



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

Record Number: 3034569-EG

Address: 4401 42nd Avenue Southwest

Applicant: Cone Architecture

Date of Meeting: Thursday, September 05, 2019

Board Members Present: Crystal Loya (chair)
Alan Grainger
Matt Hutchins
Scott Rosenstock
John Cheng

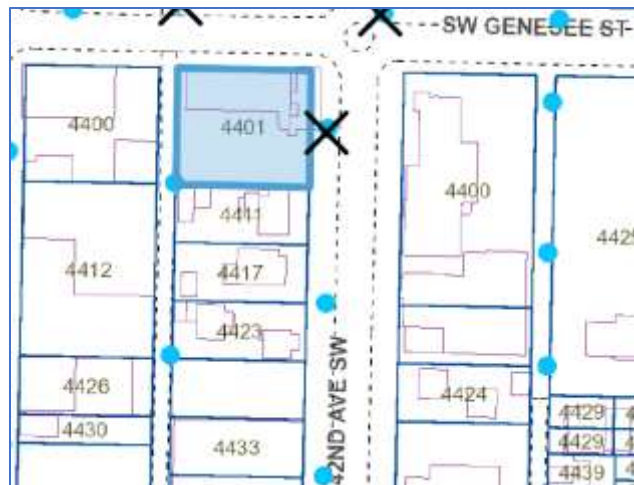
SDCI Staff Present: Carly Guillory, Senior Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 2 – 55-foot height limit (NC2-55(M))

Nearby Zones: (North) Lowrise 2 (LR2(M))
(South) NC2-55(M)
(East) NC2-55(M)
(West) NC2-75(M)

Lot Area: 11,500-square feet



Current Development:

The subject site is located at the southwest corner of 42nd Ave SW and SW Genesee St. The site measures approximately 100 feet wide by 115 feet deep and 11,500 SF. The western portion of the parcel is bordered by an alley. The site contains a church and surface parking lot.

Surrounding Development and Neighborhood Character:

The immediate blocks in the zone are a mix of multi-family apartment buildings, commercial businesses, churches, and single-family homes. There are a variety of commercial buildings along California Ave SW, which includes several restaurants, coffee shops, bars, various small businesses, and a neighborhood grocery store. The area is served by a number of Rapid Ride and other bus lines.

Access:

Vehicular access to the site is proposed via the alley along the west property line.

Environmentally Critical Areas:

No mapped ECAs.

PROJECT DESCRIPTION

Design Review Early Design Guidance for a 5-story apartment building with 72 small efficiency dwelling units and 6 live-work units. Parking for 36 vehicles proposed. Existing building to be demolished.

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>

Any recording of the Board meeting is available in the project file. This meeting report summarizes the meeting and is not a meeting transcript.

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

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

Email: PRC@seattle.gov

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PUBLIC COMMENT

The following public comments were offered at this meeting:

- Noted that existing trash pick up is done in the alley.
- Supported the design.
- Supported the location of trash storage, in the building.

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

- a. The Board supported a number of elements presented in Options Two and Three and recommended the project proceed with a hybrid of the two options using the following guidance.
- b. Those elements the Board noted as important include: a residential entry on SW Genesee Street; clear articulation of the northwest and northeast corners; and a façade composition that responds to the architectural context of the neighborhood. (CS2-A.1. *Sense of Place*, CS2-C.1. *Corner Sites*, CS2-III.iii. *Façade Articulation*)

2. **Sense of Place/Façade Composition.** The Board agreed that the site's location in the neighborhood and relationship to the block were important considerations that ought to inform the architectural concept and façade composition. Namely, the Board noted the adjacent institutions: the grand entry to the church to the north, and the setback of the church to the west. This grand entry should inform this project's primary residential entry while the setback at the west necessitates a clearly articulated west elevation and corner treatment. (CS2-A.1. *Sense of Place*, CS2-C.1. *Corner Sites*, CS2-III.iii. *Façade Articulation*)

a. Entries

- i. The Board supported the location of the residential entry presented in Option Two: on SW Genesee Street. This location was preferred over an entry on 42nd Ave SW, the Board agreeing it successfully responded to the existing neighborhood context by addressing the grand entry to the

church across the street. The Board identified this as an important component of the design and recommended placing the entry on Genesee Street. (CS2-III.iii. *Façade Articulation*)

- ii. In addition to the location of the primary entry, its expression was also identified as a priority. In direct response to the grand entry across the street, the Board agreed the residential entry should be emphasized with a grander expression, such as a two-story gesture or expression. (CS2-A.1. *Sense of Place*, CS2-III.iii. *Façade Articulation*)

b. Northeast and Northwest Corners and the West Elevation

- i. Option Three was described by the applicant as emphasizing the northeast corner with a taller, recessed volume (EDG Packet, page 50). The Board supported this concept of a corner emphasis but agreed it should also be applied to the northwest corner. The northwest corner was described as an important corner due to its high visibility from California Ave SW given the adjacent alley and location of the church to the west. The Board agreed emphasizing this corner would be an appropriate response to this existing context and recommended both the northeast and northwest corners be clearly articulated. (CS2-A.1. *Sense of Place*, CS2-C.1. *Corner Sites*, CS2-III.iii. *Façade Articulation*)
- ii. In addition to the corner, the west elevation will also be highly visible, necessitating an attractive and well-proportioned expression (CS2-A.1. *Sense of Place*, CS2-C.1. *Corner Sites*, CS2-III.iii. *Façade Articulation*).

3. Garage Location, Privacy, and Roof Deck

- a. The location of the garage entry was proposed at the southwest corner in both Options Two and Three. The Board supported this location and requested a section be presented at the Recommendation meeting illustrating the relationship between the project and the site to the south. Additionally, a Type I request was proposed to increase the drive aisle slope from 17 to 20 percent. The Board supported this request for the reasons outlined in the packet (page 48). (DC1.C. *Parking and Service Uses*)
- b. Acknowledging public comment, the Board agreed the design should respect adjacent properties and minimize disrupting the privacy of adjacent residents and users. (CS2-D.5. *Respect for Adjacent Sites*)
- c. The roof deck was proposed approximately at the northeast corner of the roof. The Board supported this location, but recommended exploration of locating the roof deck at the northwest corner. Create a landscape design that helps define spaces with significant elements. (DC4-D.4. *Place Making*)

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 Early Design Guidance meeting the following departure was requested:

1. **Street-Level Development Standards for Live-Work Units (SMC 23.47A.008.E.1.):** When a live-work unit is located on a street-level, street-facing façade, the Code requires that the portion of each such live-work unit in which business is conducted must be a minimum of 300 square feet and must be located between the street and the residential portion of the live-work unit. The non-residential portions of the unit shall extend the width of the street-level, street-facing facade, shall extend a minimum depth of 15 feet from the street-level, street-facing facade, and shall not contain any of the primary features of the residential (live) portion of the live-work unit, such as kitchen, sleeping, or laundry facilities, or bathrooms containing a shower or bathtub. These basic residential features shall be designed and arranged to be separated from the work portion of the live-work unit by a physical divider such as a wall or partition. The applicant proposes to locate a portion of the live area along the street-level, street-facing façade along 42nd Avenue SW (approximately 18 linear feet).

The Board indicated preliminary support for the departure request for the reasons outlined in the packet (page 49), finding the request would result in a design that better meets the intent of the design guidelines. (CS2-A.1. *Sense of Place*, CS2-III.iii. *Façade Articulation*)

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design 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](#).

CONTEXT & SITE

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-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-D Height, Bulk, and Scale

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.

West Seattle Junction Supplemental Guidance:

CS2-III Height, Bulk and Scale

CS2-III-iii. Facade Articulation: New buildings should use architectural methods including modulation, color, texture, entries, materials and detailing to break up the façade— particularly important for long buildings—into sections and character consistent with traditional, multi-bay commercial buildings prevalent in the neighborhood’s commercial core (see map 1, page 1).

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

CS3-A Emphasizing Positive Neighborhood Attributes

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.

DESIGN CONCEPT

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.

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-D Trees, Landscape, and Hardscape Materials

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

BOARD DIRECTION

At the conclusion of the Early Design Guidance meeting, the Board recommended moving forward to MUP application.