



**DESIGN GUIDANCE  
STREAMLINED DESIGN REVIEW  
SOUTHEAST**

Record Number: 3035354-EG  
 Address: 2814 15th Ave S  
 Applicant: Julian Weber, JW Architects  
 Date of Report: Tuesday, April 28, 2020  
 SDCI Staff: Corey Buttry

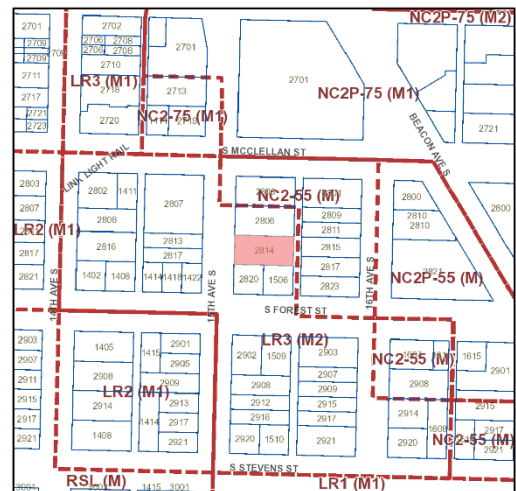
**SITE & VICINITY**

Site Zone: **Lowrise Residential 3 (M2)**

Nearby Zones: (North) Neighborhood Commercial 2-55 (M) [NC2-55 (M)]  
 (South) Lowrise Residential 1 (M1)  
 (East) NC2-55 (M)  
 (West) Lowrise Residential 2 (M1)

Lot Area: 7,200 sq. ft.

Overlays: North Beacon Hill Residential Urban Village  
 Frequent Transit Service Area  
 Airport Height District  
 North Beacon Hill Design Review Guideline Area



**Current Development:**

The rectangular shaped site sits approximately 10 feet above the public right-of-way, midblock between S McClellan St and S Forest St on the east side of 15<sup>th</sup> Ave S. An alley borders the site to the east. A single-family residence built in 1904 occupies the site along with a detached garage.

**Surrounding Development and Neighborhood Character:**

Adjacent to the site are single-family homes on all sides. The vicinity comprises mostly single-family residential development with commercial uses concentrated along Beacon Ave S and some multifamily residences clustered northwest of the site. 15<sup>th</sup> Ave S is a minor arterial and intercepts with Beacon Ave S, also a minor arterial, two blocks to the north. I-5 is four blocks to the west. Notable structures in the area include the Beacon Hill Link Light Rail Station, the Hilltop Red Apple Market, and the Beacon Hill Branch of the Seattle Public Library. The brick masonry Saint Peter's Catholic Church and its parsonage are across the street from the proposed development at the southeast corner of S McClellan St and 15<sup>th</sup> Ave S.

The area was re-zoned from Single-Family 5000 to Low Rise 3 (M2) on 4/19/19. Existing structures retain a residential character, including gabled roof forms, stairs and porches leading up to the front entry, and landscaped setbacks. Shiplap and brick are common materials. Structures are generally one to three stories in height. 15<sup>th</sup> Ave S is lined with planting strips with deciduous street trees separating the sidewalk from the street. Houses on the east side of 15<sup>th</sup> are elevated up to approximately 10 feet above the public right-of-way. There are some instances of the neighborhood transitioning with older single-family homes being replaced with multifamily housing.

**Access:**

Pedestrian access is provided via a walkway and stair from 15<sup>th</sup> Avenue South. Vehicle access is from the alley.

**Environmentally Critical Areas:**

There is a mapped steep slope area at the west property line.

**PROJECT DESCRIPTION**

Streamlined Design Review for 2, 3-story townhouse buildings (8 units total). Parking for 6 vehicles proposed at the alley. Existing buildings to be demolished.

**PUBLIC COMMENT**

The following public comments were received:

- Opposed to the project.
- Concerned about the scale compared to adjacent developments.

SDCI received non-resign related comments concerning climate change and housing affordability.

The Seattle Department of Transportation offered the following comments:

- Supported improvements to the frontage that would improve non-motorized mobility.
- Noted the proposal did not reflect the minimum street cross section requirements.

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/>

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. Design Concept:**

- a. Staff appreciates the effort to respond to the existing site topography. Both the program's circulation and the aesthetics of the proposed front structure are compromised by an overreliance on symmetry. Other than the church across the street, no structure on the block possesses this patterning technique. A more robust analysis of urban form would have identified this issue.

First, the proposed pedestrian pathways and stairs are narrow and confining serving to inhibit pedestrian circulation and interaction. Access is given equal weight for one unit the same as it does for six others. At the same time the configuration of access compromises the privacy for residents of units 1-3 as residents and guests approaching from 15<sup>th</sup> Ave S must pass directly in front of their unit doors. Residents or guests approaching units 7 and 8 from 15<sup>th</sup> Ave would endure a circuitous route. These circulation problems will need resolution.

A better guiding metaphor to address circulation and access to units would have been an Italian hillside town with its freer plan.

Second, the coloration, particularly on the 15<sup>th</sup> Ave façade, without a shift in planes and the ponderousness of the framing devices emphasize the static quality of the elevation. A symmetrical composition becomes more engaging when it becomes a container for asymmetrical attributes.

- b. Missing from the analysis is the relationship of the proposed structure to the others on the block face, especially the adjacent houses. As one of the first new buildings on the block (see 3034456-EG), it is important that the structure's setback respect the neighbors and the essence of the street in order that the structure's height, bulk and scale don't overwhelm the streetscape or the neighbors. Without this kind of information, it is difficult for staff to determine whether the building should be set

back further from 15<sup>th</sup> Ave. This would allow a more gradual grade change. (CS2-B-1, CS2-D-2, PL1-A-2, PL1-B-1, PL1-C-1, PL2-A-1, PL2-D-1, PL3-A-3, DC1-A-2, DC3-A-1, North Beacon Hill Supplemental Guidance PL1-I-I, PL2-I-i-a, PL2-I-ii-c, PL3-II-I)

- c. Staff supports the wider open space between buildings and what appears to be enhanced landscaping. A landscape plan, however, is indispensable to the SDR packet.
- d. Pair material changes with building articulation to provide visual interest and to accentuate the attractive building form. Use plane changes to distinguish between entries and units and to reduce perceived building mass. (DC2-A-2, DC2-B-1, DC2-C-1, North Beacon Hill Supplemental Guidance CS2-III, CS3-I-I, DC2-II-ii)

## **2. Building Elements**

- a. The conceptual renderings (p. 34, 35, 37) indicate that the balconies of units 1 and 4 are open on the north and south facades, respectively. These openings are not illustrated on the north and south building elevations (p. 31, 32). Staff supports this feature and anticipates their inclusion in construction permits. (CS1-B-1, CS1-B-2, PL2-B-1, DC1-A-4, North Beacon Hill Supplemental Guidance CS1-I-iv, CS3-I-ii)
- b. The screens add interest to the elevations and should be used with other architectural elements to create a sense of order and hierarchy. Obstructing fenestration with screening is problematic when the amount of light in the townhouse units is often restricted. (CS3-A-4, PL3-A-1, PL3-A-4, North Beacon Hill Supplemental Guidance CS3-I-ii, DC2-II-ii)
- c. The overuse of the shrouds visually complicates the intended composition. Use the shrouds to emphasize significant features such as the roofline and major masses. Remove the shrouds from minor, less visible elevations.

## **3. Parking and Service Areas:**

- a. It is disappointing to see the “bonus room” immediately inside the primary entrances of units 2 and 3 with the only windows lodged within the doors. Access from 15<sup>th</sup> Ave for all of the six other units runs by these doors which compromises the privacy of the residents of the two units and creates an awkward pedestrian flow from the right of way to units for residents and guests. (PL4-A-2, DC1-A-4, DC2-E-1, DC3-A-1)
- b. Staff supports locating vehicle parking on permeable pavers in the least visible portion of site. The proposed design appears to create conflict among vehicle storage, solid waste staging, bicycle parking and pedestrian access and circulation. Revise the plan to eliminate conflict among uses that prioritizes access over vehicle storage. (PL1-B-2, PL1-B-3, DC1-B-1)

## 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, no adjustments were requested.

## 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.

#### ***North Beacon Hill Supplemental Guidance:***

#### **CS1-I Residential Open Space**

**CS1-I-i. View Corridors:** Set back development where appropriate to preserve view corridors.

**CS1-I-ii. Upper-Level Setbacks:** Set back upper floors to allow solar access to the sidewalk and/or neighboring properties.

**CS1-I-iii. Street Trees:** Protect existing, healthy street trees.

**CS1-I-iv. Solar Access:** Site outdoor spaces to take advantage of as much sunlight as 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.

### ***North Beacon Hill Supplemental Guidance:***

#### **CS2-I Streetscape Compatibility**

**CS2-I-i. Buildings with Multiple Street Fronts:** For buildings that span a block and face two streets, each street frontage should receive individual and detailed site planning as well as architectural design treatments to complement the established streetscape character.

**CS2-I-ii. Relationship to Sidewalks:** Build at or near the edge of the sidewalk and restrict grade separations where commercial uses occupy the ground floor.

**CS2-I-i. Setbacks at Corner:** Incorporate residential entries and special landscaping into corner lots by setting the structure back from the property lines at the corner.

#### **CS2-II Corner Lots**

**CS2-II-ii. Retail Entry:** Provide for a prominent retail corner entry.

**CS2-II-iii. Corner Characteristics:** Typical corner developments should provide:

- a. a main building entrance located at the corner;
- b. an entrance set back to soften the corner and enhance pedestrian environment; and
- c. use of a hinge, bevel, notch, open bay or setback in the massing to reflect the special nature of the corner and draw attention to it.

**CS2-II-iv. Triangle Lots:** Given the angle of Beacon Avenue, there are several triangle lots located in North North Beacon Hill. Typical triangle lots should provide:

- a. main building entrance oriented toward the sidewalk;
- b. additional landscape to soften angles; and
- c. parking oriented away from sidewalks with a buffer between the sidewalk and parking lot.

#### **CS2-III Height, Bulk and Scale Compatibility**

**CS2-III-i. Separate Mass Volumes:** Break larger (particularly longer) buildings into separate volumes to maintain a compatible scale with smaller commercial buildings nearby.

**CS2-III-ii. Differentiate Facades:** Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.

**CS2-III-iii. Viewsheds:** Consider existing views to downtown Seattle, Puget Sound, Mt. Rainier, the Olympics and the Cascade Mountains, and incorporate site and building design features that help to preserve or enhance those views from public rights of way.

**CS2-III-iv. Shadows:** Incorporate into the design of new buildings studies that document the shadows cast from proposed structures in order to maximize the amount of sunshine on adjacent sidewalks and residences throughout the year.

**CS2-III-v. Upper-Level Setbacks:** Step back elevation at upper levels of large-scale development to take advantage of views and increase sunlight at street level.

**CS2-III-vi. Articulate Building Facades:** Either vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.

**CS2-III-vii. Visual Mass Reduction:** Employ architectural measures to reduce building scale such as: landscaping, trellises, complementary materials, detailing and accent trim.

**CS2-III-viii. Landscaping:** Soften commercial facades with dense landscaping, where appropriate.

**CS2-III-ix. Domestic Features:** Repeat domestic architectural elements of surrounding buildings (roof lines, window styles, proportions).

**CS2-III-x. Reference Nearby Design:** Use architectural styles and details (such as roof lines or fenestration), color or materials derived from surrounding, less intensive structures.

**CS2-III-xi. Zone Buffer:** Locate features, such as required open space, on the zone edge to create further separation and buffering of lower intensive structures.

### **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.

***North Beacon Hill Supplemental Guidance:***

**CS3-I Architectural Context**

**CS3-I-i. Facade Articulation:** To make new, larger development compatible with the surrounding architectural context, facade articulation and architectural detail are important considerations in mixed-use and multifamily residential buildings. When larger buildings replace several small buildings, facade articulation should reflect the original platting pattern and reinforce the architectural rhythm established in the commercial core.

**CS3-I-ii. Respond to Local Design:** New development should respond to several architectural features common in the North North Beacon Hill business district to preserve and enhance pedestrian orientation and maintain an acceptable level of consistency with the existing architecture. To create cohesiveness on North Beacon Hill, identifiable and exemplary architectural patterns should be reinforced. New elements can be introduced but a strong design connection should accompany it.

**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.

***North Beacon Hill Supplemental Guidance:***

**PL1-I Residential Open Space**

**PL1-I-i. Quasi-public Open Space:** Incorporate quasi-public open space into new residential development or redevelopment with special focus on corner landscape treatments and courtyard entries.

**PL1-I-ii. Courtyard:** Create substantial courtyard-style open space that is visually accessible to the public view.

**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.

### **North Beacon Hill Supplemental Guidance:**

#### **PL2-I Personal Safety and Security**

##### **PL2-I-i. Defensible Space:**

- a. Create awareness of the boundary between public and private space.
- b. Allow for clear lines of sight.
- c. Prevent spaces of entrapment.
- d. Maximize visibility of people, parking areas and building entrances with doors and windows that look out on to streets and parking areas; this encourages pedestrian-friendly sidewalks and streets while avoiding blank, windowless walls that attract graffiti and prevent “eyes on the street.”
- e. Clearly indicate public routes and discouraging access to private areas with structural elements.

##### **PL2-I-ii. Access Control:**

- a. Providing safe routes with clearly visible spaces into and through entrances.
- b. Prevent hiding places and scaffolding that may be used to climb into structures.
- c. Prevent confusion between public and private pathways while reducing “mazelike” pathways.

**PL2-I-iii. Surveillance:** Provide lighting on buildings and in open spaces, paying particular attention to exterior lighting fixtures above entries, lighting in parking areas and open spaces, and pedestrian street lights near sidewalks.

#### **PL2-II Streetscape Compatibility**

**PL2-II-i. Sidewalk Widths:** Retain or increase the width of sidewalks wherever feasible with consideration for bicycles creating a more comfortable environment for pedestrians and bicyclists.

**PL2-II-ii. Townhouse Orientation:** Orient to provide pedestrian entrances to the sidewalk.

### **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.

### ***North Beacon Hill Supplemental Guidance:***

#### **PL3-I Human Activity**

**PL3-I-i. Sidewalk Retail:** Provide for sidewalk retail opportunities and connections by allowing for the opening of the storefront to the street and the display of goods on the sidewalks.

**PL3-I-ii. Outdoor Dining:** Provide for outdoor dining opportunities on the sidewalk by allowing for the opening of restaurant or cafe windows to the sidewalk and installing outdoor seating.

**PL3-I-iii. Visual Access:** Install clear glass windows along the sidewalk to provide visual access into the retail or dining activities that occur inside.

**PL3-I-iv. Transparent Facades:** Do not block views into the interior spaces with the backs of shelving units or posters.

**PL3-I-v. Window Size:** Maximize window widths and heights along sidewalk face of buildings to create an inviting and interactive atmosphere between indoor and outdoor activities.

#### **PL3-II Streetscape Compatibility**

**PL3-II-i. Entry Porches/Stoops:** Provide a shallow setback and a minor grade separation between the first floor and the sidewalk where residential uses occupy the ground floor; this will promote privacy and also accommodate entry porches and stoops.

**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.

***North Beacon Hill Supplemental Guidance:***

**DC1-I Parking and Vehicular Access**

**DC1-I-i. Continuous Sidewalks:** Preserve and enhance the pedestrian environment in residential and commercial areas by providing for continuous sidewalks that are unencumbered by parked vehicles and are minimally interrupted by vehicular access within a block.

**DC1-I-ii. Curb Cuts:** Minimize the number and width of driveways and curb cuts.

**DC1-I-iii. Bioretention Cells:** Incorporate bioretention cells into parking lot design in order to enhance design while also reducing the quantity of runoff reaching water treatment facilities and increase the quality of runoff that returns to the water table, and nearby lakes and rivers.

**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 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.

## **North Beacon Hill Supplemental Guidance:**

### **DC2-I Respect for Adjacent Sites**

**DC2-I-i. Windows/Decks:** Redirect the number of windows and decks on proposed buildings that overlook neighboring residences.

**DC2-I-ii. Upper-Floor Setbacks:** Step back upper floors or increase side and rear setbacks to pull windows farther away from neighboring residences.

**DC2-I-iii. Window Location:** Stagger windows to not align with adjacent windows and minimize the impact of windows in living spaces that may infringe on the privacy of adjacent residents.

### **DC2-II Architectural Concept and Consistency**

**DC2-II-i. Floor Integration:** New multi-story developments are encouraged to consider methods to integrate a building’s upper and lower levels.

**DC2-II-ii. Proportioned Design:** Establish a building’s overall appearance on a clear and pleasing set of proportions. A building should exhibit a sense of order. The use and repetition of architectural features and building materials, textures and colors can help create unity in a structure. Consider how the following can contribute to a building that exhibits a cohesive architectural concept:

- a. Facade modulation and articulation
- b. Windows and fenestration patterns
- c. Trim and moldings
- d. Grilles and railings



e. Lighting and signage

**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.

**North Beacon Hill Supplemental Guidance:**

**DC3-I Landscaping to Enhance the Building and/or Site**

**DC3-I-i. Planting Function:** Give purpose to plantings by incorporating multiple functions of the plantings, i.e., a planting can be a bioretention cell, provide shelter, shade and habitat while enhancing the overall aesthetic of North Beacon Hill

**DC3-I-ii. Native Plants:** Native plants to the Pacific Northwest are encouraged because of their proven ability to perform well in our climate and their regional cultural significance.

**DC3-I-iii. Focal Element:** Consider adding a focal element, for instance, an art piece to outdoor space.

**DC3-I-iv. Tree Retention:** Retain significant trees whenever possible.

**DC3-II Streetscape Compatibility**



**DC3-II-i. Planting Strips:** Place planting strips smartly to incorporate a more pleasing environment for all modes of transportation and incorporate Low Impact Development (LID) interventions in the same space.

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

**DC4-A Building Materials**

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

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

**DC4-B Signage**

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

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

**DC4-C Lighting**

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

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

**DC4-D Trees, Landscape, and Hardscape Materials**

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

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

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

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

**DC4-E Project Assembly and Lifespan**

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

**North Beacon Hill Supplemental Guidance:**

## **DC4-I Exterior Finish Materials**

**DC4-I-i. Brick and Stone:** Brick and stone are the most common surface treatment in the commercial areas and are strongly encouraged.

**DC4-I-ii. Signage:** Signs should add interest to the street level environment. They can unify the overall architectural concept of the building, or provide unique identity for a commercial space within a larger mixed-use structure. Design signage that is appropriate for the scale, character and use of the project and surrounding area. Signs should be oriented and scaled for both pedestrians on sidewalks and vehicles on streets.

**DC4-I-iii. Preferred Sign Types:** The following sign types are encouraged:

- a. Pedestrian-oriented blade and window signs
- b. Marquee signs and signs on overhead weather protection
- c. Appropriately sized neon signs
- d. Multilingual signs that reflect the neighborhood's diverse population
- e. Sandwich board signs placed outside of pedestrian pathways

## **STAFF DIRECTION**

**At the conclusion of the Design Guidance, the SDCI Staff recommended the project should move forward to building permit application in response to the Design Guidance provided.**

1. Please be aware that this report is an assessment on how the project is meeting the intent of the Design Guidelines. This review does not include a full zoning review. Zoning review will occur when the MUP plans and/or building permit is submitted. If needed and where applicable, SDR adjustments may be requested in response to zoning corrections. Any changes to adjustments that occur during review of the building permit will be documented in a letter to the project file.
2. If applicable, please prepare your Master Use Permit for SEPA review with a thorough zoning analysis listing the 23.45 and SMC 23.54 code section criteria, showing both required and proposed information (include page number where you graphically show compliance). You may want to review Tip 201 (<http://web1.seattle.gov/dpd/cams/CamList.aspx>) and may also want to review the MUP information here: <http://www.seattle.gov/dpd/permits/permittypes/mupoverview/default.htm>
3. Along with your building permit application, please include a narrative response to the guidance provided in this report. This response should be submitted both as a separate document and included in the plans.
4. All requested adjustments must be clearly documented in the building permit plans.