



**ADMINISTRATIVE RECOMMENDATION
NORTHWEST**

Record Number: 3037170-LU (East Parcel), 3037171-LU (West Parcel)

Address: 9205 14th Ave NW (East Parcel), 9209 14th Ave NW (West Parcel)

Applicant: Mark Wierenga, Vandervort Architects

Report Date: Tuesday, July 20, 2021; Amended on September 24, 2021*

SDCI Staff: Irving Chu

** This Administrative Recommendation Report was amended on September 24, 2021, to include a departure request from rooftop area requirements. This departure request was included in the final Recommendation Packet (April 2021) for MUP 3037170-LU, but it was unintentionally excluded from the initial report. This amended report corrects this error.*

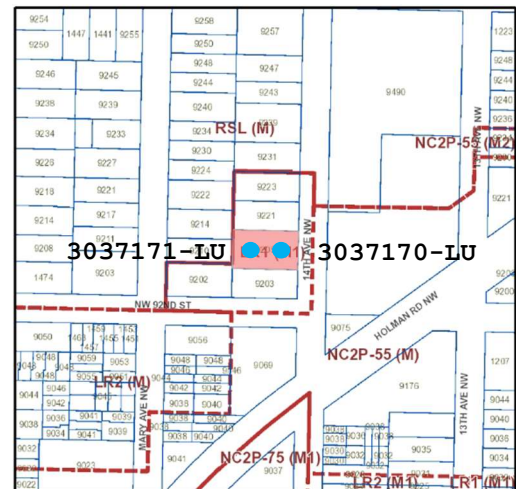
SITE & VICINITY

Site Zone: Lowrise 1 (M1) [LR1 (M1)]

Nearby Zones: (North) LR1 (M1)
(South) LR1 (M1)
(East) Neighborhood Commercial 2P-55 (M) [NC2P-55 (M)]
(West) Residential Small Lot (M) [RSL (M)]

Lot Area: 3,270 SF (East Parcel)
7,627 SF (West Parcel)

Overlays: Crown Hill Residential Urban Village
Frequent Transit Service Area



Current Development:

The east and west parcels are functionally related due to shared access, together these parcels are referred to as the “site” within this report. The subject site is currently developed with two single-family residences built in 1950. One Exceptional tree, a Western red cedar, is located at the northeast corner of the site. Four mature trees are located on adjacent sites, with canopies

that extend over the subject property (two trees are located on neighboring sites to the north and west; two trees are located on the neighboring site to the south). The site is generally flat.

Surrounding Development and Neighborhood Character:

The subject site is located on the west side of 14th Ave NW, midblock between NW 92nd St and NW 95th St, in the Crown Hill Residential Urban Village. Adjacent to the site are single-family residences to the north, south, and west, and Crown Hill Park to the east. 14th Ave NW intercepts commercial corridor Holman Rd NW one block to the south. Lowrise and midrise commercial, multifamily residential, and townhouse uses are concentrated along Holman Rd NW to the south. The area transitions to single-family residential one block to the north and west. The block east of the site includes the Crown Hill Center, an educational institution, and Crown Hill Park. Soundview Playfield and Whitman Middle School are located two blocks to the west.

The site is located within the established residential fabric of the Crown Hill neighborhood. Single-family residences are generally a traditional style, characterized by gabled roof forms, raised entries, and shiplap or brick siding. Existing structures follow a consistent pattern of siting, setbacks, and massing. The west side of 14th Ave NW does not contain sidewalks or planting strips. Residences along 14th Ave NW are one to two-stories in height. In the blocks near to Holman Rd NW, newer townhouse developments up to three-stories in height introduce a contemporary design aesthetic. The area was rezoned from Single-Family 7,200 (SF 7200) to Lowrise 1 (M1) in April 2019. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 9202 Mary Ave NW and 8751 14th Ave NW.

Access:

Existing and proposed vehicular and pedestrian access occur from 14th Ave NW.

Environmentally Critical Areas:

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

PROJECT DESCRIPTION

3037170-LU (East Parcel): Land use application to allow 2, 3-story, 2-unit rowhouse buildings (4-units total). Parking for 2 vehicles proposed. Existing buildings to be demolished. To be considered with 3037171-LU for shared access. Early Design Guidance conducted under 3036643-EG.

3037171-LU (West Parcel): Land use application to allow 3, 3-story, 2-unit townhouse buildings (6-units total). Parking for 8 vehicles proposed. Existing buildings to be demolished. To be

considered with 3037170-LU for shared access. Early Design Guidance conducted under 3036845-EG.

The design packet includes materials that are available online by entering the record number 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 Public Resource Center

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

Email: PRC@seattle.gov

ADMINISTRATIVE EARLY DESIGN GUIDANCE November 2, 2020

PUBLIC COMMENT

SDCI staff received the following design related comments:

- Stated there is not enough space provided for retaining the existing trees.
- Stated that none of the three massing options are code compliant.

SDCI received non-design related comments concerning the zoning code requirements for sidewalks.

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: <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. Massing Options and Exceptional Trees:

Staff appreciates the applicant on providing distinct massing options that could each be developed into exciting buildings, the thoughtful massing exploration to retain and protect the Exceptional and non-exceptional trees on site in agreement with public comment, and the placement and modulation of the massing relative to the future development to the south. Each option could be developed into an exciting building that is well modulated and responds appropriately to the changing and pre-existing neighborhood context. Staff supports the further development of the applicant's preferred Option C, which includes the retention of the Exceptional Tree, with the following guidance:

- a. The Exceptional 39" Western Red Cedar tree at the northeastern corner of the site and the neighbor's large trees located at the northwestern corner of the site are to be retained per Option C. In agreement with public comment, the depth and width of the Townhouse 1 should be designed to ensure that there is ample clearance between the building and hardscaped treatment and the tree canopy. As noted in the EDG packet, the trees to the south are proposed to be removed under separate permits. (CS1-D-1, CS2-B-3, DC3-C-3)
- b. Staff accepts the design rationale for Massing Option C with the condition that the woonerf design concept be thoughtfully developed to activate the central courtyard for amenity interaction and to diminish the presence of vehicles. Moving forward, provide architectural parti diagrams, concept sketches, and landscape/hardscape plans that help explain the design intent for the woonerf and how it relates to the proposed townhouses design (CS2-D-1, CS2-D-3, CS2-D-5, PL1-C-1).

2. Façade Design and Material Treatment:

- a. As stated above, Staff appreciates the clear massing and modulation of Option C. Develop each façade with the same thoughtfulness and provide a clear architectural concept for how the various parts of the form will be composed using fenestration, extent of glazing, and other secondary architectural elements (DC2-B-1, DC2-C-1, DC2-C-2).
- b. Staff applauds the application of cornices throughout the residential units. To add texture and finer attention to detail, provide studies on different cornice styles that would best elevate the design concept (CS2-D-5, DC2-B-1, DC2-C-1, DC2-D-1).
- c. Staff encourages the applicant to look at varying the window treatments to help further enhance the massing moves such as size, mullions, material, and trim. Provide architectural concept diagrams or sketches to help explain the façade design. (CS3-A-1, DC2-B-1, DC2-C-3)
- d. Pay attention to the material treatment of the facades facing the "woonerf"/interior courtyard. Design these walls to provide to maximize natural lighting in the area and passive visual interest (CS1-B, DC2-B-2, PL3-A-1-d).
- e. Materials should be applied to the massing in a way that helps reinforce the architectural concept. The applicant is strongly encouraged to avoid using façade treatments that are one-dimensional and age poorly over time. Staff strongly

- supports the use of simple and elegant materials such as high quality wood siding, detailed cornices, and other secondary/tertiary elements that provide texture, visual depth, and a strong connection to the neighborhood context, particularly along the street frontage and ground floor levels (DC2-B-1, DC2-C, DC2-D-2, DC4-A-1, DC2-C-3, CS3-A-1, PL3-A-1-d).
- f. Staff recommends looking at different forms and treatments of rooftop stair openings to further help mitigate the height, bulk, and scale of the rowhouses and townhouses (CS1-B, CS2-D-1, DC2-A-2).
 - g. The design of the angled massing of Rowhouse 1 is unique. Staff encourages a well thought out façade composition that wraps further around the north façade. The aesthetic should be further developed and mimic the style of the protruded bays found throughout the development (PL3-A-2, DC2-B-1, DC2-C-3).
 - h. In correlation with Rowhouse 1's massing concept in response to the exceptional tree, staff suggests studying a similar massing response to the existing large trees neighboring the northwest corner of the site (CS1-D-2, CS2-B-3, CS2-D-2).

3. Site Planning, Ground Floor, Street Edges, and Amenity Space:

Although Staff agrees that Option C offers the best massing approach, the site planning, ground floor uses and treatment of the woonerf are of high priority and require careful design:

- a. **Reduce Parking:** Parking is not required on this site, yet vehicular priority defines much of the site and woonerf concept. The design guidelines generally discourage surface parking. To meet the guidelines and the design intent for a woonerf, surface parking spots should be designed as amenity areas first, and secondarily for parking. Vegetated pervious pavers, planters, drawn play courts, and other strategies should be used to make surfaces areas active and sought out for amenity space when vehicles are not present (PL1-A, PL1-B, PLC-2 PL2-A, DC1-C-2, DC3-B-4).
- b. **Woonerf:** For the project to meet the related priority design guidelines, Staff encourages the applicant to create a visually attractive, lush, and pedestrian focused space that draws users in. Additionally, consider how the interior courtyard lighting scheme can be used to successfully activate/elevate the woonerf amenity area. Continue to provide landscaping renderings or diagrams to help explain the woonerf design (PL1-A, PL1-B, PL2-A, PL2-B-2, PL2-D, DC1-C, DC3-B-4).
- c. **Driveway and Pedestrian Walkway:** Staff is concerned with the proposed 10' pavement width of the abutting driveway & pedestrian walkway combination. Explore additional ways to improve the safety of the pedestrian experience through the 13' easement width at the ground level. Consider removing the narrow 1.5' planting strips and replacing them with durable and visually interesting pavement material that complements the overarching woonerf design concept. (DC1-B-1, PL2-A-2, PL4-A).
- d. At MUP application, provide a complete rendered site plan that includes information on planting type and plant height at maturity (DC4-D-1).

PUBLIC COMMENT

SDCI staff did not receive any design related comments. SDCI received non-design related comments concerning density and unit type.

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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. Massing Options and Exceptional Tree:

- a. Staff recommends approval of the design concept. It provides a distinct massing exploration of 5 buildings that responds to the scale and character of the surrounding neighborhood and adjacent structures, while retaining the existing exceptional and mature trees on/off site. **(CS1-D, CS2-D-1, DC2)**
- b. Staff recommends approval of the retention of the exceptional 39" Western Red Cedar tree at the northeastern corner and the large trees around the perimeter of the site. **(CS1-D-1, CS2-B-3, DC3-C-3)**
- c. Staff recommends approval of the minimized massing of the rooftop stair penthouses. The rectangular shape, materiality, and locations compliment the overall form of the buildings, while reducing massing and visual impacts to neighbors. **(CS1-B, CS2-D-1, DC2-A-2)**
- d. Staff recommends approval of the angled massing proposed for Rowhouse 1. The unique design response pulls away from the exceptional tree and provides a unique massing concept that faces the street. **(PL3-A-2, DC2-B-1, DC2-C-3)**
- e. Staff does not recommend approval of the requested departure from building separation requirements and recommends a condition to work with the planner to revise the design to eliminate the departure request in a manner that maintains consistency with the overall architectural concept. **(DC2, DC2-A)**

2. Façade Design and Material Treatment:

- a. Staff recommends approval of the bayed massing modulation, façade composition, and glazing techniques of the architectural concept. Each façade is developed thoughtfully and provides a clear concept of how the architectural components come together to form an elegant rowhouse and townhouse design. **(DC2-B-1, DC2-C-1, DC2-C-2)**
- b. Staff appreciates the alternative cornice studies and recommends approval of the applicant’s preferred cornice and trim design (concept D). This secondary architectural feature successfully draws inspiration from the nearby buildings and frames the projecting bays with finer detail for added visual interest. Staff recommends a condition to include a detail of the cornice and trim design in the MUP plan set. **(CS3, DC2-B-1, DC2-C-1, DC2-D-1, DC4-A-1)**
- c. Staff recommends approval of the proposed window treatments. The window patterns, mullions, and trim provide texture and a finer level of detail, and establish a hierarchy of window types within the façade. **(CS3-A-1, DC2-B-1, DC2-C-3)**
- d. Staff recommends approval of all the proposed cladding materials. The application of board and batten, stained wood, exposed 5” cementitious cladding, and light color palette provides increased visual interest through texture, depth, and reflected natural lighting throughout the project site. **(DC2-B-1, DC2-C, DC2-D-2, DC4-A-1, DC2-C-3, CS3-A-1, PL3-A-1-d)**

3. Site Planning, Ground Floor, Street Edges, and Amenity Space:

- a. Staff recommends approval of the woonerf design concept as evolved in response to EDG. The increased ground-level greenery, raised planters, permeable paving material, and interactive programming creates an environment that is visually interesting and prioritizes passive and active experiences for pedestrians. **(CS2-D-1, CS2-D-3, CS2-D-5, PL1-C-1)**
- b. Staff recommends approval of the address signage plan presented in the Recommendation packets. The metal and galvanized steel are high quality materials that add a modern accent to the courtyard and street level facades. **(PL2-D, DC4-A, DC4-B)**
- c. Staff recommends approval of the vegetated pervious pavers and activity-based patterning in the courtyard/woonerf area as it provides additional texture, greenery, and activation when vehicles are not present. **(PL1-A, PL1-B, PLC-2 PL2-A, DC1-C-2, DC3-B-4)**
- d. Staff appreciates the evolution of the woonerf design in response to EDG and recommends approval of the landscaping techniques, such as plantings of mature trees and vegetation in the bulbed-out planters, vegetated pavers, and vertical planters between the garages. However, to further develop the response to EDG and create a visually attractive, lush, and pedestrian focused space, staff recommends a condition to study increasing the visual prominence of the bulbed-out planters and other landscaped areas adjacent to the woonerf through increased height/size of planters, trees, and vegetation and lighting techniques. **(DC1-C-2, DC1-C-3, DC3-C-2, DC4-C-1, DC4-D)**

- e. Staff recommends approval of the narrower and soft scaped driveway between the rowhouses as it prioritizes the pedestrian experience and safety over vehicular use. However, staff is concerned that the landscape plan does not include differentiated pedestrian pathways connecting the public realm to individual units. Thus, staff recommends a condition to incorporate varied paving patterns to differentiate pedestrian pathways throughout the woonerf and connect unit entries to the public realm. **(PL1, PL2-A, PL3-A-4, DC1-C-3, DC3-B-4, DC4-D-2)**

DEVELOPMENT STANDARD DEPARTURES

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

At the time of the RECOMMENDATION review, the following departures were requested:

1. **Maximum Façade Length (SMC 23.45.527.B) for 3037170-LU:** The Code requires the maximum combined length of all portions of facades within 15' of a lot line that is neither a rear lot line nor a street or alley lot line to not exceed 65 percent of the length of that lot line. The applicant proposes to allow a façade length of 70 percent of the south side lot line, exceeding the Code requirement by 5 percent..

Staff recommends approval of the Maximum Façade Length departure. The resulting design better enables the retention of the existing exceptional tree near the northeast corner of the site by allowing the manipulation of Rowhouse 1's footprint. The architectural alignment of Rowhouse 1 equally translates through the rest of the rowhouses for a uniform consistency along the street frontage. Additionally, the proposed façade length and alignment better responds to the scale of development neighboring to the south. **(CS1-D-1, CS2-B-2, CS2-C-2, CS2-D-1)**

2. **Minimum Front Setback (SMC 23.45.518) for 3037170-LU:** The Code requires the minimum front setback to be 5'. The applicant proposes to allow a minimum front setback of 3.5' from the west lot line, a reduction of 30 percent.

Staff recommends approval of the Minimum Front Setback departure as the resulting mass better responds to the changing architectural context. Staff notes the proposed massing scheme provides a full 5' front setback at the ground level, which creates a modulated overhang that scales down the rowhouses and contributes to a set of coordinated elements at the entry. Additionally, the proposal to shift the mass closer to 14th Ave NW results in a site plan that more comfortably accommodates trash storage, bicycle parking, and access to these amenities. **(CS2-C-2, CS2-D-1, CS3-A, DC1)**

3. **Access Easement Reduction (SMC 23.53.025.C.1) for 3037170-LU & 3037171-LU:** The Code requires vehicle access easements serving three to ten dwelling units to be a minimum of 20' in width and provide a 20' wide hard-surfaced roadway and a

turnaround. The applicant proposes to allow a minimum easement width of 10', a 10' wide hard-surfaced roadway with a planted strip down the center, and no turnaround. Staff notes, the applicant shall meet the requirements of the Seattle Fire Department for access, regardless of the result of this departure request.

Staff recommends approval of the vehicle access easement reduction request. Reducing this access easement from 20' to a narrower width allows the applicant to provide smaller scaled buildings to front 14th Ave NW, which is consistent with the existing neighborhood character. The proposed narrower easement allows for more space to be dedicated around the exceptional tree and reduces the vehicles prioritization in the overall design concept. **(CS1-D-1, CS2-C-2, DC1-C, DC2-D)**

4. **Building Separation (SMC 23.45.518.F.1) for 3037171-LU:** The Code requires, in LR and MR zones, the minimum required separation between principal structures at any two points on different interior facades is 10'. The applicant requests to reduce the minimum building separation requirement to 8'-6" (reduction of 1'-4" / 15%) between townhouse units 6 and 7, and 8 and 9.

Staff does not recommend approval of the building separation departure request. Reducing the 10' required separation increases massing impacts for the residents, neighbors, and at the ground level amenity space, as well as increases visual and noise privacy concerns between the units. The design resulting from the requested departure does not better meet the intent of the Design Guidelines, specifically Design Guidelines CS2-D-5, Respect for Adjacent Sites; DC2, Architectural Concept; and DC2-A, Massing. **(CS2-D-5, DC2, DC2-A)**

5. **Structure Width (SMC 23.45.527) for 3037171-LU:** The Code requires the structure width of townhouse developments in LR zones to not exceed 60'. The applicant proposes a 64'-0" structure width (increase of 4'-0" / 7%) for the rear townhouse units 7 and 8.

Staff recommends approval of the townhouse building width departure request. By extending this building width maximum, the proposed design allows for a better response to the neighboring off-site trees. The proposed design also offers a modulated design concept reflected throughout the rest of the project, resulting in a design that better meets the intent of Design Guidelines. **(CS1-D-1, CS2-B-1, DC1-C-2, DC2-B-1)**

6. **Rooftop Area (SMC 23.45.514.I.4) for 3037170-LU:** In LR zones, the Code allows rooftop features to extend 10 feet above the height limit if it does not exceed 15% of the roof area (or 20 percent of the roof area if the total includes screened mechanical equipment). The applicant proposes to allow the rooftop penthouse of units 1 and 2 to exceed the 20% rooftop area requirement by 2.8% for a total of 22.8% of the roof area.

Staff recommends approval of the rooftop area departure as the resulting design better responds to the exceptional tree on-site located at the NE corner of the development.
(CS1-D-1, DC2-A)

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.

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 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.

RECOMMENDATIONS

The analysis summarized above was based on the design review packets dated February 2021. 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 departures are APPROVED with the following preliminary conditions:

1. Work with the planner to revise the design to eliminate the requested departure from building separation requirements in a manner that maintains consistency with the overall architectural concept; incorporate changes into the MUP plan set. **(DC2, DC2-A)**
2. Include a detail of the cornice and trim design in the MUP plan set. **(CS3, DC2-B-1, DC2-C-1, DC2-D-1, DC4-A-1)**
3. Work with the planner to study increasing the visual prominence of the bulbed-out planters and other landscaped areas adjacent to the woonerf through increased

height/size of planters, trees, and vegetation and lighting techniques; incorporate changes into the MUP plan set. **(DC1-C-2, DC1-C-3, DC3-C-2, DC4-C-1, DC4-D)**

4. Incorporate varied paving patterns to differentiate pedestrian pathways throughout the woonerf and connect unit entries to the public realm. **(PL1, PL2-A, PL3-A-4, DC1-C-3, DC3-B-4, DC4-D-2)**