Staff's preliminary recommendation on the requested departure(s) are based on the departures' 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).

At the time of the RECOMMENDATION review, the following departure was requested:

1. **Side Setback Requirements (SMC 23.45.518.A.1-Table A):** The Code states that the required side setback for townhouse building facades greater than 40' in length is 7' average in width and 5' minimum in width. The applicant proposes to reduce the average side setback width from the code-required 7' to 5' to allow for three townhouse buildings (Buildings B.1, B.2 and B.3) to be sited 5' abutting the site's south property line. The applicant's rationale is that the encroachment of building footprints (2') into this average side setback will result in a better design by allowing the townhouse development design to shift further south on the property with the intention of preserving additional mature tree canopy along the northeast property line and providing pathways from the public realm to the site's amenity spaces. The applicant also explains that the landscape design includes a planted green screen for one of the townhouse buildings (B.1) south façade and the preservation of existing trees along the south property line.

   Staff has reviewed past feedback from the Board and public commentary regarding tree preservation and the applicant's justification with supporting materials (arborist report) and graphics. Staff strongly supports the applicant's design concept to protect and retain mature trees throughout the project site and agrees that this side setback departure would result in an overall design that would better meet the intent of Design Guidelines CS1.D Plants and Habitat, CS2.D.2 Existing Site Features, CS2.D.5 Respect for Adjacent Sites, DC3.C Design, and DC4.D Trees, Landscape, and Hardscape. Staff acknowledges the proposed vertical landscape treatment for townhouse building B.1 but recommends that a similar landscape treatment should be applied to the south-facing facades of townhouse buildings B.2 and B.3. Staff also observed that the site plan provided as justification for this departure in the design packet (pg. 53) did not comport with the site plan details provided elsewhere in the packet (pg. 26) and recommends that this error should be

corrected in future plan submittals. Therefore, Staff recommends approval of this departure subject to the following condition:

Modify the landscaping plan and building elevations to include a vertical landscape treatment (vegetated green screening) to be affixed to the south-facing facades of townhouse buildings B.1, B.2 and B.3. (CS1.D, CS2.D.2, CS2.D.5, DC3.C Design, DC4.D)

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines recognized by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the Design Review website.

Board Priority Guidelines: CS1.B.2, CS1.D.1, CS2.B.1, CS2.B.2, CS2.B.3, CS2.D.3, CS2.D.4, PL1.B.3, PL1.C.1, PL2.B.1, PL2.B.2, PL2.D.1, PL3.A.1, PL3.A.3. PL3.A.4, PL3.B.1, PL3.B.2, DC1.A.1, DC1.B.1, DC1.C.2, DC2.A, DC2.B, DC2.C, DC2.D, DC3.A, DC3.B.3, DC3.C.2, DC4.A.1, DC4.C, DC4.D.

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.

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.

RECOMMENDATIONS

The analysis summarized above was based on the design review packet received by SDCI and uploaded to the portal on Monday, June 29, 2020. After considering the site and context, considering public comment, reconsidering the previously identified design priorities and reviewing the materials, the Recommendation phase of the subject design and departures are APPROVED with the following preliminary conditions:

1. A treelined landscaped buffer shall be designed on the project site abutting its west boundary to create a soft landscaped buffer between the project and the future single family-zoned properties west of the project site. If the treelined landscaped buffer is proposed on the future single family-zoned lots west of the project site, the applicant must submit a plan to SDCI that outlines assurances pertaining to the installment, timing and maintenance of this offsite landscaping treatment. (CS2.D, PL1.B.1, PL3.B, DC2.A, DC2.B, DC2.C, DC4.D)

2. The south common amenity area shall incorporate areas that accommodate seating in addition to landscaping to encourage physical activity and social interaction. (DC3.A, DC3.B, DC3.C, DC4.C, DC4.D)

3. The lighting plan shall be modified to include lighting details (fixture type, location) for the south-facing façade of townhouse building E.1 to provide enhanced illumination to the centralized internal vehicular and pedestrian corridor. (DC4.C)

4. The centralized internal driveway shall include the following design strategies and site elements that enhance the pedestrian experience and prioritize safety and security in this shared vehicular and pedestrian zone:
    a. A strategic paving design that clearly delineates the pedestrian zones from the vehicular access through the usage of differentiated hardscape texturing/coloration shall be maintained in the final design.
    b. The inclusion of overhead catenary lighting or other overhead lighting shall be maintained in the final design.
    c. The landscape treatment (vertical vegetated screens, landscaping) abutting this area shall be maintained in the final design. In addition to the proposed vegetated green screening planned for the townhouse building facades abutting the central node (Buildings B.1, A.1 B.2 and B.3), additional vegetated green screening affixed to other building facades abutting this area should be explored as a method to enhance this space. Also, the vertical screening for all vertical plantings proposed for this development shall be comprised of a robust grid system that is aesthetically pleasing to add interest to applicable facades until the vegetation has fully established.
    d. Connect and delineate all north-south pedestrian pathways between townhouse buildings to facilitate safe pedestrian movements within the central node. (PL1.B, PL3.A.4, PL3.B.2, DC1.B.1, DC1.C.2, DC1.C.3, DC2.A.1, DC2.B.2, DC4.C, DC4.D)

5. In addition to townhouse building B.1, modify the south-facing facades of townhouse buildings B.2 and B.3 to include a vertical landscape treatment (vegetated green screening) to add interest to these façades whose structures encroach in the required side setback area. (CS1.D, CS2.D.2, CS2.D.5, DC3.C Design, DC4.D)