



SECOND EARLY DESIGN GUIDANCE OF THE SOUTHWEST DESIGN REVIEW BOARD

Record Number: 3036524-EG
Address: 9218 18th Avenue SW
Applicant: Andrew Kluess, Caron Architecture
Date of Meeting: Thursday, April 01, 2021
Board Members Present: John Cheng, Alan Grainger, Scott Rosenstock
Board Members Absent: Matt Hutchins, Crystal Loya
SDCI Staff Present: David Sachs

SITE & VICINITY

Site Zone: Neighborhood Commercial 3-55 (M) [NC3-55 (M)]
Nearby Zones: (North) Neighborhood Commercial 3-55 (M) [NC3-55 (M)]
(South) Neighborhood Commercial 2P-55 (M) [NC2P-55 (M)]
(East) Lowrise 3 (M) [LR3 (M)]
(West) Neighborhood Commercial 3-55 (M) [NC3-55 (M)] & Lowrise 2 (M1) [LR2 (M1)]



Lot Area: 13,767 sq. ft.

Overlays: Westwood-Highland Park Residential Urban Village
Frequent Transit Service Area
Airport Height District
Design Review Equity Area
Salmon Watershed

Subject to Mandatory Housing Affordability

Current Development:

The subject site is comprised of three existing tax parcels and is currently vacant. The site slopes downward northwest to southeast approximately eight feet.

Surrounding Development and Neighborhood Character:

The subject site is located on the east corner of 18th Ave SW and Delridge Way SW in the Westwood-Highland Park Residential Urban Village. Adjacent to the site are three-story townhouses to the north, two three-story multifamily residential structures to the east, a commercial structure to the south, and single-family residences to the west. The surrounding area is primarily single-family residential with service buildings and lowrise residences dispersed throughout. Commercial uses are concentrated along Delridge Way SW to the southwest of the site and 16th Ave SW two blocks to the east. A principal arterial, Delridge Way SW provides north-south circulation through West Seattle, from the West Seattle Bridge to White Center. A commercial shopping area is located along 16th Ave SW south of SW Roxbury St. Common destinations in the area include Roxhill Park, Westwood Village shopping center, and Southwest Athletic Complex.

This site is located within the established fabric of this neighborhood of southwest Seattle. The blocks east and west of Delridge Way SW maintain a residential character despite a mixed composition of scale, massing, and density of existing structures. Existing residential structures range from one to three stories in height and are frequently characterized by stoops or front porches, gabled roof forms, and fenced yards. The area is experiencing a development trend where single-family residences are replaced by townhouse and multifamily residential structures which introduce a contemporary design aesthetic to the otherwise traditional neighborhood character. Newer mixed-use commercial and residential structures along Delridge Way SW are lowrise, up to four stories in height and contribute to a strong street edge with minimal setbacks. The area was rezoned from Commercial 1-40 to Neighborhood Commercial 3-55 (M) on 4/19/19. Multiple projects in the vicinity are currently in review or under construction for proposed development, including Delridge Triangle Park northwest of the site, 9402 18th Ave SW, 9404 18th Ave SW, 9238 20th Ave SW, and 9240 20th Ave SW.

Access:

Vehicular access is proposed from the alley. Pedestrian access is proposed from 18th Ave SW and Delridge Way SW.

Environmentally Critical Areas:

No mapped environmentally critical areas are located on the subject site.

PROJECT DESCRIPTION

Design Review Early Design Guidance for a 5-story, 56-unit apartment building with retail. Parking for 28 vehicles proposed.

The design packet includes information presented at the meeting, and is available online by entering the record number at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

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

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

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

Email: PRC@seattle.gov

FIRST EARLY DESIGN GUIDANCE October 15, 2020

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned about the proposed nook space creating unsafe conditions.

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

- Felt a five-story building would be an eyesore for the neighborhood.
- Preferred a smaller building.

SDCI also received non-design related comments concerning parking, traffic, and density.

The Seattle Department of Transportation offered the following comments:

- Recommended an 8' sidewalk and 5.5' planting strip along the Delridge Way SW frontage up to the intersection with 18th Ave SW, however only a 6' sidewalk width is required by Code.
- Stated these sidewalk improvements should be provided at the location of the existing sidewalk closer to the curb line, where there is currently a 5' sidewalk and 4' planting strip.
- Stated that a 6' sidewalk and 5.5' planting strip are required along the 18th Ave SW frontage.
- Supported taking vehicle access and solid waste service from the alley as proposed.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCl and are not part of this review. Concerns with building height calculations and bicycle storage standards are addressed under the City's zoning code and are not part of this review.

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

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. Urban Pattern and Form:

- a. The Board did not support moving forward with any of the three massing options presented, instead directing the applicant to return with additional massing options for consideration. Of the three presented, the Board found the most positive attributes in Option 1, which features a simpler massing that holds the corner of Delridge Way SW and 18th Avenue SW more effectively than the other options shown and provides better solar access. (CS1-B-2, CS2-B-2, CS2-C-1)
- b. The Board discussed the applicant's preferred scheme (Option 3) extensively and described this option as too busy and perhaps trying too hard to relate to the adjacent townhouse development. The Board recommended simplifying the massing and reducing some of the ornamentation (e.g. frames) while cautioning the applicant not to overcorrect into a massing that is too flat or that completely disregards context. (CS3-A-4, DC2-A-1, DC2-B, DC2-C)
- c. The Board discussed the proposal's attempts to relate to the townhomes north of the site and observed that this design direction seemed to be the source of some of the less harmonious aspects of the design. The Board recommended instead that the applicant plan for and embrace the future context of Delridge Way SW, which is likely to consist of many large-scale multi-family buildings and a more urban context. (CS3-A-4)
- d. The Board was particularly concerned about the large expanses of blank wall proposed on the north and south facades. The Board directed the applicant to integrate glazing into these facades to reduce the impacts associated with the blank walls and to improve solar access for residents. At the next EDG meeting, show fenestration for each proposed massing model. (CS1-B-2, DC2-B-2)
- e. The Board noted the relatively large size of the proposed commercial space and anticipated that market conditions may necessitate dividing the commercial space into smaller spaces. The Board asked the applicant to be mindful of this possibility as the design is developed to ensure a flexible ground floor that can evolve over time while retaining a strong connection to the public realm. (DC2-E)

- f. The Board raised concerns about pedestrian connectivity and the streetscape experience. The Board recommended creating opportunities for activity to spill out into the public right-of-way to create a more active and engaging public realm. (PL1-B-3, PL3-C)
- g. The Board observed that the proposal seems to be conflicted on whether to orient towards Delridge Way SW or 18th Avenue SW. The Board directed the applicant to create a strong urban edge on Delridge Way SW, including the upper levels. The Board was not supportive of the one-story massing at Delridge Way SW in the applicant's preferred scheme, encouraging a stronger presence at the corner instead. (CS2-B-2, CS2-C-1, CS3-A-4, DC2-A-1)

2. Solar Access:

- a. The Board noted that the blank wall condition of the south façade results in reduced solar access for the residential units. As the design is further developed, keep internal solar access in mind and allow this consideration to inform the overall design concept and internal layout. (CS1-B-2, DC2-B-2)
- b. The Board recommended setting back the upper levels to improve solar access for neighboring properties. (CS1-B-2)

3. Privacy:

- a. The Board raised concerns about potential privacy impacts on adjacent properties and requested that a window overlap study be provided at the next meeting. (CS2-D-5)

SECOND EARLY DESIGN GUIDANCE April 1, 2021

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned with the height, bulk, and scale of the proposed project as it relates to the existing context.
- Concerned with the proximity of the building to the north and south property lines and how this will affect natural light, privacy, and possible soil disturbance during construction.
- Stated appreciation for the preferred option but concerned with the flatness of the facades, amount of blank wall, and the lack of windows on the north and south facades.

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

- Observed that the proposed structure is within five feet of the townhouses immediately north of the project.
- Stated there are very few if any structures that are five-stories in height in this area.
- Felt the proposed height and setbacks are not in keeping with the broader community which is exclusively three-story developments.
- Concerned about privacy impacts to neighboring units.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. Urban Pattern and Form:

Per Board guidance at EDG 1, the applicant returned with two additional massing studies which featured simpler massing that holds the corner of Delridge Way SW and 18th Avenue SW more effectively than the previously presented options. The Board discussed the merits of Options 4 and 5, and recommended that the applicant move forward with developing Option 5 in response to the following guidance:

- a. The Board appreciated the way in which the applicant articulated the 2 massing elements and how each related to Delridge Way SW and 18th Avenue respectively. The Board recommended that this be retained moving forward. (CS1-B-2, CS2-B-2, CS2-C-1)
- b. The Board applauded the applicant for providing large setbacks at the west half of the north and south sides of the building, however, they were particularly concerned about the large expanses of blank wall proposed on the eastern portions of the north and south facades. The Board directed the applicant to integrate more glazing into these facades, specifically at the east ends towards the alley, and on the west facing return walls, to reduce the impacts associated with the blank walls and to improve solar access for residents. (CS1-B-2, DC2-B-2)
- c. The Board recommended that the eastern half of the south side be set back further to allow for more separation between the proposed building and the adjacent single-story structure, which in turn would allow for larger expanses of glazing. (CS1-B-2, DC2-B-2)
- d. The Board appreciated the amount of pedestrian connectivity and the streetscape experience and the increased opportunities for activity to spill out into the public right-of-way to create a more active and engaging public realm. The Board recommended that the applicant work with SDOT to incorporate the large triangular right-of-way planting strip into the overall landscape design. (PL1-B-3, PL3-C)
- e. The Board noted that the strong massing of Option 5 with its two distinct volumes, successfully addressed the EDG guidance related to the ability to divide the one large commercial space into two identifiable smaller spaces. The Board recommended that the applicant study how the design of the storefront and hardscape might further enhance the delineation between to two spaces. (CS2-B-2, PL1-A-1, PL1-A-2, PL2-A-1)
- f. The Board recommended, moving forward, that the applicant develop the design of the 18th Avenue SW facing façade and hardscape to make a clear distinction between the main residential entry and the commercial space, whether that be through a differentiation in materiality, signage, or other secondary architectural elements. (PL2-D-1, PL3-A1, PL3-A-2, DC2-C-1, DC2-D-1)
- g. The Board noted that the design of the ground floor residential lobby, commercial space, and right-of-way, should consider the overflow of each use, ease of wayfinding, safety/security, appropriate lighting. (PL2-B, PL3-B-1)
- h. The Board stressed the importance of purposefully designing the lower levels of the north and south facades to provided visual interest and relief from the blank walls as

perceived from the adjacent properties. The Board recommended that the applicant utilize the gap between the building and the property lines for landscaping that could be used to also help deemphasize the property line walls and provide a more visibly pleasing buffer. (DC2-B-2)

- i. The Board unanimously agreed that the same level of massing modulation and façade treatment is to be applied to the alley side of the building. It was recommended that balconies, decks, and other human scale elements be used on this façade to provide additional visual interest. (DC1-C-4, DC2-A-2, DC2-B-1, DC2-B-2, DC2-C-1, DC2-D-1, DC4-A-1)
- j. The Board recommended that the second-floor roof be used as residential decks to help animate the alley side of the building. (PL3-B-4, DC3-B-3)
- k. The Board noted that the higher parapet and deeper balconies on the Delridge Way SW oriented mass were successful in breaking down the scale of the façade. These elements are to be retained moving forward. (DC2-A-2, DC2-B-1)
- l. The Board expressed concern with the relative flatness of each façade and recommended that the applicant look at ways in which to provide additional perceived depth through deeper set windows, smaller-scaled materials, and other human scaled elements. (DC2-B-2, DC2-D-2)

DEVELOPMENT STANDARD DEPARTURES

The Board’s recommendation on the requested departure(s) will be based on the departure’s potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board’s recommendation will be reserved until the final Board meeting.

At the time of the **SECOND** Early Design Guidance meeting, no departures were requested.

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design Guidelines recognized by the Board as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

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

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children’s play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

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

DC2-A Massing

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

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

DC2-B Architectural and Façade Composition

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

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

DC2-C Secondary Architectural Features

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

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

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

DC2-D Scale and Texture

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

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

DC2-E Form and Function

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

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

DC3-A Building-Open Space Relationship

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

DC3-B Open Space Uses and Activities

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

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

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

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

DC3-C Design

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

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

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

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

DC4-A Exterior Elements and Finishes

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

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

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

DC4-B Signage

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

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

DC4-C Lighting

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

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

DC4-D Trees, Landscape, and Hardscape Materials

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

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

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

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

DC4-E Project Assembly and Lifespan

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

BOARD DIRECTION

At the conclusion of the SECOND EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.