



**DESIGN GUIDANCE
STREAMLINED DESIGN REVIEW**

Record Number: 3035001-EG
Address: 6326 41st Ave SW
Applicant: Peter Secan
Date of Report: Friday, January 24, 2020
SDCI Staff Present: Corey Buttry

SITE & VICINITY

Site Zone: Multi-family Lowrise 3 [LR3 (M)]

Nearby Zones: (North) LR3 (M2)
(South) LR1 (M1)
(East) LR1 (M1)
(West) LR3 (M2)

Lot Area: 7,420 sq. ft.



Current Development:

The project site is developed with a single family residential building facing 41st Ave SW constructed in 1944. The relatively flat site contains a single 24" Douglas Fir in the southwestern corner of the lot that has been determined not to be exceptional.

Surrounding Development and Neighborhood Character:

The subject site is located on the northeast corner of 41st Ave SW and Fauntleroy Way SW in the Morgan Junction Residential Urban Village. This area was rezoned from Single Family 5000 to LR3 (M2) on 4/19/19. The surrounding area primarily consists of one and two story single-family residential structures. Similar multifamily residential buildings are proposed on adjacent development sites along 41st Ave S. Fauntleroy Way SW is a principal arterial.

Existing structures in the neighborhood were built in the early-mid 20th century with no one prevailing architectural style. Newer townhouses along Fauntleroy Way SW employ a mix of wood and contemporary materials and affix organic shapes onto a box form. Properties along both 41st Ave SW and Fauntleroy Way SW are set back from the street and buffered by lawns or landscaping. The neighborhood has ample tree canopy coverage from mature trees and vegetation on private property and in rights of way.

Access:

Vehicle access is provided via a curb cut along 41st Avenue SW.

Environmentally Critical Areas:

There are no mapped environmentally critical areas located on the subject site.

PROJECT DESCRIPTION

Streamlined Design Review for a 4-story, 9-unit townhouse building. No parking is proposed. Existing building to be demolished.

No parking is proposed. Curb cut along 41st Ave SW will be removed. Pedestrian access is proposed from both 41st Ave SW and Fauntleroy Way SW with multiple shared pedestrian paths routing through the property.

PUBLIC COMMENT

The following public comments were received:

- Fix spelling errors and incorrect zoning designations in proposal packet.

- Request to revise design to conform with applicable Morgan Junction Neighborhood Design Guidelines.
- Suggestion that the proposed “common courtyard amenity space” and proposed pedestrian corridor concept do not appear to consider safety of residents. Request to revise lot configuration to create more community space and “increase commonality of the entrance experience.”
- Concern about traffic safety at intersection of 41st Ave SW and Fautleroy Way SW. Request to identify/establish loading and unloading areas for building.
- Concern about sufficiency and performance of private and common amenity areas.
- Concern about project’s impact on solar exposure for adjacent properties.
- Confirm that Douglas fir on site is not exceptional.
- Retain existing Douglas Fir on SE corner of property.
- Request for southern portion of Lot 9 to be included in Context Analysis (p. 11).
- Deny adjustment and revise relationship to Fautleroy Way SW.
- Confirm that nearby fire hydrants are operational.
- Request for additional response to Morgan Junction Supplemental Guidance.
- Approval of proposal to not include vehicle parking and request to better integrate bicycle parking into design.
- Orient central units to Fautleroy Way SW and strengthen central courtyard concept.
- Prohibit fencing along street and provide pedestrian amenities to remediate vehicular nature of Fautleroy Way SW.
- Approval of proposed height and density.
- Approve proposed setback adjustments under condition that sidewalk access is not negatively impacted.
- Concern for pedestrian safety at intersection of 41st Ave SW and Fautleroy Way SW.
- Provide off-street parking on site.

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 Seattle Design Guidelines 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 Seattle Design Guidelines & Neighborhood Design Guidelines (as applicable) of highest priority for this project.

1. Architectural Concept COURTYARD

- a. The courtyard with its inherent shared amenity space directly connected to the primary entry into the complex is an admirable design idea. Its realization on paper does not adequately meet the project design objectives to promote pedestrian engagement and to provide access to air and light on each floor of the units. Significantly expand the courtyard to provide an engaging open space for gathering and access to unit entries. The units need to be reorganized around the courtyard to provide adequate daylight to interior spaces and to make this a desirable open space to enjoy. The negative space (or courtyard plaza) created by the surrounding units does not have to be a regular cubic volume but should be more irregular to allow sunlight into the center of the complex. Shift building and reorient units to maximize solar gain and provide additional visual interest. (CS1-B-2)
- b. With the exception of the units facing 41st Ave, unit entries should be facing into or near the courtyard.
- c. Add balconies to open into the courtyard to create a sense of engagement with the heart of the complex. Proposed fenestration should provide vantage points and connect interior spaces to shared amenity space. , (DC1-A-4, DC3-B-4)
- d. Walls facing the courtyard should be a light color in order to maximize reflective light. (CS1-B-1)
- e. For a local example of a compelling residential complex with a courtyard see The Boulders at Green Lake by Johnston Architects.

PATHWAYS

- f. Emphasize the circulation or pathway from 41st Ave to the courtyard and onto open space beyond the units. The walkway moves from the urban street grid to the special courtyard space and onto the lush landscaping between the structures and Fautleroy.
- g. The pathway should be expressly marked and obvious at 41st Ave. Remove the balcony post shown in the pathway.
- h. Revise the design of the building and orientation of the individual units to eliminate the need for breezeways where the building structure covers the pathways. The proposed breezeway configuration is not supported by the guidelines to provide ample space for pedestrian flow and circulation and to create a safe environment by providing lines of sight and encouraging natural surveillance. (PL1-B, PL2-B)
- i. Staff does not support the placement of entries to units 3 and 4 from the shared pedestrian path on the northern edge of property. Revise building design and unit orientation to provide access to all units, excluding those with direct connections to 41st Ave SW, from the interior courtyard. This will encourage a greater sense of community. Clearly identify pedestrian paths with thoughtful wayfinding design. (CS2-B-3, PL3-B-4, DC3-B-3)
- j. The walkway on the northern edge of the site should be of secondary to the central walkway to and through the courtyard if it is needed at all.
- k. The elements defining the pathway from 41st Ave SW to the courtyard should emphasize its hierarchical importance. Specify pavers with visual interest that complement the building design. Use secondary architectural elements to emphasize the passage from 41st to the central courtyard. (DC3-A-1, DC3-B-1, DC3-B-4)

- l. Strengthen each component of the open space concept by exploring how they relate to each other and contribute to the overall experience of moving through the site. Use architecture, pathway composition, and landscaping to reinforce transition from urban grid at 41st Ave SW to courtyard to lush landscaping along Fautleroy Way SW. (DC3-A-1, DC3-B-1, DC3-B-4)

EDGES

- m. *Fautleroy Way edge*: Structures should better respond to the curve in the ROW. Reorient the units closest to this edge to possibly mimic ROW curve, open up the massing to allow light into courtyard by angling the units to allow sunlight etc. into courtyard. (CS1-B, Morgan Junction Supplemental Guidance)
- n. *North property line edge*: The pathway on north side is secondary and should not access units. It is better to have a lush buffer between the subject complex and the proposed units to the north.
- o. *41st Ave SW edge*: This is most success of all the edges. It is urban in appearance and form. The projecting balcony (unit # 5) in front of the pathway should be reduced in size and the posts removed. Show railings along the street front in the next iteration of drawings that are appropriate for scale of entry, contribute to texture of exterior finishes, and complement the character of the building. (DC4-A)
 - The raised entries are an appropriate method of defining the townhouse; however, they are problematic in that they increase the height and bulk of the complex by raising the height by several feet.
 - Traditional architecture used oriels to indicate a building entrance or a pathway into a courtyard. Consider bay windows or other architectural element to establish a visual relationship to the proposed project to the north #3035000-EG. (CS2-A-1, CS2-D-1, DC2-C-3)
 - Reduce the size of the balcony and redesign to provide a more gracious presentation to the street. Remove the balcony posts from the walkway. (DC3-A-1, DC3-B-1, DC3-B-4)
 -
- p. The location at the intersection of 41st Avenue Southwest and Fautleroy Way SW, provides an opportunity for a distinctive response to the corner.

2. Massing

- a. Along the 41st Ave right of way, the height of the building is imposing. Produce visual interest through variation of the roof line and reduce the massing by incorporating the upper most floor into the roof. Precedent imagery on p. 15 demonstrates how moderate variation and repetition of roof forms can provide engaging pedestrian experience and respond to the existing single family context. (CS3-A, DC2-1)
- b. The orientation of the units along Fautleroy should splay or skew to allow light into the courtyard and the units. The same units should not ignore or turn their back onto the street.

- c. The deep wells between Units #2 and 3 and to a lesser extent between Units 7 and 8 would be unpleasant amenity areas due to their proportions and lack of good light. Neither would these well bring adequate light into units 2 and 3. Eliminate these spaces by reorienting the units would create a more successful project.
- d. Revise the building design to eliminate the building mass over the breezeways. As proposed, these tunnels would likely feel unsafe for and unattractive to residents and visitors navigating through the complex. (PL1-B, PL2-B)

3. Materials.

- a. Revise the materials at the building base to provide pedestrian-scale and texture. This will create more interest at the streetscape. (CS3-A, DC2-D, DC4-A, DC4-Morgan Junction Supplemental Guidance)
- b. Staff prefers materials that are complementary to adjacent buildings. Examples of appropriate building materials include: brick, terracotta or tile, masonry, and various types of wood. (CS3-A, DC2-D, DC4-A, DC2-D-2, DC4-Morgan Junction Supplemental Guidance)
- c. Use balconies, corner window treatments, and entry overhangs to create visual interest. (DC2-C-1)
- d. Design window, door, and corner reveals with greater depth to provide shadows and create visual distinction between units. Show all fenestration in plan for the next iteration of the SDR. Provide elevations from every side and include elevations of the courtyard and those obscured by other units. (DC2-C-1, DC2-C-2)
- e. Staff supports use of collector box and downspout to physically and visually define the location of the individual entries. (CS1-E-2, PL2-C-2, PL3-A-4).
- f. Employ lighter material colors to mitigate the monolithic quality of the massing. (CS2-C, CS2-D)

4. Street Level Design and Landscaping.

- a. Any landscaped areas outside of the shared interior open space should build on and contribute to the courtyard concept. Landscaping should be used to establish courtyard as an attractive, active space for ingress, gathering, and spontaneous interaction. Include an extensive landscape plan in the revised SDR packet. (DC4-D-4)
- b. Staff supports the use of entry canopies, low planted areas, pulled-back facades and multiple points of pedestrian entry onto the site as human-scaled connections to the street. (DC2-B-1, DC2-C-2, DC2-D-1)
- c. Use of street trees, bioretention planters and open space vegetation to provide privacy, visual interest and street level activation. The existing Douglas fir provides important ecological functions, including habitat and shade provision. Retain the Douglas fir or provide mature trees in the landscape plan. Explore designs that promote habitat connections to Morgan Junction Park (CS1-B-3, CS1-D, CS1-D-2, DC3-C-1, DC4-D-4)
- d. Consider the installation of a bioretention pond to add interest and to provide drainage service and establish riparian habitat. Consider use of permeable surfaces and riparian vegetation to allow reabsorption and mitigate potential runoff. (CS1-E-2, DC3-C-2)

- e. Placement of shared, solid waste receptacles away from public street and in a less visible portion of the site as shown in plan is preferred . However, staff does not support placement of solid waste receptacles directly beneath windows of units 1 and 2. Move solid waste storage area to property edge to enhance pedestrian experience. (DC1-C-4, DC1-Morgan Junction Supplemental Guidance)
- f. Provide visually appealing, distinctive address signage in coordination with clearly identifiable entries. (PL2-D, PL3-A, DC4-B)
- g. Install lush, ample plantings in the areas between the building and each right of way. Expand on positive elements of building entries (slight grade change, assorted plantings, entry overhangs) to create useable and attractive private patios for residents. (PL1-A, PL1-B-1, PL1-B-3, Morgan Junction Supplemental Guidance).
- h. Staff supports locating bike parking in shared open space for security and convenience. Staff supports locating temporary bike parking in convenient and accessible locations along Fauntleroy Way SW, as said right of way is an existing Signed Bike Route. (DC1-B-2, PL4-B)
- i. Morgan Junction Design Guidelines identifies fountains and art as appropriate means of creating a focal point. These ideas could be incorporated in the courtyard. (CS2-B-1, CS2-B-2, CS2-C-1, CS2-Morgan Junction Supplemental Guidance, DC1-A-2, DC2-A-1, DC3-B-4, DC4-B-2)
- j. Design project lighting to minimize glare and light pollution. Remove highly vulnerable areas and illuminate areas for normal evening activity. Design lighting and additional signage to support courtyard concept. Show the signage on the construction Plan Set. (DC4-C-2, DC4-Morgan Junction Supplemental Guidance)

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design 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.

Morgan Junction Supplemental Guidance:

CS2-I Corner Lots

CS2-I-i. Visual Anchor: Prominent corner massing can function as a visual anchor for a block.

CS2-I-ii. Retail Corner Entry: Provide for a prominent retail corner entry.

CS2-I-iii. Curb Bulbs: Consider curb bulbs on key corner locations and pedestrian amenities. Consider a fountain or art as a focal point.

CS2-II Height, Bulk and Scale Compatibility

CS2-II-i. View Corridors: Consider existing views to Puget Sound and the Olympic Mountains and incorporate site and building design features that may help to preserve those views from public rights-of-way.

CS2-II-ii. Zoning Transition: Respond to adjacent residential uses with a sensitive transition in scale and massing; for instance, stepping back building height and/or breaking up building mass.

CS2-II-iii. Sunlight: Consider shadows cast from proposed structures, in order to maximize the amount of sunshine on adjacent sidewalks throughout the year.

CS2-III NW Corner of California Ave. SW and Fauntleroy Ave SW

CS2-III-i. Corner Massing: Orient massing to the corner with a strong building and rooftop form.

CS2-III-ii. Height Step-down: Step the building down to the west toward the single-family area.

CS2-III-iii. Facade Intervals: Articulate California Avenue Southwest façade into distinct intervals consistent in scale with surrounding commercial structures. Create welcoming

forecourts between building modulations at street level.

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.

Morgan Junction Supplemental Guidance:

CS3-I Height, Bulk and Scale

CS3-I-i. Facade Scale: For commercial and mixed-use developments, consider breaking up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings.

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.

Morgan Junction Supplemental Guidance:

PL1-I Streetscape Compatibility

PL1-I-i. Sidewalk Widths: Consider retaining or increasing the width of sidewalks. Wider sidewalks make for more interesting and active streets, while still allowing for adequate pedestrian movement.

PL1-II Pedestrian Open Spaces and Entrances

PL1II-i. Outdoor Rooms: Consider creating open spaces at street level that link to the open space of the sidewalk. Provide “outdoor rooms” such as plazas, forecourts, interior courtyards and passages.

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.

Morgan Junction Supplemental Guidance:

PL2-I Human Activity

PL2-I-i. Overhead Cover: Cover along the sidewalk can provide for pedestrian comfort.

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.

Morgan Junction Supplemental Guidance:

PL3-I Streetscape Compatibility

PL3-I-i. Ground-level: It is recommended to build at or near the edge of the sidewalk and restrict grade separations where commercial uses occupy the ground floor.

PL3-I-ii. Residential Development Guidance: Shallow setbacks and minor grade separations between the first floor and sidewalk where residential uses occupy the ground floor can promote privacy and also accommodate entry porches and stoops.

PL3-II Human Activity

PL3-II-i. Pedestrian Uses: Promote active, pedestrian-oriented uses with a high degree of transparency along the street; uses should be readily discernible to the passer-by.

PL3-II-ii. Outdoor Eating and Drinking: opportunities on the sidewalk should be encouraged by orienting the restaurant or café windows to the sidewalk and installing outdoor seating.

PL3-III Pedestrian Open Spaces and Entrances

PL3-III-i. Landscape Connection: Entryways can link the building to the surrounding landscape.

PL3-III-ii. Pedestrian Priority: Building entrances should emphasize pedestrians over vehicles.

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.

Morgan Junction Supplemental Guidance:

DC1-I Streetscape Compatibility

DC1-I-i. Vehicle Entrances: Entries to buildings should not dominate the streetscape.

DC1-II Screening of Dumpsters, Utilities and Service Areas

DC1-II-i. Service Area Integration: Consider service facilities as an integral part of the site plan; avoid siting service areas and mechanical equipment as an afterthought.

DC1-II-ii. Service Area Location: Service, loading and storage areas should be located away from facing public streets, residential neighborhoods or other important civic spaces; where possible, take service access along an alley.

DC1-II-iii. Screening: Adjacent sensitive land uses can be buffered from the undesirable impacts of service facilities with landscaping or cohesive architectural treatments.

DC1-II-iv. Roof Equipment: Consider locating screened, roof-mounted mechanical equipment away from the street edge.

DC1-III Thriftway Mixed-Use Redevelopment

DC1-III-i. Desired Design Elements: Consider adding upper-level housing to the existing structure, pedestrian-oriented retail along California Avenue Southwest, and accommodate parking in a structure with ground level retail on California Avenue SW.

DC1-III-ii. Housing: Housing is encouraged above large commercial structures.

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 façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades 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 façades 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 façades 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.

Morgan Junction Supplemental Guidance:

DC2-I Human Scale

DC2-I-i. Vertical Pattern/Scale: Establish a rhythm of vertical elements along the street level façade to create a pattern of display windows and shop entrances consistent in scale with existing commercial buildings in the business district.

DC2-I-ii. Human-scale at Street-Level: Design elements such as multiple storefronts, shop entrances, exterior light fixtures, awnings and overhangs can add interest and give a human dimension to street-level building façades.

DC2-I-iii. Uniqueness: Show creativity and individual expression in the design of storefronts; for instance, unique signs and tile work can add artistry and craft to the streetscape.

DC2-I-iv. Exterior Features: Exterior light fixtures, canopies and awnings should be sized to the scale of the building and sidewalk.

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.

Morgan Junction Supplemental Guidance:

DC3-I Streetscape Compatibility

DC3-I-i. Street Trees: Provide street trees in tree grates or in planter strips, using appropriate species to provide summer shade, winter light and year-round visual interest.

DC3-II Landscaping to Enhance the Building and/or Site

DC3-II-i. Visual Connection to Landscape: Landscaped open spaces as part of new commercial or mixed-use developments should be visible from the street.

DC3-II-ii. Upper Level Landscape: Providing landscaping on upper levels of neighborhood commercial buildings, where feasible, is encouraged.

DC3-III Landscape Design to Address Special Site Conditions

DC3-III-i. Street Tree Visibility: Street tree species should be selected to ensure visibility of first floor businesses from the street.

DC3-IV Pedestrian Open Spaces and Entrances

DC3-IV-i. Pedestrian-scale Design Elements: To support the neighborhood's pedestrian oriented commercial areas, the use of street furniture, landscaping, on-site lighting and site details that support the design intentions of the building architecture are encouraged.

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.

Morgan Junction Supplemental Guidance:

DC4-I Streetscape Compatibility

DC4-I-i. Pedestrian-scale Lighting: Consider pedestrian-scale street lighting to promote a unified and attractive business district streetscape.

DC4-II Exterior Finish Materials

DC4-II-i. Quality Materials: Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and building materials should exhibit permanence and quality appropriate to the “small town” urban village setting.

DC4-II-ii. Unified Materials: Materials, colors and details can unify a building’s appearance; buildings and structures should be built of compatible materials on all sides.

DC4-II-iii. Appropriate Building Materials: Include brick, terracotta or tile, masonry, and various types of wood, or hardi-board. Durable and quality materials at the street level, including metal and transparent glass, are encouraged for commercial spaces.

DC4-III Personal Safety and Security

DC4-i. Lighting: New developments are encouraged to provide lighting on buildings and in open spaces. This includes: exterior lighting fixtures above entries; lighting in parking areas and open spaces; and pedestrian street lights near sidewalks. To the degree possible, a constant level of light providing reasonably good visibility should be maintained at night. Bright spots and shadows should be avoided. Highly vulnerable areas and those that could conceal a potential attacker should be illuminated more brightly than areas designed for normal activity.

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 following adjustments were requested:

- 1. Setbacks and separations (SMC 23.45.518):** The required rear setback for a townhouse development in an LR zone is a 7' average and a 5' minimum.

The applicant proposed a minimum setback of 3' 11".

The design concept is not dependent on the units remaining a uniform dimension. A better siting and orientation of the buildings closest to Fauntleroy as described in the guidance would allow for more habitable open space and would allow more light into the courtyard and the complex as a whole. As proposed, staff does not support the adjustment request.

STAFF DIRECTION

At the conclusion of the Design Guidance, the SDCI Staff recommends that the applicant meet with staff prior to applying for a building permit.

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.