



ADMINISTRATIVE DESIGN REVIEW RECOMMENDATION SOUTHWEST

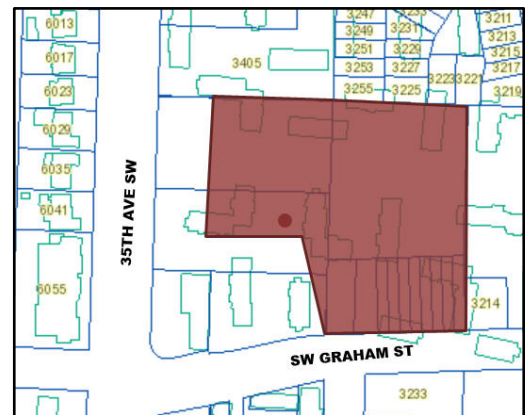
Project Number: 3018626
Address: 3420 Southwest Graham Street
Applicant: Milbrandt Architects for David Avenell with Polygon Northwest
Date: March 30, 2017
SDCI Staff: Tami Garrett, Senior Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 2 (NC2-40) per Ordinance 121164

Nearby Zones: (North) Lowrise 2 (LR2)
(South) Lowrise 1 (LR1) & Neighborhood Commercial 2 Pedestrian (NC2P-40)
(East) NC2-40
(West) NC2-40 (Ord. 121164)

Lot Area: 113,038 square feet (sq. ft.)



Current Development:

There is no existing development on this site.

Surrounding Development and Neighborhood Character:

Surrounding development includes institutional uses (High Point Medical Clinic and High Point Public Library) and residential uses (townhouses) to the north; a large vacant site to the west; institutional uses (church) and residential uses (townhomes and apartments) to the south and east of the subject property. A mixed-use commercial/residential proposal (office/retail/apartments) is currently being constructed at the property immediately west of the subject site (3020272/6504660).

This mid-block site which includes portions of Block 9 is located adjacent to the westernmost area of the High Point Community Plat. The general character of this area and the surrounding blocks is a mix of commercial, institutional and residential uses. The residential developments north, east and south are part of the High Point Community neighborhood which is a diverse mix of multifamily and single family housing. The neighborhood character within the High Point Community boundary consists of housing types that are typical to this community and reflect an architectural style and siting patterns that are representative of a planned development. The existing residential structures are two-story houses or three-story townhomes with varying types of entries, siting and access.

Area amenities surrounding the project site include a City public library (High Point), several retail businesses, a medical clinic (High Point Medical and Dental Clinic), the West Seattle Food Bank/apartment development, the Neighborhood House community center, a City community center/athletic fields (High Point/Walt Hudley Playfield) and a public school (West Seattle Elementary).

Access:

Vehicular access to the project site is possible from Southwest Graham Street.

Environmentally Critical Areas:

There are no Environmentally Critical Areas (ECAs) mapped on the site. The existing topography is characterized as mostly flat with grade that falls between 12' to 15' from west to east over approximately 390' of land. There are a few mature trees on the site and another tree located on the adjacent property east of the project site. One of the trees onsite, a Horse Chestnut, was identified as an existing tree in the High Point Tree Preservation Plan planned for removal in conjunction with development associated with the High Point Community Plat.

PROJECT DESCRIPTION

The proposed project is for the design and construction of a 52 unit residential development to include five four-unit townhouse structures, four five-unit townhouse structures and two six-unit townhouse structures. Each residential structure is planned to be three-stories with ground-level private garages to accommodate one or two enclosed parking spaces. Parking for 57 vehicles will be provided within each unit's attached garage.

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|----------------------------------------------|
| EARLY DESIGN GUIDANCE August 31, 2015 |
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DESIGN DEVELOPMENT

The subject property includes portions of Block 9 (9-4, 9-5, 9-6 and 9-7 as noted on Lot Boundary Adjustment (LBA) #3019791) located just east of the westernmost area of the High Point Community Plat. This "for sale" residential proposal is being developed as a partnership between the applicant and the Seattle Housing Authority (SHA).

The proposed residential housing project has been designed to reflect the redevelopment goals of the High Point Community as stated in the High Point Design Book, through a collaborative effort with SHA. The High Point Design Book, created by SHA, City of Seattle and Design Consultants, contains very detailed Design Standards for each block in the High Point Community Plat and also cites general architectural, landscape and drainage design guidelines. Design development reflects the influence of the City of Seattle Design Guidelines, the High Point Design Book and SHA.

One design scheme was offered by the applicant. This scheme proposes a 52 unit residential development comprised of townhouse structures whose location and access is illustrated in the design packet. The packet is available online by entering the project number (3018626) 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

PUBLIC COMMENT

SDCI received public comments concerning this project during this Early Design Guidance Review phase. The following comments, issues and concerns were raised:

- Encouraged a design that includes a public walkway through the development from the High Point library parking lot to Southwest Graham Street.

- Concerned that proposed project will create shading onto adjacent residential properties north of the project site.
- Encouraged a design that includes preservation of the existing mature trees onsite.

RECOMMENDATION March 30, 2017

The packet includes materials submitted to SDCI on January 18, 2017 during the recommendation phase and is available online by entering the project number (3018626) at this website:

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

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

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PUBLIC COMMENT

The public comments received by SDCI pertaining to design during this Recommendation phase voiced concerns with the absence of commercial use (retail) proposed for this development.

PRIORITIES & STAFF RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and reviewing public comment, the SDCI staff provided the following siting and design guidance. SDCI staff has identified the following Citywide Design Guidelines of highest priority for this project. **The guidance by SDCI staff appears after the bold guidelines text and the recommendations follow in bold text.**

DESIGN REVIEW GUIDELINES

A. Site Planning

- A-1 **Responding to Site Characteristics.** The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

In general, SDCI staff agrees that the applicant has sited the proposed structures in the most logical pattern in order to respond to the site's existing topography and off-site significant tree protection area per the High Point Master Plan.

As mentioned above, the project site is east of another proposed development site within the High Point Community Plat that is current being reviewed by SDCI (#3020272). This neighboring project (*construction of a four-story mixed-use commercial/residential structure with three levels of residential (89 units) above ground-related commercial (10,000 sq. ft. of office/retail) and a partially enclosed parking area for 98 vehicles*) is proposed to be accessed via an ingress/egress easement from the subject property. SDCI expects the applicant to provide details concerning this development and explain/demonstrate how the two developments address future adjacency concerns related to waste service, traffic circulation, load/unload zones and screening.

At the Recommendation phase, SDCI staff supports the arrangement of the proposed structures and feels that this pattern positive responds to the site's topography, off-site significant tree protection area per the High Point Master Plan.

SDCI staff has confirmed that construction has begun at the neighboring project (6058 35th Avenue Southwest – construction of a new residential (102 units), office and restaurant building with below grade parking for 110 vehicles) west of this subject property. The review of approved plans for the neighboring property to the east and the proposed plans for the subject site illustrate that prior adjacency concerns pertaining to waste service, traffic circulation, pedestrian circulation, load/unload zones and screening have been addressed/resolved in the final building design.

A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

The existing character of the High Point Community neighborhood is defined by residential structures having varied front setbacks and principal entrance orientations as they relate to the established right-of-ways. Fenced ground-level front yards, pathways and landscaping typically separate the residences from the street lot lines. The design appears to be integrated into the street system established for the High Point Community.

The SDCI staff voiced concern regarding the siting of the three southernmost townhouse structures (Bldgs. 1, 2 and 11) and requested that the applicant demonstrate how the siting of the specified buildings will complement and/or align with the other townhouse structures along Southwest Graham Street.

At the Recommendation phase, the final design illustrated that the siting of the three southernmost townhouse structures (Bldgs. 1, 2 and 11) will align with the other townhouse structures on neighboring properties along Southwest Graham Street. The specified townhouse buildings' designs included enhanced colored streetscape elevations abutting Southwest Graham Street (pgs. S11 and S14). The updated street-facing side elevations included a combination of varied material treatments, façade colors, wrap-around porches, stoops, decks and landscaping between the sidewalk and the wall facades.

SDCI is pleased with the applicant's response to this guideline and feels strongly that the proposed design treatments (varied siding materials/colors), porches, stoops, decks and landscaping should be incorporated with the future design and construction of the specified residential structures.

SDCI Recommended Condition:

1. ***Install design treatments inclusive of varied siding materials/colors, porches, stoops, decks and landscaping for the townhouse structures (Buildings 1, 2 and 11) whose southern street-facing wall facades are within close proximity to Southwest Graham Street.***

A-3 Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.

The proposal illustrates all of the townhouses with entrances abutting the proposed vehicular driveway/internal public open space whose addresses will not be visible from the street (Southwest Graham Street). SDCI feels that design methods (wayfinding, signage) to address this concern should be explored and provided in the next design iteration.

At the Recommendation phase, the design includes signage at the site's two main vehicular entries located along Southwest Graham Street and at various locations along the internal vehicular drive (pgs. DR1.5 and DR1.8) to assist in directing guest to the appropriate residences which don't front on the aforementioned street. SDCI is satisfied that this signage meets the guideline.

A-4 Human Activity. New development should be sited and designed to encourage human activity on the street.

A-5 Respect for Adjacent Sites. Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

The proposal illustrates townhouse structures whose rear and side yards will abut residential developments west, north and east of the project site. The future design should clearly document how the planned private residential open spaces will be configured/screened to address this guideline.

SDCI is pleased that at the Recommendation phase, the site and landscaping designs have been improved to meet this guideline. (See also A-6 and A-7)

A-6 Transition Between Residence and Street. For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

The future design should address this concern appropriately.

At the Recommendation phase, in addition to direct paths from each residential unit's private main entry to a sidewalk abutting a street (Southwest Graham Street) or an internal vehicular drive, the design materials illustrated two pedestrian pathways-one

between townhouse buildings 9 & 11 and 2 & 3 intended to provide direct pedestrian connections to 35th Avenue Southwest via the pedestrian pathway sited on the neighboring property to the west; and the other surrounding the centralized muse providing direct pedestrian connections between Southwest Graham Street and pedestrian paths on the neighboring properties to the north linking the subject site to Southwest Raymond Street.

SDCI appreciates the design of the pedestrian infrastructure on the site and feels it will positively connect the proposed onsite open spaces with each other and create opportunities for social interaction among residents and neighbors.

A-7 Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

The High Point Design Book includes an Open Space Network Plan that “provides a wide range of parks and open spaces designed to connect with each other and the natural open spaces on the community’s edges...” The parks are identified as “Community Parks”, “Neighborhood Parks” and “Pocket Parks”. Community Parks are large sized parks. Neighborhood Parks are designed to serve residents living within a two block radius. Pocket Parks are smaller parks situated on residential streets fronted directly by houses.

The SDCI staff review of the proposed project identified a centralized public open space and private residential open spaces (individual decks/porches) as possible open space that would be utilized by the residents. SDCI staff stated the design of the proposed public open space should be successful.

The future design should clearly document planned residential open spaces and clearly differentiate between public open spaces and private residential open spaces-especially within the identified public open space corridor. Opportunities to establish a dedicated pedestrian pathway which would provide a direct connection from the street to established pathways near the non-residential uses north of the proposal site (clinic, library) is strongly encouraged. The creation of focal points at the entrances of the main pedestrian connector and throughout the site should also be explored.

At the Recommendation phase, SDCI reviewed the site and landscape designs and was pleased that these drawings show well-integrated public and private open spaces that will usable by residents and pedestrians. The inclusion of secondary elements (lighting, seating, fencing, landscaping, hardscape, etc.) and focal points (entry trellis) enhance the centralized public open spaces and connected pedestrian paths. (See also A-6)

A-8 Parking and Vehicle Access. Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.

B. Height, Bulk and Scale

B-1 Height, Bulk, and Scale Compatibility. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area

and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

The proposed massing configuration illustrates three-story townhouse structures with hip and gabled roof forms. The size and character of the residential buildings are similar to the residential buildings identified in the surrounding High Point community.

SDCI staff recognized that the commercially-zoned project site is adjacent to lowrise-zoned property and stated that the proposed townhouse structures should be sited and designed to provide a sensitive transition to the existing residential structures north of the subject site. The plan should clearly document the proximity of the proposed townhouse structures north-facing facades/encroachments to the north property line and detail how the proposed massing options will achieve this guideline appropriately. Shadow studies should also be offered to demonstrate that solar impacts to the neighboring residential structures will be minimized.

At the Recommendation phase, SDCI reviewed the site, streetscape elevations and landscape drawings which illustrated four townhouse structures sited near the north property line—three buildings within 5’ to the north property line (Bldgs. 6-8) and one building 11’ from said property line (Bldg. 5). The two of the three townhouse buildings sited nearest to the north property line abut the health clinic property and accessory surface parking area. The remaining two townhouse buildings are the closest to the residential structures north of the site (Bldgs. 5 and 6). All four townhouse buildings’ north-facing facades include varied angled roof forms, modulation, porches, decks, varied materials/colors and fenestration. Landscaping and screening is also planned at the north boundary line.

SDCI feels the townhouse buildings nearest to the site’s north property line have been sited and designed to provide a sensitive transition to the existing residential structures north of the subject site. (See also departure #1)

C. Architectural Elements and Materials

- C-1 **Architectural Context.** New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

At the Recommendation phase, SDCI agrees that the townhouse structures are scaled to fit the surrounding neighborhood and are designed with traditional architectural styles to be compatible with the surrounding neighboring buildings.

- C-4 **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.

The High Point Design Book provides direction pertaining to materials and colors for future High Point residential buildings. A color and materials palette should be identified on the future MUP drawings.

At the Recommendation Phase, the townhouse structures have been designed utilizing varied siding patterns, varied trim detailing, fenestration and colors. SDCI is satisfied that the design meets this guideline.

D. Pedestrian Environment

- D-1 Pedestrian Open Spaces and Entrances. Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.**

A conceptual lighting plan is required to illustrate that this guideline is appropriately addressed. Specific attention to the programming of the identified public open space/pathways and internal drive courts should be considered.

At the Recommendation phase, the design included varied exterior illumination (light poles, bollard lighting, path lighting) installed at the main entrances, at the pedestrian walkways, at the surface parking areas and along the proposed interior vehicular access driveways. Seattle DCI feels the quantity and placement of the proposed lighting is sufficient to ensure comfort and security for pedestrians. (See also D-7.)

- D-2 Blank Walls. Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.**

At the Recommendation phase, the design addressed potential blank wall conditions appropriately. (See also A-2.)

- D-6 Screening of Dumpsters, Utilities, and Service Areas. Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.**

The plan should include details regarding how waste/recycling containers will be screened from the public views along the pedestrian pathways and the street.

At the Recommendation phase, SDCI confirmed that the final design illustrates dedicated storage areas within each unit to accommodate waste/recycling containers. This measure will assist in minimizing the views of waste/recycling containers by pedestrian traversing this property.

- D-7 Personal Safety and Security. Project design should consider opportunities for enhancing personal safety and security in the environment under review.**

A conceptual lighting plan should be provided to illustrate that this guideline is appropriately addressed.

At the Recommendation phase, the design addressed safety and security appropriately. (See also D-1)

- D-12 Residential Entries and Transitions. For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.**

The westernmost property of the High Point Community Plat abutting 35th Avenue Southwest is currently vacant. Therefore, this project site will be considered a gateway property due to its visibility by persons entering the High Point Community from the west. The SDCI staff supported the orientation of the parking and the vehicular access to the site. However, concerns were voiced regarding the lack of residential frontage/entrances along Southwest Graham Street. The future design of those buildings within close proximity to Southwest Graham Street (Bldgs. 1, 2 and 11) should be tailored to address that street front in a meaningful manner and complement the pattern set by the existing residential townhouse structures east of the project site abutting Southwest Graham Street. Architectural features such as wrap-around decks/stairs, direct paths, stoops, low-height fencing, small gardens were options offered by the SDCI staff as design solutions that would meet the intent of this guidance.

At the Recommendation phase, the design addressed this design guideline appropriately. (See also A-2)

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| E. Landscaping |
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- E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites. Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.**

At the Recommendation phase, SDCI agrees that the landscape design addressed this guideline appropriately. (See also E-2.)

- E-2 Landscaping to Enhance the Building and/or Site. Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.**

SDCI recommends development of a landscape design that focuses on enhancements to the street front, the public open spaces and pathways. The landscape design should incorporate landscaping cues from the nearby parks and public open spaces designed by SHA. The plan should include details regarding future landscaping elements appropriate for this residential site consistent with the landscaping design offered in the High Point design book.

At the Recommendation phase, the landscape design presented was based on the overall landscape philosophy of the High Point Community as explained in the High Point Design Book. Overall, SDCI is satisfied with the landscape design.

E-3 Landscape Design to Address Special Site Conditions. The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

The plan illustrates the removal of existing mature trees which were identified to be removed in association with the approved plat for the High Point Community. The plan should include details regarding the preservation of the identified exceptional tree on the neighboring property east of the project site.

At the Recommendation phase, the landscape plan identified one Exceptional tree on the neighboring property east of the project site (Tree #274). The SDCI Tree Expert review of the applicant's plans will ensure that details related to tree protection measures to minimize risk to this tree will be documented appropriately on the final MUP drawings.

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| DEVELOPMENT STANDARD DEPARTURES |
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SDCI's recommendation on the requested departure(s) is based upon the departure's potential to help the project better meet the design guideline priorities and achieve a better overall design than could be achieved without the departure(s). SDCI also recognizes that the proposed residential housing project has been designed to reflect the redevelopment goals of the High Point Community as stated in the High Point Design Book, through a collaborative effort with SHA. SDCI has received written comments from SHA in support of the applicant's requested departures. SDCI acknowledges SHA's comments in consideration of the requested departure.

The requested departure is identified on the departure summary table.

| Departure Summary Table | | | | |
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| STANDARD | REQUIREMENT | REQUEST | JUSTIFICATION | SDCI RECOMMENDATION |
| 1. SETBACK REQUIREMENTS SMC 23.47A.014.B.3 (Buildings 6-8) | For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, or that abuts a lot that is zoned both commercial and residential if the commercial zoned portion of the abutting lot is less than 50% of the width or depth of the lot as follows: a. 15' for portions of structures above 13' in height to a maximum of 40'; and b. For each portion of structure above 40' in height, additional setback at a rate of 2' of setback for every 10' by which the height of such portion exceeds 40'. | Allow the upper portions of three townhouse structures above 13' in height to be setback less than 15' from the rear lot line abutting properties zoned LR2 as follows: <ul style="list-style-type: none"> • Bldg. 6 – 5' setback • Bldg. 7 – 5' setback • Bldg. 8 – 5' setback. | This departure would allow for a design that is consistent with the siting and patterning of townhouse buildings abutting rear lot lines with garages abutting internal drives in the High Point Community context. A benefit of allowing the three townhouse buildings to be sited 5' from the rear property line is an increase of area dedicated to site circulation and ground-level private/public open spaces. | Approval. (A-1, A-5, B-1, C-1) |

RECOMMENDATIONS

SDCI DIRECTION

The recommendation summarized below was based on the design review packet dated January 18, 2017 and revised drawings submitted April 12, 2017. After considering the site and context, reconsidering the previously identified design priorities, and reviewing the plans and renderings, the Design Review staff recommended APPROVAL of the subject design and the requested development standard departures from the requirements of the Land Use Code (listed above), in association with the following condition:

- 1. Install design treatments inclusive of varied siding materials/colors, porches, stoops, decks and landscaping for the townhouse structures (Buildings 1, 2 and 11) whose southern street-facing wall facades are within proximity to Southwest Graham Street. (A-2, C-1, D-2, D-12)**