



## West Bay Yards – Design Review checklist

October, 2024.

Provide response to all design criteria in OMC 18.110 (Basic Commercial), and OMC 18.155 (West Bay Drive).

### Section 18.110 Design Review Narrative

#### Frontage

Buildings abut over 50% of the street frontage, and gaps between buildings do not exceed 78'. Surface parking is tucked behind the buildings or below and not visible from West Bay Drive. See Sheet **A15**.

#### Connections

Clear pedestrian circulation is shown on plans, with several routes from West Bay Drive down to the expanded trail along the waterfront, and connections from Woodard Trail. Only 3 vehicular curb cuts for the entire development evenly spaced along the frontage (See Sheet **A6.1**). Direct clear visual connections established through views from West Bay Drive out to the water. Signage and wayfinding is established throughout the site directing the public to various amenities; public trails, and site entrances. See Sheets **A15, A18 & A19**.

#### Fences & Walls

The only fencing or fence walls on the development consist of open cable rail for safety fall protection as well as along the water side of the trail to protect the vegetation conservation area. See Sheet **A19** and shoreline landscape drawings

#### Pedestrian Amenities

Pedestrian amenities include the expanded trail, as well as other amenities throughout the plaza level. benches, trash receptacles, pedestrian lighting, trees & vegetation, kayak launch, shoreline access points and bike racks. See Sheet **A18 and A19**.

#### View Preservation

Lots of design consideration has been put into the preservation of views through view corridors, vegetation selection, access to an expanded pedestrian trail for public to access views of the Sound as well as mountains. See Sheets **A15 to A17**.

#### Building Location & Design

See notes above about frontage and building design/ layout. Buildings located along West Bay Drive and pedestrian plazas at street level have been introduced to activate the development with public use. Vehicle parking is located behind or under the buildings and is secondary to pedestrian use. See Sheets **A12** and **A30**. Building entrances are clearly defined and sheltered with canopies. Overall buildings are designed with 3 parts (Base-not more than 2 stories, Middle &Top). See Sheets **A33 to A42**.

### **Maintaining Human Scale**

Human scale is created through windows & glazing, architectural details, brick coursing, base plinth, and lots of windows and openings on all sides and a tripartite hierarchy to the buildings. Retail shops are located at street level. Balconies, variety in cladding materials, as well as plantings, landscape bench/retaining walls & vegetation also contribute to maintaining human scale. See Sheets **A33 to A42**.

### **Street Walls**

Lots of high proportion glazing is incorporated at the street level off West Bay Drive exceeding that 60% requirement at commercial/retail uses. See sheets **A34, A36, A38, A40 & A42**. Large Plaza/ pedestrian areas separating buildings break up the development and contribute to the overall openness which make it inviting to the public. See Sheet **A15**.

### **Windows**

Windows provide relief, detail, and variation to each building façade. There is established rhythm at, base, middle and at top of building. Balconies at residential units break up the window grid and provide harmony to overall elevations. Division of windows through mullions and transoms add a sub-level of design harmony and contribute to the sense of human scale. Increased amounts of glazing are used at the street level commercial/retail shops. See Sheets **A33 to A42**.

### **Projections into Right-of-Way**

A variety of projections, awnings, canopies, balconies are provided. To add levels of interest and variety, some of these project into the public street ROW, however most do not, due to the buildings set back from West Bay Drive to enhance the drive-ability/walkability of vehicular/pedestrian traffic.

### **Roofs**

Roofs are designed to provide a variety of relief and detail throughout the development. A variety of overhangs and step-backs contribute to this as well as large ground level canopies. Gables were limited to preserve views for inland neighbors. See Sheets **A33 to A42**.

### **Corners**

Pedestrian friendly corners at intersections and development entrances have been established through inset entrances, protective overhangs, and large display windows.

### **Consistency**

All buildings for this development have a consistent design to them from all sides through use of similar materials colors, datums fenestration, balconies, and detailing. See Sheets **A33 to A42**.

### **Colors and Materials**

Colors and materials fit within the Pacific Northwest Palette. No highly reflective materials have been selected, or large expanses of mirrored or heavily tinted glazing. See Sheets **A33 to A42**.

### **Lighting**

Modest site lighting has been incorporated throughout the development to provide general visibility and site security, emphasize key architectural elements, and pedestrian paths/ walkways. Lighting will be designed to not shine off into adjacent site, buildings or onto water while maintaining dark skies to the greatest extent possible while avoiding glare over the water. See Sheet **A43**.

### **Parking Structures**

All vehicle entry to the parking areas is concealed behind the buildings or below the street level. No street façade parking. See Sheets **A12 & A30**.

### **Plant Selection**

Plant and tree selection has been based off native varieties that are compatible with the existing landscaping and adjacent vegetation. Tree size and heights have been selected based upon size at maturity and are well suited for their locations. See Shoreline landscape drawings and Sheet **A16**.

### **Screening Site Services**

Service areas have been carefully located to be screened from public view including things like solid waste/ trash compactors, garbage collection below the street level, and service access below street level as well. See Sheet **A20**. Screening of at-grade equipment will be provided by landscaping (trees and shrubs). Building mounted equipment will be screened or located up at roof level behind screening walls.

### **Screening Blank Walls**

Overall building design and layout provides minimal blank walls throughout the development. Landscaping trees and shrubs will be provided for required screening as needed.

## Section 18.155 West Bay Drive Design Review Narrative

### Lighting

Lighting will be designed to not shine off into adjacent site, buildings or onto water while maintaining dark skies to the greatest extent possible and avoiding glare over the water.

### View Corridors

Site has been laid out to avoid blocking views of the water from the view corridor. See Sheets **A15 to A17**.

### District architectural concept

Design uses elements (Pacific Northwest architectural features and materials) along West Bay Drive to invoke waterfront heritage. Cues have been taken from historical structures and other developments along West Bay Drive. Features include Post & beam construction, wood siding, brick, earthy tones. See Sheets **A33 to A42**.

### Creation of Human Scale

Human scale is created through windows & glazing, brick coursing, base plinth, punched windows and façade openings on all sides and a tripartite hierarchy to the buildings. See Sheets **A33 to A42**.

### Windows

Building and window orientation is designed to provide access to views of the nearby scenery as well as preserve privacy for tenants and for neighbors.