ADMINISTRATIVE RECOMMENDATION
SOUTHWEST

Record Number:	3036492-LU
Address:	4515 44th Ave SW
Applicant:	Jake Lybeck, Blueprint Capital
Report Date:	Thursday, August 11, 2022
SDCI Staff:	Theresa Neylon

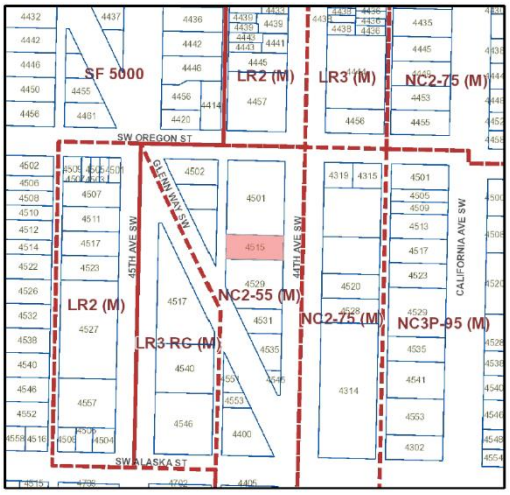
SITE & VICINITY

Site Zone: Neighborhood Commercial 2 with a 55 foot height limit (M) [NC2-55 (M)]

Nearby Zones: (North) NC2-55 (M)
(South) NC2-55 (M)
(East) Neighborhood Commercial 2-75 foot height limit (M) [NC2-75 (M)]
(West) NC2-55 (M)

Lot Area: 5,852 sq. ft.

Overlays: West Seattle Junction Hub Urban Village
Frequent Transit Service Area
West Seattle Design Review Guideline Area



Current Development:
The subject site is currently developed with a one-story commercial structure facing the street, built in 1979, and a detached dwelling unit that faces the alley. The site is graded and terraced to accommodate the approximate 16 foot grade change from the east frontage down to the west property line at the alley (approximately 10% slope).

Surrounding Development and Neighborhood Character:
The project site is located on the west side of 44th Ave SW, midblock between SW Alaska St and SW Oregon St in the West Seattle Junction Hub Urban Village. The site is one-half block northwest of the 'Junction', the intersection of California Ave SW and SW Alaska St., the historic pedestrian-oriented neighborhood commercial core of West Seattle. The busy neighborhood

commercial zone along California Ave SW north of Alaska St is comprised of older one- to two-story commercial buildings housing locally owned restaurants, offices and other services, including a senior center. Commercial development along California Ave SW in the vicinity of this project is fully built out, with most recent projects limited to renovation or change of use instead of redevelopment. Although many large, high density mixed-use developments are filling in the blocks east of California Ave. (towards SW Fauntleroy Way), the commercially zoned blocks to the west of California Ave have remained generally underdeveloped, many as surface parking lots.

The blocks north, south and west of the project site maintain a residential character with a mixed composition of scale, massing, and density of existing structures. Structures are low- and midrise, of a mix of architectural styles and eras. Although most of the single family development has traditional settings that engage the street environment, many of the multi-family structures are instead oriented west towards the view to the Olympic mountains and do not provide windows, usable open space or otherwise relate to the public realm.

The area was rezoned from Neighborhood Commercial 2-40 to Neighborhood Commercial 2-55 (M) on 4/19/19. Projects in the vicinity are currently in review or under construction for proposed development, including 4747 California Ave SW.

Access:
Vehicular and pedestrian access to the commercial building is from 44th Ave SW. Vehicular and pedestrian access to the rear dwelling unit is from the alley.

Environmentally Critical Areas:
None mapped.

PROJECT DESCRIPTION
Land Use Application to allow a 4-story apartment building with 43 small efficiency dwelling units. No parking proposed. Existing buildings to be demolished. Early Design Guidance conducted under 3036493-EG.

The design packet includes materials that are available online by entering the record number (3036492-LU) at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

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

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

ADMINISTRATIVE EARLY DESIGN GUIDANCE December 31, 2020

PUBLIC COMMENT

SDCI staff received the following design related comments:

- Opposed to the proposed development.
- Felt the proposed four-story building resembled a five- or six-story building due to the taller height of each story.
- Concerned about reduced sunlight access to neighboring properties.
- Preferred more green space.
- Observed that West Seattle has experienced tremendous growth in recent years.
- Stated that the alley to the west of the proposed structure requires substantial maintenance and repair.

SDCI received non-design related comments concerning parking, views, vacant units, traffic, and construction impacts.

The Seattle Department of Transportation offered the following comments:

- Stated the project is required to meet the minimum standards of street trees in a 5.5' planting strip between a 6" curb and 6' sidewalk on the site's frontage.
- Observed that these minimum dimensions were not reflected in the design review proposal dated 8/19/2020.
- Stated that all solid waste collection and vehicle access is required from the alley.
- Stated that all structures shall be designed to accommodate the grade of future alley improvements.

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number (3036493-EG): http://web6.seattle.gov/dpd/edms/

PRIORITIES & RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, Staff provides the following siting and design guidance.

ADMINISTRATIVE EARLY DESIGN GUIDANCE

1. Architectural Concept

a. Further develop and describe the architectural concept in text and images. Describe further refinement of the architecture massing, detailing and materials selection as a way to support the presented concept. **DC2-I Architectural Concept and Consistency**

b. The Design Priorities (page 20) and priority guidelines identified (pages 17-18) both indicate context of high importance in this neighborhood and on this block. Acknowledging public concern regarding the height and bulk of the proposed building within the existing context, the graphics on the site plans, elevations and renderings, however, do not explain, or accurately portray, context and do not illustrate how the proposed building bulk, scale or forms relate to the context. In the Recommendation phase, expand the context diagrams to show the project in relationship to neighboring properties, including potential build out of underdeveloped lots. Use examples of other developments in the nearby NC zone for reference if necessary. Show datum lines (or other contextual references) in elevations or renderings to show relations of height and massing to surroundings – or, if relevant, how the project is setting precedent for future developments.

c. The massing elevations or renderings in the EDG package do not show the building proposals accurately in relationship to the front setback, adjacency to the building to the south, or the slope/grade changes to the properties to the west. Without this information, the relationships of proposed massing to context is impossible to assess. Any future massing proposal must be accompanied by accurate depictions of the spatial qualities of the proposal and how these proposed building is responding to, and enhancing, the neighborhood context. **CS2-D-1. Existing Development and Zoning, CS3-A-4. Evolving Neighborhoods, CS3-I Architectural Context**

2. Architecture – Massing

a. Front Facade. The east front façade massing of Option A is supported by staff. In a developing NC zone, the logical stacking of residential floors above a distinctive ground level helps to create a strong street facing façade. **CS2-C-2. Mid-Block Sites, CS2-I-i. Street Wall Scale, CS2-III-iii. Facade Articulation, CS3-I-i. Facade Articulation, CS3-I-ii. Architectural Cues, PL2-B-1. Eyes on the Street**

b. Massing Options. Neither of the two façade massings presented in Options B and C are supported. The massing of Option B appears top heavy and does not relate to context. The lower, middle and upper levels do not present a cohesive massing concept. Although the overall proportions of Option C work as a composition, and appear to mimic some of the nearby historic residential structures, the form is not yet responsive to enhancement of the public realm at ground level important in an NC zone. The extreme recess of the façade at the street level creates a dark void that creates separation between the sidewalk and building instead of linking the uses together. **CS2-C-2. Mid-Block Sites, CS2-I-i. Street Wall Scale, CS2-III-iii. Facade Articulation, CS3-I-i. Facade Articulation, CS3-I-ii. Architectural Cues, PL2-B-1. Eyes on the Street**

c. Ground Level. The architectural expression of the ground level on this option, however, needs further definition to serve as a strong base to the building. Create visual hierarchy by making the level appear to be higher than the other floors by inserting a datum line or massing modulation to highlight the ground level. The level of the first

floor should have a positive relationship to the sidewalk level (either level with the sidewalk or above). Rotate the entry door to face the street and relocate to a location that can be emphasized by the other architectural moves (in line with the upper level modulation, for example) to clarify wayfinding. The northeast corner of the ground floor should meet the ground to create a strong street wall. **CS2-C-2. Mid-Block Sites, CS2-I-i. Street Wall Scale, CS2-III-iii. Facade Articulation, CS3-I-i. Facade Articulation, CS3-I-ii. Architectural Cues, PL2-B-1. Eyes on the Street**

d. Upper Levels. The modulation of the upper levels creates a proportional massing break and emphasizes the verticality of the massing. Continue to develop detailing that unifies the façade with detailing and material application. **CS2-C-2. Mid-Block Sites, CS2-I-i. Street Wall Scale, CS2-III-iii. Facade Articulation, CS3-I-i. Facade Articulation, CS3-I-ii. Architectural Cues, PL2-B-1. Eyes on the Street**

e. Side and Rear Facades. The west and south facing façades will be very visible from a distance due to the steep slope of the topography. Considering the views available, balconies on Option A should be revised both to add finer grain to the massing design but also to enhance the interior spaces. With a 4'-6" setback on the west façade, balconies of a usable size should be added on the west façade (similar to those on Option C). Unusable balconies (as shown on SE and SW units) should be eliminated. Add juliet balconies (or larger if possible) to the upper levels of the south facing units to add variety and texture to that façade. (Consider use of juliet balconies on the east façade to add finer grain detail and to relate to the south façade.) **CS3-I-i. Facade Articulation**

f. North Façade. The north façade will be very visible for the foreseeable future due to the low scale of the adjacent development. Although the massing on the north façade has some large blank walls, the modulation of forms and window openings prevent the forms from being too static. Continue to consider ways to mitigate the visual impacts with materials, detailing, etc., on the solid walls. **CS3-I-i. Facade Articulation**

3. Architecture – Layout

a. Generally, the interior layout of uses of Option A is supported by Staff. By consolidating the lobby and amenity space near the accessible entrance, the residential uses of the building are emphasized. By locating the mid-building units to face south, daylight and views can be maximized. The layout of services, with solid waste, mechanical and bike room access grouped in the lower level, keeps these uses out of general residential use and circulation on floors above. **DC1-A Arrangement of Interior Uses, CS1-B Sunlight and Natural Ventilation**

b. The entry sequence of Option A should be revised to create a clearly defined, generous residential entry. As noted, the entry door should be relocated to be more prominent on the street-facing façade. The lobby and interior amenity space should be coordinated with circulation and ground floor uses. Any outdoor use spaces (see further notes in the Site section) should be easily accessed from, and connected to, interior spaces for usability. **CS2-B-2. Connection to the Street, PL2-D-1. Design as Wayfinding, PL3-A-2. Common Entries**

c. Location of exterior amenity spaces under building overhangs is not supported. In Option B, the spaces located west of the entry and at the alley have no clear

connections to interior spaces for ease of use of the residents. Additionally, the amenity space at the alley, with no building enclosure, has no visibility in or out and does not create a safe space for resident use. As noted previously, this amenity space likely does not meet ADA. In Option C, the exterior space provided at the street frontage also has no connection to interior spaces. Location of this space will place it in shadow year-round which will not be conducive to active outdoor use. Note: bike storage/parking should not be located in amenity spaces. **PL1-C-1. Selecting Activity Areas**

d. Residential units on the alley level, especially separated by services as shown as in Option C, are not supported. **PL3-B-2. Ground-level Residential**

4. Materials

a. Although a materials precedent page was included in the EDG package, no renderings of proposed materials or locations of materials on the options massing were indicated. In general, the use of brick, stone, and metal panels, with accents of wood and other high quality materials is supported. These materials should be incorporated in the facades in a way that supports the building architectural concept and should relate to the character of the evolving character of the block as well and the expanding commercial context of the Junction Urban Village. Include precedent images of buildings within the local NC zone to relate material selection to context. **DC4-A Exterior Elements and Finishes**

b. Use material choices to highlight the ground floor hierarchy and to link the upper massing to the base. **CS2-III-iii. Facade Articulation**

c. As noted, the sides and rear facades will be very visible. Wrapping volumes with high quality façade materials, and detailing at modulations of bays, windows, balconies, etc., should visually connect the architectural concept from the front façade around all four sides of the building. **DC2-I-ii. Cohesive Architectural Concept**

5. Site

a. The natural grade change on the site, from the east property line at the street to the west property line at the alley, is significant. In order to understand how the building is relating to the site context and how the site plan relates to building uses, include a grading plan in the Recommendation phase. Include spot elevations at site conditions to remain (adjacent properties and rights-of-way), grade arrows and intended slopes along pedestrian walkways, spot elevations at tops and bottoms of walls (including bioretention planters and other terraces) and at tops and bottoms of stairs. **CS1-C Topography**

b. As noted, ensure the relationship of the entry floor level to the sidewalk level is positive. Use terracing to create private outdoor spaces accessible by the ground floor units along the south façade by terracing. Locate stepped bioretention planters along the north façade setback where pedestrian access would be less useful. Ensure grading at the alley accounts for the slope where services need access. **CS1-C Topography**

c. With revisions to the building entry sequence noted above, look at ways to develop the public realm of the project that also further refines the entry sequence between the new sidewalk and the front door. A small entry plaza with amenities like seating,

lighting, weather protection, enhanced plantings, etc. should be developed to enhance the usability and visibility of the entry area. **CS2-B-2. Connection to the Street, PL1-A-2. Adding to Public Life, PL1-B-3. Pedestrian Amenities, PL2-II-i. Street Amenities**

d. Assess where indoor and outdoor amenity space is located and accessed. Ensure outdoor spaces are located with clear physical and visual access from circulation or other indoor spaces for convenient access and safety. The location of open space accessible only through a stairway, as in Option B, is not supported. The location of open space only accessed via the lower level, and therefore not meeting ADA, is not supported. **DC3-A Building-Open Space Relationship, DC3-B Open Space Uses and Activities, PL3-B-4. Interaction**

e. Any landscaped areas proposed under building overhangs will need a permanent, year-round irrigation system.

f. Location of the bike room on the lower level, accessed form the alley is supported. Location of bike storage where bikes need to be carried through residential lobbies and hallways is not supported. **PL4-B-2. Bike Facilities, PL4-A-1. Serving all Modes of Travel**

RECOMMENDATION August 11, 2022

PUBLIC COMMENT

SDCI staff did not receive any design-related comments.

SDCI received non-design related comments concerning housing and parking.

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SDCI PRELIMINARY RECOMMENDATIONS & CONDITIONS

SDCI visited the site, considered the analysis of the site and context by the proponents, and considered public comment. SDCI design recommendations are summarized below.

1. Architecture – Concept & Massing

a. Staff recommends approval of the further development of Option C from EDG. The four-story mass facing the street relates to the contextual scale in this evolving neighborhood. The revision to the massing since EDG, particularly bringing the ground level façade to the street wall, strengthens the definition of the building edge at the

streetscape and clarifies the main entry area. **DC2-II-i. Pedestrian-Oriented Facades, CS2-B-2. Connection to the Street**

i. Staff, however, is concerned that the application of materials shown in the Recommendation packet, which presents the street facing façade as a 2-over-2 proportion, does not create a strong ground floor level nor does the two-story datum relate to context. Staff recommends a condition to extend the brick up to the top of the third level, creating a 1-over-3 proportion. This revised material application will improve façade proportions, will correspond to the transition to larger windows at the top level, and will create a datum line that relates the building more clearly to the surrounding context of 3-4 story brick buildings. **DC2-I Architectural Concept and Consistency, DC2-B-1. Façade Composition, CS2-D-1. Existing Development and Zoning, CS3-A-4. Evolving Neighborhoods**

b. Staff recommends approval of the modulation along the long north and south facades and secondary detailing, like window groupings, that aid in visually breaking down the building mass along the long side facades. **DC2-A Massing, DC2-C-1. Visual Depth and Interest**

c. Staff recommends approval of the base podium detailing of the west facade volume that echoes the dark base of the east façade. **DC2-B-1. Façade Composition**

2. Architecture – Layout

a. Staff recommends approval of the revision of the amenity space from an exterior area under an overhang (as shown at the EDG phase) to interior spaces, as well as the related departure. The resulting design creates usable spaces that are integrated with the entry circulation and are designed with large windows that look out onto the streetscape, creating an activated frontage. Staff recommends approval of the configuration of internal amenity spaces, as shown in the Recommendation packet on page 37, that provide options for the residents. **DC1-A-2. Gathering Places, DC2-II-i. Pedestrian-Oriented Facades, CS2-B-2. Connection to the Street**

b. Staff recommends approval of the location of the main entry door, which is designed to be clearly visible and accessible from the sidewalk and is integrated into the façade modulation. Staff also recommends approval of the 'entry porch' under the building overhang that provides a transition from the public realm to the interior spaces. **DC2-II-i. Pedestrian-Oriented Facades, CS2-I-ii. Punctuate Street Wall**

c. Staff recommends approval of the inclusion of a small bike room on the entry level, where it is accessible for all residents, plus a larger bike storge room accessible from the alley. **PL4-B Planning Ahead for Bicyclists**

3. Architecture – Materials

a. Staff recommends approval of the use of brick on the street-facing façade, as it reflects the neighborhood context and incorporates a high quality material on the most visible frontage. **DC2-I Architectural Concept and Consistency, DC2-D Scale and Texture**

i. At the upper level transition from brick to metal siding, Staff does not recommend approval of the in-plane transition with a contrasting metal trim. Staff recommends a condition to revise the detail of this transition to use a more

traditional brick architectural detail, like a corbel or similar, to promote a cohesive architectural concept and to add a minor modulation. **DC2-I Architectural Concept and Consistency, DC2-B-1. Façade Composition**

ii. At the ground level near the entry door, Staff recommends a condition to wrap the brick from the street-facing façade around the north and south volumes (as it wraps on the second level as shown on pages 28 and 29 of the Recommendation packet) to emphasize the volumes with logical material transitions. **DC2-I-ii. Cohesive Architectural Concept**

b. Staff recommends approval of the use of wood at the ground level entrance as a way to add texture and quality at this high use area. **DC2-D Scale and Texture, DC2-II-i. Pedestrian-Oriented Facades**

i. On the east façade, Staff does not support the introduction of copper-color metal panel at the upper levels. Staff recommends a condition to continue the use of wood in the recess for a clear continuity of material application at the façade recess on all four levels. **DC2-I-ii. Cohesive Architectural Concept**

ii. Materials for the entry soffit and the underside of the entry canopy is not noted in the packet. Staff recommends a condition to use wood at the soffit and underside of the entry canopy, continued from the adjacent entry façade, as a way to unify the material design at the entry. **DC2-D Scale and Texture, DC2-II-i. Pedestrian-Oriented Facades, PL2-C-2. Design Integration, PL3-A-4. Ensemble of Elements**

c. Staff recommends approval of the wood juliet balconies on the west façade as a way to add residential detail and texture to the building as viewed from the west where the zoning transitions to lower density residential uses. **DC2-D Scale and Texture**

i. Staff recommends a condition to refine the size and placement of the juliet balconies to better align with the doors but avoid alignment conflicts with the edges of the adjacent windows. **DC2-B-1. Façade Composition**

d. Staff recommends approval of the consistent use of black windows on all facades of the as a way to unify the façade treatments. **DC2-I-ii. Cohesive Architectural Concept**

i. On the brick facades, Staff recommends a condition to develop a windows installation detail that will emphasize the depth of the brick material with an inset that creates a shadow line. **DC2-C-1. Visual Depth and Interest, DC2-D-2. Texture**

e. Staff recommends approval of the textured metal panels with a horizontal banding pattern wrapping the west volume that creates a base podium for the rear of the building (as shown on page 41 of the Recommendation packet). Staff also recommends approval of this material on the south façade to assist in breaking down the visual scale of the long façade (as shown in the top version of the south elevation on page 26 of the Recommendation packet). Staff also recommends approval of the copper-colored metal panel used as infill on the north and south facades that highlights and groups the windows, breaks down the scale of the façade, and adds warmth and texture. **DC4-A-1. Exterior Finish Materials, DC2-B-1. Façade Composition**

f. Staff notes the proposed use of corrugated metal panel on the majority of the upper level facades. Staff does not recommend approval for the use of corrugated panel as it

does not relate to context or the overall high quality material palette. Staff specifically does not recommend approval of the silver-color metal panel that does respond to context and is not clearly part of a cohesive color palette in the elevations. Staff recommends a condition to revise the corrugated metal panels to heavy gauge angular profile or seamed metal panels with hidden fasteners to ensure a high quality material palette and cohesive architectural concept. **DC4-A-1. Exterior Finish Materials, DC2-I-ii. Cohesive Architectural Concept**

g. Staff does not recommend approval of the contrasting metal band detail at the top of the textured metal base material. Staff recommends a condition to simplify the material palette and composition by refining this material transition detail, possibly by integrating it into the architecture; avoid the addition of a different texture/color at this location. **DC4-A-1. Exterior Finish Materials, DC2-I-ii. Cohesive Architectural Concept**
h. Staff notes that although bioretention planters are identified, downspouts are not indicated on the facades. Staff recommends a condition for all downspouts to be integrated into the facade modulation to the maximum extent possible, and painted to match the adjacent facade materials, to minimize visual impacts on the façade. **PL2-C-2. Design Integration**
i. Staff recommends approval of the organization and integration of vent locations into the materials layout on the facades as it minimizes visual impacts. Staff recommends a condition to locate any vents in the brick material on the north or south elevations to allow that material to read cleanly on the street-facing facade. **PL2-C-2. Design Integration**
j. Staff recommends a condition to refine the design of the lighting at the entry canopy to highlight the entry without creating glare (as shown in renderings on pages 28 and 29 of the Recommendation packet). **DC4-C-2. Avoiding Glare**
    i. Staff recommends a condition to eliminate all landscape uplights that do not meet dark sky standards. **DC4-C-2. Avoiding Glare**
    ii. Staff notes that backlighting noted in the lighting plan does not appear to correspond to signage type indicated as “L4”, and recommends a condition to refine the lighting design to effectively illuminate address signage for wayfinding. **DC4-B Signage, DC4-C-1 Lighting Functions**

4. Site

a. Staff appreciates the information provided to show how the building will relate to the steeply sloping site. Staff recommends approval of the stepped planters (as shown on pages 25 and 26 of the Recommendation packet) that illustrate how the site retaining walls will transition from the building to the grades along the north and south property lines. **CS1-C Topography**
    i. Staff recommends a condition to study providing private patios within the side setbacks for non-street-facing units adjacent to level grades (south center SEDU on Level A, two north center SEDUs on Level 1) to provide usable outdoor space for the units. **DC3-A-1. Interior/Exterior Fit, DC3-B-1. Meeting User Needs**
b. Staff recommends approval of the on-grade main entrance from the sidewalk to the entry door. Staff notes that the finish floor elevation should be designed to prevent

necessity for extensive ramping at this location. A step, as shown in some of the renderings, will create a barrier for accessible entrance and is not recommended for approval. **PL2-A Accessibility**

c. Staff recommends a condition to incorporate tall columnar trees into the planting plan, along the east façade/streetscape and in the south modulation planting bed, to add scale to the building. **CS2-I-i. Street Wall Scale, PL1-A-1. Enhancing Open Space, DC4-D-1. Choice of Plant Materials**

DEVELOPMENT STANDARD DEPARTURES

SDCI Staff's preliminary recommendation on the requested departure is based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure.

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

1. **Enclosed Amenity Area (23.47A.024.B.2.):** The Code requires that required amenity areas not be enclosed. The applicant proposes to allow the required amenity area to be enclosed within the first level, adjacent to the main entry door facing the street.

   Staff recommends approval of the requested departure to allow enclosure of the amenity area based on the design rationale. By enclosing and integrating the space with the main entry circulation sequence, the usability of the amenity spaces is improved. With the additional inclusion of large windows along the façade of the amenity spaces, the streetscape experience is also enhanced. The resulting design better meets the intent of Design Guidelines **DC1-A-2. Gathering Places, DC3-B-1. Meeting User Needs, DC1-A-4. Views and Connections** and **CS2-I-i. Street Wall Scale.**

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design Guidelines recognized by 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.

West Seattle Junction Supplemental Guidance:

CS2-I Streetscape Compatibility

CS2-I-i. Street Wall Scale: Reduce the scale of the street wall with well-organized commercial and residential bays and entries, and reinforce this with placement of street trees, drop lighting on buildings, benches and planters.

CS2-I-ii. Punctuate Street Wall: Provide recessed entries and ground-related, small open spaces as appropriate breaks in the street wall.

CS2-I-iii. Outdoor Utility Hookups: Outdoor power and water sources are encouraged to be provided in order to facilitate building maintenance and exterior decorative lighting needs. Conveniently located sources could also be taken advantage of for special community events.

CS2-II Corner Lots

CS2-II-i. Reinforce Street Corners: New buildings should reinforce street corners, while enhancing the pedestrian environment.

CS2-II-ii. Human-scaled Open Space: Public space at the corner, whether open or enclosed, should be scaled in a manner that allows for pedestrian flow and encourages social interaction. To achieve a human scale, these spaces should be well defined and integrated into the overall design of the building. Consider:

a. providing seating;

b. incorporating art that engages people; and

c. setting back corner entries to facilitate pedestrian flow and allow for good visibility at the intersection.

CS2-II-iii. Neighborhood Gateways: Building forms and design elements and features at the corner of key intersections should create gateways for the neighborhood. These buildings should announce the block through the inclusion of features that grab one's interest and mark entry. See guidelines for Gateway location map.

CS2-III Height, Bulk and Scale

CS2-III-i. Zoning Context: Applicant must analyze the site in relationship to its surroundings. This should include:

a. Distance from less intensive zone; and

b. Separation between lots in different zones (property line only, alley, grade changes).

CS2-III-ii. New Development in NC zones 65' or Higher:

a. Patterns of urban form in existing built environment, such as setbacks and massing compositions.

b. Size of Code-allowable building envelope in relation to underlying platting pattern.

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

CS2-III-iv. Break Up Visual Mass: The arrangement of architectural elements, materials and colors should aid in mitigating height, bulk and scale impacts of Neighborhood Commercial development, particularly at the upper levels. For development greater than 65 feet in height, a strong horizontal treatment (e.g. cornice line) should occur at 65 ft. Consider a change of materials, as well as a progressively lighter color application to reduce the appearance of upper levels from the street and adjacent properties. The use of architectural style, details (e.g. rooflines, cornice lines, fenestration patterns), and materials found in less intensive surrounding buildings should be considered.

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.

West Seattle Junction 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 embellishment 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 (see map 1, page 1).

CS3-I-ii. Architectural Cues: New mixed-use development should respond to several architectural features common in the Junction's best storefront buildings to preserve and enhance pedestrian orientation and maintain an acceptable level of consistency with the existing architecture. To create cohesiveness in the Junction, identifiable and exemplary architectural patterns should be reinforced. New elements can be introduced - provided they are accompanied by strong design linkages. Preferred elements can be found in the examples of commercial and mixed-use buildings in the Junction included on this page.

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.

West Seattle Junction Supplemental Guidance:

PL1-I Human Activity

PL1-I-i. California Avenue Commercial Core: Proposed development is encouraged to set back from the front property line to allow for more public space that enhances the pedestrian environment. Building facades should give shape to the space of the street through arrangement and scale of elements. Display windows should be large and open at the street level to provide interest and encourage activity along the sidewalk. At night, these windows should provide a secondary source of lighting.

PL1-I-ii. Public Space Trade-Off: In exchange for a loss of development potential at the ground floor, the Design Review Board is encouraged to entertain requests for departures to exceed the lot coverage requirement for mixed-use projects.

PL1-I-iii. Recessed Entries: When a setback is not appropriate or feasible, consider maximizing street level open space with recessed entries and commercial display windows that are open and inviting.

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.

West Seattle Junction Supplemental Guidance:

PL2-I Human Scale

PL2-I-i. Overhead Weather Protection: Overhead weather protection should be functional and appropriately scaled, as defined by the height and depth of the weather protection. It should be viewed as an architectural amenity, and therefore contribute positively to the design of the building with appropriate proportions and character. Overhead weather protection should be designed with consideration given to:

a. Continuity with weather protection on nearby buildings.

b. When opaque material is used, the underside should be illuminated.

c. The height and depth of the weather protection should provide a comfortable scale for pedestrians.

PL2-II Pedestrian Open Spaces and Entrances

PL2-II-i. Street Amenities: Streetscape amenities mark the entry and serve as way finding devices in announcing to visitors their arrival in the commercial district. Consider incorporating the following treatments to accomplish this goal:

a. pedestrian scale sidewalk lighting;

b. accent pavers at corners and midblock crossings;

c. planters;

d. seating.

PL2II-ii. Pedestrian-Enhanced Storefronts: Pedestrian enhancements should especially be considered in the street frontage where a building sets back from 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.

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.

West Seattle Junction Supplemental Guidance:

DC1-I Visual Impacts of Parking Structures

DC1-I-i. Enhance Pedestrian Access: Parking structures should be designed and sited in a manner that enhances pedestrian access and circulation from the parking area to retail uses.

DC1-I-ii. Improve Pedestrian Environment: The design of parking structures/areas adjacent to the public realm (sidewalks, alley) should improve the safety and appearance of parking uses in relation to the pedestrian environment.

DC1-I-iii. Restrict Auto Access From California Way and Alaska St: There should be no auto access from the principal street (California Way. And Alaska St.) unless no feasible alternative exists. Located at the rear property line, the design of the parking façade could potentially be neglected. The City would like to see its alleys improved as a result of new development. The rear portion of a new building should not turn its back to the alley or residential street, but rather embrace it as potentially active and vibrant environment. The parking portion of a structure should be compatible with the rest of the building and the surrounding streetscape. Where appropriate, consider the following treatments:

a. Integrate the parking structure with building's overall design.

b. Provide a cornice, frieze, canopy, overhang, trellis or other device to "cap" the parking portion of the structure.

c. Incorporate architectural elements into the facade.

d. Recess portions of the structure facing the alley to provide adequate space to shield trash and recycling receptacles from public view.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

West Seattle Junction Supplemental Guidance:

DC2-I Architectural Concept and Consistency

DC2-I-i. Integrate Upper-Levels: New multi-story developments are encouraged to consider methods to integrate a building's upper and lower levels. This is especially critical in areas zoned NC-65' and greater, where more recent buildings in the Junction lack coherency and exhibit a disconnect between the commercial base and upper residential levels as a result of disparate proportions, features and materials. The base of new mixed-use buildings – especially those zoned 65 ft. in height and higher – should reflect the scale of the overall building. New mixed-use buildings are encouraged to build the commercial level, as well as one to two levels above, out to the front and side property lines to create a more substantial base.

DC2-I-ii. Cohesive Architectural Concept: 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.

DC2-II Human Scale

DC2-II-i. Pedestrian-Oriented Facades: Facades should contain elements that enhance pedestrian comfort and orientation while presenting features with visual interest that invite activity.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

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

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials

that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

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

DC4-B Signage

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

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

DC4-C Lighting

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

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

DC4-D Trees, Landscape, and Hardscape Materials

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

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

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

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

DC4-E Project Assembly and Lifespan

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

West Seattle Junction Supplemental Guidance:

DC4-I Human Scale

DC4-I-i. 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. 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.

RECOMMENDATIONS

The analysis summarized above was based on the design review packet dated Friday, July 08, 2022. After considering the site and context, considering public comment, reconsidering the previously identified design priorities and reviewing the materials, the Recommendation phase of the subject design and departure are APPROVED with the following preliminary conditions:

1. Extend the brick up to the top of the third level, creating a 1-over-3 proportion. (**DC2-I, DC2-B-1, CS2-D-1, CS3-A-4**)
2. Revise the in-plane brick-to-metal siding detail on the east volume to a more traditional brick architectural detail, like a corbel or similar, to promote a cohesive architectural concept and to add a minor modulation. (**DC2-I, DC2-B-1**)
3. At the ground level near the primary entry door, wrap brick from the street-facing façade around the north and south volumes. (**DC2-I-ii**)
4. On the east façade, continue the use of wood in the recess from the ground level up to the parapet. (**DC2-I-ii**)
5. Use wood at the soffit and underside of the entry canopy. (**DC2-D, DC2-II-i, PL2-C-2, PL3-A-4**)
6. Refine the size and placement of the juliet balconies to better align with the doors; avoid alignment conflicts with the edges of the adjacent windows. (**DC2-B-1**)
7. Develop a windows installation detail that will emphasize the depth of the brick material with an inset that creates a shadow line. (**DC2-C-1, DC2-D-2**)
8. Revise the corrugated metal panels to heavy gauge angular profile or seamed metal panels with hidden fasteners. **(DC4-A-1, DC2-I-ii)**
9. Refine the material transition detail at the top of the textured metal base material, possibly by integrating it into the architecture; avoid the addition of a different texture/color at this location. (**DC4-A-1, DC2-I-ii**)
10. Integrate all downspouts into the facade modulation to the maximum extent possible, and paint to match the adjacent facade materials. (**PL2-C-2**)
11. Locate any vents in the brick material on the north or south elevations. (**PL2-C-2**)
12. Refine the design of the lighting at the entry canopy to highlight the entry without creating glare. (**DC4-C-2**)
13. Eliminate all landscape uplights that do not meet dark sky standards. (**DC4-C-2**)
14. Refine the lighting design to effectively illuminate address signage for wayfinding. (**DC4-B, DC4-C-1**)
15. Study providing private patios within the side setbacks for non-street-facing units adjacent to level grades (south center SEDU on Level A, two north center SEDUs on Level 1). (**DC3-A-1, DC3-B-1**)
16. Incorporate tall columnar trees into the planting plan, along the east façade/streetscape and in the south modulation planting bed. (**CS2-I-i, PL1-A-1, DC4-D-1)**