DESIGN GUIDANCE
STREAMLINED DESIGN REVIEW
NORTHWEST

Record Number:	3038789-EG
Address:	5116 9th Ave NW
Applicant:	Curtis Bigelow, Scale Design NW
Date of Report:	Friday, February 25, 2022
SDCI Staff:	Theresa Neylon

SITE & VICINITY

Site Zone: Multi-family Low Rise 1 (M) [LR1(M)]

Nearby Zones: (North) Low Rise 2 (M) [LR2(M)]
(East) LR1(M)
(South) LR1(M)
(West) LR1(M)

Lot Area: 6,396 sq. ft.

Current Development:

The subject site is a rectangular-shaped corner lot with frontage facing west onto 9th Ave NW and frontage facing north onto NW 52nd St. The site has no alley access. The lot has an existing curb cut at its northeast corner from NW 52nd St; at the southwest property corner, the site has access from 9th Ave NW via a vehicle access easement shared with the property to the south. The site is currently developed with a four-plex residential structure built in 1971 (the structure is fire-damage and unoccupied). The site is relatively flat along the 9th Ave NW frontage; the sidewalk along NW 52nd St slopes up from the corner towards the east at approximately 2.5%. The grade rises steeply from the southwest property corner to the high point of the site at the southeast corner, gaining 9 feet in height (an approximate 14% slope) along the south property line.

Surrounding Development and Neighborhood Character:
The subject site is located on the southeast corner of 9th Ave NW and NW 52nd St in the West Woodland neighborhood of northwest Seattle. Townhouse structures are adjacent to the north, south, and west; a duplex residential structure is adjacent to the east. The proximate blocks are comprised of low-rise residential uses, including single-family, townhouse, and multifamily buildings. At the east end of the block, the transition to a single-family residential area begins at 8th Ave NW and extends to the east. A transition to industrial uses occurs one block to the west and one block to the southwest of the site. Neighborhood green space Gilman Playground is located one block to the northwest of the site.

The neighborhood is evolving as auto-oriented single-family residences are being replaced by three-story townhouse developments, which possess contemporary design features with rectilinear massing, vertical modulation, and a varied material palette. Existing single-family residences dating to the early- and mid-1900s are generally traditional craftsman or bungalow styles, characterized by stoops or front porches, gabled roof forms, and brick, lap, and shingle siding. Townhouse developments constructed in the early 2000s incorporate similar design elements. The area was rezoned from Low Rise 1 to Low Rise 1 (M) on 4/19/2019. Sidewalks, planting strips lined with mature street trees line the streets complemented by landscaping on private property. Vehicular access occurs from both sides of the rights-of-way as there are no alleys.

Access:
Vehicular access occurs from both 9th Ave NW and NW 52nd St. Pedestrian access is from 9th Ave NW.

Environmentally Critical Areas:
No mapped environmentally critical areas are located on the subject site.

PROJECT DESCRIPTION
Streamlined Design Review for a 4-story, 5-unit rowhouse building. Parking for 5 vehicles proposed.

PUBLIC COMMENT
SDCI staff did not receive any public comments.

The Seattle Department of Transportation offered the following comments:

- Stated that the project is required to meet the minimum standards of street trees in a 5.5' planting strip between the curb and sidewalk along the site's frontages.
- Stated that short-term bicycle parking will need to meet development standard clearances and is subject to SDOT approval.

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

The purpose of the streamlined design review process is for SDCI to receive comments from the public, identify concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design and siting alternatives. Concerns with off-street parking and bicycle storage are addressed under the City's zoning code and are not part of this review.

PRIORITIES & SDCI STAFF RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Planner provides the following siting and design guidance. The report identifies the Seattle Design Guidelines & Neighborhood Design Guidelines (as applicable) of highest priority for this project.

1. Architecture-Massing

a. The consistent massing of the five townhomes oriented towards the 9th Ave NW street frontage creates a legible street wall at this location. Staff supports the three-story mass along this façade that responds to the apparent 3 story massing of the adjacent developments to the south and west of the site. The relationship of roof line to the development to the south, as shown in the elevation on page 18, should be retained as the project progresses. **DC2-A-1. Site Characteristics and Uses, DC2-C-3. Fit With Neighboring Buildings**

   i. Staff supports the step back of the fourth floor mass along the west facade, forming a roof deck, reducing perceived mass along the street frontage. Staff supports the use of black painted metal railings that add permeability to the edge line of the roof deck. Staff suggests reducing the extension of the wood façade to the fourth level and expanding railing to wrap the deck, simplifying the deck expression and reducing the vertical extension of the lower building mass. **DC2-A-2. Reducing Perceived Mass**

   ii. Staff supports the modulation of the facades on the front façade (shown at 1'-6" depth) that aid in identifying individual units and assist in visually breaking down the mass of the length of the building. **DC2-C Secondary Architectural Features**

b. Staff supports the façade modulations on the east/rear facade that aids in visually reducing the volume of the building with regular, deep (over 5') changes in plane. The modulations add depth and shadow lines; the associated change in material and color also aids in identification of individual units. **DC2-C-1. Visual Depth and Interest**

c. Although both the front/west and rear/east facade have strong and consistent architectural concepts, those concepts do not appear to carry around to the side façades. **CS2-C-1. Corner Sites, DC2-B-1. Façade Composition**

   i. On the NW 52nd street façade, Staff suggests extending the design concept from the 9th Ave NW façade onto the secondary street façade so that the two street facing elevations appear related (as viewed in perspectives on pages 11 and 12). Staff suggests grouping the first and mezzanine level windows with dark infill panels and accenting the window grouping with an overframed wrap of wood material to mimic the wood installation on the west façade, providing repetition of material and forms from the west to north facades. **CS2-C-1. Corner Sites, DC2-B-1. Façade Composition**

ii. On the south façade, the concept on the front façade ends at a location that makes a strong demarcation between the front and side façade concept without relating the extending or connecting the forms or materials. Staff suggests extending the wrap of the dark panel material 2-3' to the east in order to overlap with the side façade form to more clearly integrate the front concept to the side elevation. Staff notes that the façade material should extend to a logical termination at the southwest corner to provide a finished edge at the visible location. **DC2-B-1. Façade Composition**

d. Staff supports the shallow gabled roof line that carries around all sides of the building. The forms echo other neighborhood developments and lends a residential scale to the massings. **CS3-A-1. Fitting Old and New Together, DC2-C-3. Fit With Neighboring Buildings**

e. Staff supports the location of all entrances of the rowhouse units facing towards 9th Ave NW, creating a unified architectural expression towards the long facade. **PL2-D Wayfinding, PL3-A-3. Individual Entries**

i. Staff supports the inclusion of windows on the north side of Rowhouse 1 that help to animate the side façade facing NW 52nd St, especially the transparency indicated at the first two floors. **CS2-C-1. Corner Sites**

2. Architecture-Layout

a. Although locating the main living spaces at the main entry level is generally supported, the level entrance and the amount of glazing/transparency at the sidewalk level does not create an adequate transitional space between the public realm and the private interior. The small setback, paved as a patio, only adds to the lack of separation of spaces. Staff supports raising the main living level by 18 inches minimum (to approximately elevation 49.5'), providing a small stoop between the sidewalk and the entry door. Staff supports revising the paved patio to a densely planted foundation planting to provide separation between the sidewalk and interior spaces. **PL3-B-1. Security and Privacy, PL3-B-2. Ground-level Residential, CS2-B-2. Connection to the Street**

b. The levels of the interior floors do not relate to the grade at the rear of the units. Raising the first floor level, noted above, would put the rear yard spaces closer to the indoor uses and easier to access. **PL4-A Entry Locations and Relationships, CS1-C Topography**

i. Staff supports inclusion of windows from the first floor living spaces to the rear yards, as shown, for visual connection of spaces and natural surveillance. **PL2-B Safety and Security**

ii. Staff supports clear identification of rear entrances with access to service uses for each unit. Continue to clarify access to and from the rear entrances to vehicle parking, bike parking and solid waste storage. **PL4-A Entry Locations and Relationships, DC1-C-4. Service Uses**

3. Architecture-Materials

a. The refined materials package illustrates a concerted effort to add relevant texture and scale to the rowhouse units in this low rise neighborhood. **DC4-A-1. Exterior Finish Materials**

i. Staff specifically supports the use of painted lap siding and wood-look horizontal siding that relates to the context of the neighborhood. **DC2-D-2. Texture**
    i. Staff notes the outside corners of the application of the wood-look panels will be very prominent on the façade. Include details to show how the material can be expressed like a real wood installation, avoiding vertical lines of metal trim. **DC4-A-1. Exterior Finish Materials**

ii. Staff specifically supports use of black windows through the development with wide framing trim that adds scale and contrast to the facades. **DC2-D Scale and Texture**

iii. Staff supports the use of dark panel at the front façade modulation which aids in visually emphasizing depth in the façade composition. Retain the horizontal patterning that echoes the other horizontal siding applications. Staff also supports the use of the dark panel materials at the front façade window groupings that aid in organizing the façade elements. **DC2-D Scale and Texture**

iv. Staff supports the use of panel material as an accent to the other textural materials, as shown with the red modulations on the east/rear façade. **DC2-D Scale and Texture**

4. Site

a. Staff supports the layout of entrances, from the sidewalk directly into living spaces, presenting a clear system of wayfinding. **CS2-B-2. Connection to the Street**
    i. As with comments about privacy into interior living spaces at the same level as the sidewalk (above), Staff recommends raising the level of the interior space, creating elevated stoops into units to create a transitional space from the sidewalk into the units and a grade differential between the public realm and the interior spaces. **PL3-B-1. Security and Privacy**
    ii. Staff supports front entry doors located above the grade of the adjacent sidewalk. Ensure stairs needed to access doors are shown. **CS2-B-2. Connection to the Street**
    iii. The opaque fence located at the property line creates a barrier at the sidewalk edge without creating privacy for the units. Staff suggests eliminating the fence and heavily planting the transition zone between sidewalk and units.

b. Although the rear of the site is dominated by the vehicular access drive and parking, Staff supports inclusion of fenced rear yards for the north three units. **DC3-B-1. Meeting User Needs**
    i. The level of the drive, the level of the rear yards and the elevation of the point of access through the rear door should be fully considered at all rear entrances. The access to/from the interior should be located for convenience of residents, the level yards should be designed to be usable space for the residents, and all stairs needed to accommodate access form the sloped drive to the stepped yards should be shown. **CS1-C Topography**

c. Staff notes that a full grading plan, including elevations at tops and bottoms of stairs, tops and bottom of walls, grading arrows indicating proposed slope, spot elevation at existing grade to remain (such as at sidewalk access locations), etc. should be included

in the permit set so the siting of building and other relational site elements can be understood. **CS1-C Topography**

d. Staff supports the use of site design strategies to visually minimize the driveway along NW 52nd St. Staff supports screening parking along the north and east edge with a 6 foot height fence, as indicated. Staff support enclosing the northernmost rear yard with a fence to reduce visibility into the drive area. Staff also supports use of permeable pavers in the drive aisle that provide visual cues to the vehicle use of the drive. **DC1-C-2. Visual Impacts**
e. The access easement on the south property line allows a 4'-6" encroachment onto the adjacent property to provide access to this site. It is unclear at this time if the adjacent property shares access rights through this area. Although Staff would not typically support having two curb cuts for a project this size, Staff does support use of the existing curb cut on 9th Ave NW as an entrance for one-way circulation by residents of this site only. This limited vehicle access should limit impacts to the pedestrian environment of the sidewalk along 9th Ave NW. **DC1-B-1. Access Location and Design, PL1-B Walkways and Connections**

DEVELOPMENT STANDARD ADJUSTMENTS

Design Review Staff's recommendation on the requested adjustment will be based upon the adjustment's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the adjustment.

At the time of Design Guidance, the following adjustment was requested:

1. A reduction to the setback for location of surface parking in relation to a street lot line **(SMC 23.45.536.B.2.a.3).):** The Code requires parking be located further than 20 feet from any street lot line. The applicant proposes locating parking within 11'-8" of the street lot line (a 41% reduction)

   SDCI staff supports the proposed adjustment as it allows consolidation of most of the parking away from the edge of the residential structures while still providing adequate screening from the street façade. Staff notes that a 6 foot height fence, as noted on some of the site plans, a large tree and evergreen screening plantings should continue to be included on plans along the NW 52nd street edge of the parking to ensure adequate screening. **DC1-B Vehicular Access and Circulation, DC3-B-1. Meeting User Needs**

DESIGN REVIEW GUIDELINES

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

CONTEXT & SITE

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

CS1-A Energy Use

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

CS1-B Sunlight and Natural Ventilation

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

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

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

CS1-C Topography

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

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

CS1-D Plants and Habitat

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

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

CS1-E Water

CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

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

CS2-A Location in the City and Neighborhood

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

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

CS2-B Adjacent Sites, Streets, and Open Spaces

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

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

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

CS2-C Relationship to the Block

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

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

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

CS2-D Height, Bulk, and Scale

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

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

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

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

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

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 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.

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 Building Materials

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

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

DC4-B Signage

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

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

DC4-C Lighting

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

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

DC4-D Trees, Landscape, and Hardscape Materials

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

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

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

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

DC4-E Project Assembly and Lifespan

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

STAFF DIRECTION

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

1. Please be aware that this report is an assessment on how the project is meeting the intent of the Design Guidelines. This review does not include a full zoning review. Zoning review will occur when the MUP plans and/or building permit is submitted. If needed and where applicable, SDR adjustments may be requested in response to zoning corrections. Any changes to adjustments that occur during review of the building permit will be documented in a letter to the project file.

2. If applicable, please prepare your Master Use Permit for SEPA review with a thorough zoning analysis listing the 23.45 and SMC 23.54 code section criteria, showing both required and proposed information (include page number where you graphically show compliance). You may want to review Tip 201 (http://web1.seattle.gov/dpd/cams/CamList.aspx) and may also want to review the MUP information here: http://www.seattle.gov/dpd/permits/permittypes/mupoverview/default.htm

3. Along with your building permit application, please include a narrative response to the guidance provided in this report. This response should be submitted both as a separate document and included in the plans.

4. All requested adjustments must be clearly documented in the building permit plans.