



City of Seattle

Department of Planning & Development
D. M. Sugimura, Director



DESIGN GUIDANCE ADMINISTRATIVE DESIGN REVIEW

Project Number: 3013208

Address: 3216 21st Avenue West

Applicant: Bradley Khouri

Date of Report: Thursday, June 14, 2012

DPD Staff: Bradley Wilburn

SITE & VICINITY

Site Zone: Lowrise 3

Nearby Zones: (North) LR3
(South) NC2-40 & LR1
(East) NC2-40 & IG1-U/45
(West) LR1 & SF 5000

Lot Area: 6,003 SF

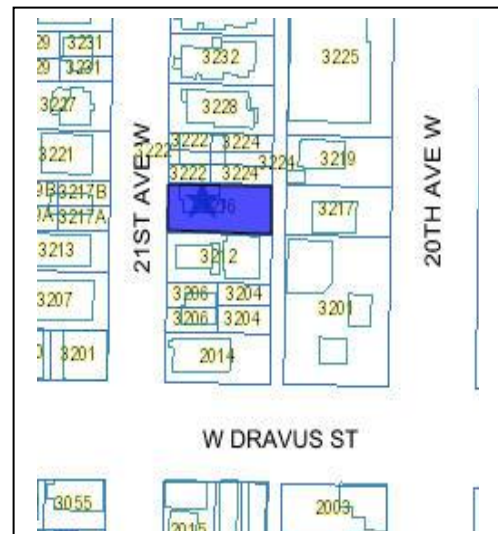
Current Development: Single family structure with surface parking along the east property line adjacent to the alley.

Access: Alley with connection to W Dravus St

Surrounding Development: Mix residential and commercial development ranging between one and four stories.

ECAs: Abandoned landfills

Neighborhood Character: Combination of older and contemporary architecture.



PROJECT DESCRIPTION

The proposed development includes removing existing structure to allow construction of two, 3-unit townhouse structures for a total of six units. Each structure will raise 3-stories above grade. Surface parking is proposed in the rear adjacent to alley.

PUBLIC COMMENT

Notice for the proposed development occurred on May 31, 2012. DPD received the following comments, issues and concerns during the comment period which ended on June 13, 2012:

- Concerned about view blockage of the proposed structure and its adverse impact on neighboring property values.
- Concerned about construction impacts of loading and unloading materials in the alley, as well as associated construction noise impacts on people and animals.
- Construction vehicles temporarily parking in the alley would cause difficulty for people who work from home and travel about during the day.

PRIORITIES & RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Planner provided the following siting and design guidance. DPD identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

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.

It appears the site has territorial views to the east which should be taken into consideration in design and layout of the units. The proposed rear structure should take into consideration the neighboring tree to the north and seek a sensitive design.

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

Seek to be bold within an eclectic architectural mix of styles, yet sensitive to the rhythm of building setbacks to the street right-of-way. The design should seek to provide opportunities to engage the public realm where feasible.

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

Street facing units abutting the right-of-way should express an individuality to be easily identifiable from the street. Landscaping, walkways, doorway design and fenestration should seek to engage with the streetscape. Signage should be provided for the units in the rear of the site.

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.

Care should be taken to design fenestration on the north and south façade to minimize views into abutting units. Employ modulation techniques to reduce the appearance of bulk upon the adjacent lot to the south.

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.

Erode edges through modulation and fenestration to reduce the appearance of bulk on the neighboring properties to the north and south for the structure abutting 21st Avenue West.

C. Architectural Elements and Materials

C-2 Architectural Concept and Consistency. Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

The strong architectural concept should continue to include extensive fenestration, contemporary design, dramatic roof forms and design and color palette.

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.

Where there are transitions between materials more relief is encouraged to help differentiate the material change and help make the façade more dynamic. The proposed materials should continue to be high quality and durable as shown in the packet,

including hardipanel and natural cedar using a simple and elegant color palette with an accent color at the doorways.

D. Pedestrian Environment

- 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 garbage and recycling area should be screened in the area shown adjacent to the shared amenity area. The current location appears problematic as it is sandwich between the north property line and residential amenity area. Relocating the garage and recycling area could be more desirable. Details of the screening should be provided.

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

Exterior lighting plans and details should be provided. Clear sight lines should be considered in the development of the landscaping plan. The pedestrian path to the back unit should be clearly readable in the design of surface level features. See A-3.

- D-8 Treatment of Alleys.** The design of alley entrances should enhance the pedestrian street front.

The rear east facing facade should be designed to enliven the alley frontage with character flourishes that does not turn its back to the alley. See D-7.

- 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.

Exterior lighting plans and details should be provided. Clear sight lines should be considered in the development of the landscaping plan. See A-3.

E. Landscaping

- 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.

Landscaping, walkways, doorway design and fenestration should seek to engage with the streetscape. Signage should be provided for the two units in the rear of the site.

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.

Pay particular attention to the alley frontage; seek design treatment to enhance this environment.

CODE REQUIREMENTS NEEDING ADJUSTMENTS

Two adjustments were proposed at this phase:

- To reduce side setback (SMC 23.45.518.A)
- To exceed façade length (SMC 23.45.527.B)

PERMIT SUBMITTAL REQUIREMENTS

The architect should submit the building permit application to DPD with the following:

- Include colored and shadowed elevation drawings and landscape/site plan in illustrating the visual and textural design elements of the proposed building.
- Well developed landscape plan.
- Include a narrative and graphic rationale for granting the requested design adjustment.
- Respond to the Design Guidelines.