Design Guidance for Livable Communities
The Master Developer’s Perspective

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MITHUN
RailVolution 2008
HIGH POINT
in West Seattle

DESIGN BOOK
VERSION 1.0
High Point, the geographic center of West Seattle, is also physically a high point in the City of Seattle with views to the city skyline, mountains, and surrounding community. Located in the heart of multiple shopping areas, parks, and transportation options, residents of High Point will have access to all of the amenities that West Seattle provides.

High Point will blend seamlessly with the surrounding neighborhood by using the existing street grid and connecting to major arterials. High Point is ringed by open space on the eastern edge and flanks 35th SW on the west, one of the two major streets that run the length of West Seattle.
2.0 DESIGN GUIDELINES

2.1 Site:
   Checklist

2.2 Architecture:
   Summary of Appropriate Character Checklist

2.3 Landscape:
   Checklist

2.4 Resource Efficiency:
   Checklist

2.5 Drainage Guidelines
2.12 Frontage Zone

One major goal is to create pedestrian friendly, well scaled and visually interesting streets throughout the High Point Neighborhood. A key element to achieving this goal is the design of the “Frontage Zone.” The frontage zone includes both the façades and landscaping in front of the houses, as well as those on the side of corner lot homes.

Because of their proximity to people walking by, the frontage zones of each home will receive the most visual attention and offer the best opportunities for interaction between neighbors. Therefore it is important that the design of the façade elements and open spaces in the frontage zone are carefully detailed.

The frontage zone is not a build-to-line. “Build-to-lines” are lines defining the allowable location of buildings and homes that front streets, parks, and publicly accessible open space. No elements of a building may be built beyond the “build-to-lines.” Refer to Appendix A for specific “build-to-lines” for each individual block.

The following section will outline characteristics of the frontage zone façades and open space design necessary in achieving these goals.

A. Façades in Frontage Zone

Façades that face frontage zones—streets, parks and pedestrian passages will require additional care in the design to make them more harmonious with the pedestrian intention of the community. Further, these façades, which are adjacent to pedestrian routes, should be tailored to provide the feel of a lower, more human scale. Therefore, frontage zone façades shall use techniques such as:

- porches and stoops
- materials and color breaks and transitions
- front doors and windows to the street
- de-emphasis of the garage
- lowering the height of the façade (such as the porch) to a level lower than the general massing of the building.

Gateway Façade & View Termin

Gateway lots are those that mark significant locations in the community. They occur at entrances from the surrounding neighborhoods and at other significant locations throughout the community. Buildings on gateway lots are the first buildings one sees when entering the community and are located in visible locations, such as the entrances to parks and at critical intersections.
The alley loaded townhouses will take access to each garage from an alley. The home will front on a green or a street. The townhomes are intended for urban singles, families without children, and families over 40. They will range in size from 1100-1800 square feet.

<table>
<thead>
<tr>
<th>Height</th>
<th>3 stories max.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Coverage</td>
<td>50% building coverage (includes building footprint only) Maximum 6 attached</td>
</tr>
<tr>
<td>Min. Lot Size</td>
<td>1200 sq.ft. Building Width: with modulation 90' Building Width: without modulation 40' Depth 65% of lot Min. Unit Size: Width: 14' Depth: 60'</td>
</tr>
<tr>
<td>Open Space</td>
<td>300 sq ft private usable open space</td>
</tr>
</tbody>
</table>

* Intention to design to L2 standards except for height.

** See Section 2.12 B for further guidelines on garages and driveways

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### Parking:
- 9x18 min. stall size, 10x20 max. unless handicap stall
- 1 parking place per unit

### Garage:
- Carports allowed if not visible from street
- 3 car garages allowed only in tandem configuration
- All garages and parking spaces must take access from the alley

### Build-To-Lines:
- Front to house: 12' min. front to R.O.W. & pocket park
- Side on corner lot: 10' min. setback
- Sideyard 5' min. side yard setback
- Alley R.O.W. to garage no parking 2'-min, 10'-max
- Alley R.O.W. to garage with parking 8'-min, no max
- Rear yard to house: 25' or 15% of lot depth, whichever is less, but not less than 15'

### Front Porch/Stoop:
- Must face street, private access drive, or pocket park
- All homes must have a porch or a stoop
- 50% of homes are required to have a porch
- Front Porch: Min. 6' dimension every side and min. area 60 sq.ft.
- Front Stoop: Min. 6' depth, min. 5' width
- Corner lots should have wrap porches with no less than 5' on minor wrap side.

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Trellises & Arbors

Trellises and arbors may be used at the tops of shared walkways, at the entrances to shared, semi-public areas, and at front yard entries. Trellises and arbors should be 8’ maximum height and be 50% open/transparent. Materials used should match those of the attached fence.

Hedges

Hedges are an attractive way to help delineate property boundaries and define and contain yards. They may be used in lieu of short fences in some locations:
- Front yards
- Along shared walkways at back yards, or other areas where back yards abut semi-private spaces
- Must be continuous along a property line or lot line – along the length of at least one yard edge
- Should be kept between 24” and 48” in height

Acceptable design for a 50% transparent trellis over a fence

Walkways to Front Doors

| Dimensions: | 4’-0” Width |
| Materials: | Cast-in-place concrete or concrete pavers |
| Special Conditions: | Front-loaded homes must have an entry walk separate from the driveway. The entry walk and the driveway should be separated by a minimum of 18” with planting in between. Where a walkway encroaches on the CRZ of an existing tree, it should be made permeable (crushed rock or concrete unit pavers), and it should be at a finish grade 6” above existing grade, with surrounding grade made flush to the walkway surface and tapering down to existing grade. |

Walkways to Front Doors

Shared & Private Walkways to Back Doors

| Dimensions: | 3’ Width |
| Materials: | Cast-in-place concrete or concrete pavers or crushed rock |
| Special Conditions: | Where a walkway encroaches on the CRZ of an existing tree, it should be made permeable (crushed rock or concrete unit pavers), and it should be at a finish grade 6” above existing grade, with surrounding grade made flush to the walkway surface and tapering down to existing grade. |

Shared and private walkways to back doors

Example of Opaque Fencing

Not Appropriate

Screening Hedge Row
2.4 Resource Efficiency

A. Market Demand for Energy Efficient and Environmental Home Solutions

B. Community and Marketing Benefits of Energy and Environmental Home Solutions

C. Incentives and Lending Options

D. High Point: The Green Option
   - Submit Built Green Checklist
   - Submit Energy Star "Builder Partnership Agreement" form
Neighborhood Energy Use
More People - Less Energy

Before
- 2,100 People
- 10,137,398 kwh/yr

After
- 3,700-4,200 People
- 9,326,406 kwh/yr
A. Strategies

The following strategies are tools to convey the roof area drainage across the surface. Splash blocks, flow daylighting, gravel trenches, swales, common yard swales and rain gardens can aid in addressing the drainage requirements of the covenant as well as provide opportunities for design diversity of individual residences.

Splash Blocks

Splash blocks reduce the velocity and impact of water falling from a roof gutter and direct water to a swale or other drainage area. They may be concrete, stone, glass or other durable product. Splash blocks may not be green-colored plastic.

Swale

A swale directs stormwater into a drainage area along the ground's surface. It can slow the velocity of water, however, it is not intended to store or infiltrate water.

The following are strategies to consider in swale design:

- Locate swale away from active use areas of the yard.
- Slope sides of swale gently to reduce erosion.
- Size swale depth to meet the capacity requirements.
- Slope swale toward an NDS or PSD structure.
- Amend soil and avoid compacting it.
- Vegetated swales are recommended, though grass swales are accepted.
- Plant vegetated swales with a variety of grasses, annuals, perennials or woody herbaceous plants (see Suggested Plant List, section 2.5b).

River rock can be used to reduce water velocity on slopes.
**BLOCK 3**

Site plan illustrates one potential configuration for developing this block. SHA will consider alternate configurations given compliance to guidelines on this page. These configurations include house locations, vehicular circulation, pedestrian access, and open space.

**Zoning**
- Zoning 1.25 floor area ratio 
- Multi-family zone - North portion of parcel
- Zoning 1.4 floor area ratio - Multi-family zone (Meets intent of standards for 5-story houses or townhouses) - South portion of parcel

Area: 9,900 sf
- 35 units maximum allowed. Any increase from this # only by approval of SHA
- 35 lots planned

For lot lines adjustments refer to City of Seattle U.L.C 23.18

**Units Types**
- Front Loaded Single Family (not on 31st Ave S.W. or S.W. Juneau St.)
- Alley Loaded Single Family
- Front Loaded Townhouse (not on 31st Ave S.W. or S.W. Juneau St.)
- Alley Loaded Townhouse
- Front Loaded Duplex/Triplex (not on 31st Ave S.W. or S.W. Juneau St.)
- Alley Loaded Duplex/Triplex
- Attached Dwelling Unit or Carriage Units permitted

**Site Factors**
- **General Slope Characteristics**: Slope on eastern side down to Pond Park & North edge
- **Views**: East & Southeast to City and Cascade Mountains
- **Overlook to Pond Park**

**Significant Trees**
- Existing Trees to be saved: none this block
- Existing Trees to be saved if feasible: none this block

**Front & Side Street Conditions**

**Homes front**
- On 31st Ave S.W., S.W. Juneau & private easement

**Corner House**
- Appropriate face to 31st Ave S.W. & S.W. Juneau

**Frontage Zone**
- 10' setback on 31st Ave S.W., S.W. Juneau & private easement

**Garage Limit**
- No driveways or garages on 31st Ave S.W. or S.W. Juneau

**On-Street Parking**
- On-Street parking permitted along 31st Ave S.W. & S.W. Juneau

**Fencing**
- Front yard fencing on 31st Ave S.W., S.W. Juneau & homes that front on private easement

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*Please note that all information (front leaves, statements, etc.) shown in these Design Blocks is in no way supersede the recorded Plat. It is the responsibility of the developer to verify all property information including final Plat as recorded.

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**High Point**

**Block 3**

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**Alley/Drive Condition**
- Private drive or alley as required to access homes.
- Location to be determined by builder.
- Access only via 31st Ave S.W.
- Internal drive access should provide sidewalk on one side and street trees. Streetscape should blend with 31st Ave S.W.

**Garage**
- Detached or attached garages behind
- 4" risers setback from private access easement for parking spaces or garage structures

**Fencing**
- For homes that front private easement, front yard fencing should be used
- For homes that take access from private easement, either fencing should be used
- Park fencing & Neighborhood Commons fencing should be used for homes adjacent to Pond Park & Neighborhood Park

**Street R.O.W. Improvement**
- By builder on 31st Ave S.W.
- By SHA on S.W. Juneau St.

**Open Space & Landscape**
- **Edge facing Pond Park shall be designed to blend with Park landscaping in order to preserve character**
- Any public shared open space within parent lot 3:2 shall use Neighborhood Commons Fence
- **Landscape Type Park**

**Special Conditions**
- Edge on Pond Park shall not be lowered; rear yard elevation must be maintained at finish grade provided by SHA

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* Unit Type Details: see Section 2.14
* Marked Duplex/Tricplex: Section 2.13
* Significant Trees: see Section 2.12
* Corner House: see Section 4.14
* Fencing: see Section 3.14
* Street R.O.W. Improvement: refer to 2000 Street Improvement Plans available through SHA
* Landscape Type: refer to Section 4.12
Sale of Mixed-use Site
The retail space should be at least 10,000 square feet. The retail use at the corner of SW 35th and SW Graham should include a community meeting space such as a coffee shop. Other retail spaces should serve the neighborhood. A mix of national and local tenants is desired.

The residential component could be either a condominium or an apartment. If it is a condominium, SHA will want ten of the units to be sold to families making up to 80% of the median income (refer to “Affordable Housing” section of this Offering).

For zoning information, please refer to the section above in this Offering.
OVERALL SITE DEVELOPMENT GUIDANCE

A. Character / Composition / Architectural Style

Appropriate:

To create a livable, pedestrian-oriented neighborhood asset, the buildings must be well-proportioned, and human scaled. Building massing must emphasize more intensive development on the west and southwest of the site, with massing and modulation that respond sensitively to the lowrise residential scale to the east, especially along SW Graham Street east of 34th Avenue SW.

Elevations should be composed of an active, highly transparent and detailed street level, well-proportioned middle levels (including elements such as balconies and trimmed vertical windows) and strong roof lines and forms.

“Signature” designs, “avant-garde,” or formal compositions without regard to context (e.g., the Library and Clinic buildings) or function are not appropriate. This is based on research conducted with West Seattle residents.

Not Acceptable:

Sample Block
35th & Graham Mixed-Use @ Highpoint Design Guidance

Refer to text and illustrations keyed to the diagram below for overall site and specific area design guidance.

Design guidance addresses specific areas as well as overall site development issues. Discussion of each topic, with example illustrations, follow.

Specific Area Guidance:
1. Front Door to the Neighborhood @ SW 35th SW and SW Graham
2. Ground-level Use
   2a. 35th Avenue SW
   2b. Graham Street
3. Potential Private Access Drive and Vista Terminus North of 34th Avenue SW
4. North Side Connections
5. Transition to Residential @ East

Overall Site Development:
A. Character / Composition
B. Material and Color
C. Drive-up / Drive-through Prohibited
D. Environmental Performance
SPECIFIC AREA GUIDANCE

1. Front Door to the Neighborhood @ 35th SW & SW Graham Street

This prime retail corner is the most important location on the site to welcome and serve the neighborhood. Design responses should:

- Create a lively spot for people to meet and linger at a comfortable plaza.
- Provide a contained urban space activated by ground level retail and upper level residential “eyes on the plaza” that take advantage of southwesterly solar exposure.
- Use strong vertical elements, special materials, and/or color that “turn the corner” to denote the importance of this location.

2. Ground-level Uses

Three types of ground-level uses are appropriate for the various conditions of the site:

- Retail shops and services
- Entry lobbies serving upper-level residential
- Live-work units and other residential entries designed (e.g. with stoops) to clearly demarcate transition from public to private space.

Retail and other active uses such as live-work units are appropriate ground level uses, as they create an inviting and successful pedestrian streetscape. The appropriate amount of ground level retail and commercial should provide services to the wider community. Maximizing the amount of leasable possible space is discouraged. Blade signs hung under awnings or perpendicular to the building façade that are appropriately scaled to pedestrian streetscape are acceptable, and need to be approved by SHA. No drive-by scaled signs will be allowed.
SAMPLE SITE CONCEPT STUDY

This diagram illustrates one possible site development concept consistent with the High Point Mixed Use Site Design Guidance.

It does not represent any detailed analysis of zoning, Building Code, market, or design aesthetics.

PLAN LEGEND

- Residential
- Residential Live-Work
- Retail
- Courtyard
- Parking
- Mechanical

TYPICAL UNIT FLOOR 1-3 / 1” = 50’