



DESIGN GUIDANCE ADMINISTRATIVE DESIGN REVIEW

Project Number: 3013441
 Address: 416 19th Avenue E
 Applicant: Bradley Khouri
 Date of Report: Wednesday, August 01, 2012
 DPD Staff: Lindsay King

SITE & VICINITY

Site Zone: Lowrise Two (LR2)

Nearby Zones: (North) Lowrise Two (LR2)
 (South) Single Family (SF 5000)
 (East) Lowrise Two (LR2)
 (West) Single Family (SF 5000)

Lot Area: Approximately 4,810 Square Feet.

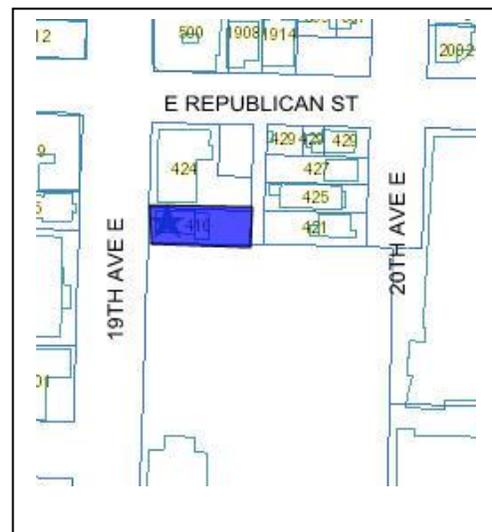
Current Development: Single Family Residence.

Access: 19th Avenue E and Alley.

Surrounding Development: Multifamily structures to north and west. Exiting public park to the south. Single family residence to the east.

ECAs: None.

Neighborhood Character: Neighborhood contains a variety of prewar housing types and styles.



PROJECT DESCRIPTION

Administrative Design Review Early Design Guidance application consisting of one-three unit townhouse structure and one single family structure. No parking proposed.

DESIGN DEVELOPMENT

The proposed development is located on 19th Avenue E between E Republican Street and E Thomas Street. The site is situated between an existing apartment building on the northwest corner of the block and Miller Community Center and park which occupies the remainder of the block to the south. A mix of single family homes and multifamily structures are located across the alley along the east property line. A variety of three and four story apartment buildings are located along 19th Avenue E.

The subject lot slopes approximately 12 feet from 19th Avenue E down toward the alley. The existing single family structure is built at street grade and is supported by a retaining wall. The grade then descends approximately 6-8 feet at the back side of the supporting retaining wall to a surface parking area adjacent to the alley. Similarly the multifamily structure to the north is built at the street grade with a retaining wall separating the structure from a lower parking lot adjacent to the alley. Along the south property line, the grade descends gradually along the park property where a number of mature trees exist. The majority of the park is provided at a lower grade than the adjacent 19th Avenue E. The lots along the alley are mostly flat.

The lot has views of the park to the south. Possible views to Mount Rainer and Cascade Mountains may be available from the rooftop decks.

The neighborhood consists of multifamily development and single family structures. A variety of architectural styles exist in the immediate vicinity. Along 19th Avenue E the primary architectural style is three to four story midcentury apartments and prewar era homes.

The proposed development consists of one townhouse structure containing three units and one single family structure located off the alley. A courtyard located near the center of the site separates the two structures. One townhouse unit will front 19th Avenue E while the other two townhouses units and one single family will be accessed from a common pedestrian pathway between the subject lot and the park to the south. The project will not provide any parking.

Landscaping is proposed along the north, south, east and west property line, within the shared courtyard space and front setback, where required street trees will be accommodated.

PUBLIC COMMENT

DPD received written comments and phone calls during the public comment period ending on July 11, 2012. The primary concerns included the following:

- Maintain existing plants and trees.

- Use architectural design, materials and colors appropriate for this neighborhood.
- Provide red, orange, brown masonry for material and include sloping roof.
- Provide parking for residential use (several comments).
- Concern with limited on street parking available.

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 provides the following siting and design guidance. The Design Review Planner also identified the following Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

EARLY DESIGN GUIDANCE:

1. **Adjacency to Miller Park.** The lot is located on north boundary of Miller Park. While the park provides unique opportunities for siting the development, it is also important the proposal respect the existing park vegetation.
 - a. Locate residential entries and living space windows fronting the park to embrace the natural setting within the dense urban environment (A-1).
 - b. Position buildings to maintain tree protection area for the mature trees on the adjacent park site (A-1).
 - c. Investigate increased south side setback to maintain tree protection area (A-1).
 - d. Document year-round shadow impacts of proposed development on adjacent park property (A-5).
2. **Massing Compatibility.** Sloping site topography, variety in density and building massing should inform the context for this development.
 - a. Continue use of two separate structures each relating to the adjacent sloping grade (A-1, B-1).
 - b. Maintain the proposed three story front façade and associated datum line consistent with the massing of the existing structure to the north (C-1, B-1).
 - c. Preserve the 2.5 story single family structure massing off the alley which respects and responds to the smaller residential structures across the alley (B-1).
 - d. Retain stair structure providing vertical modulation accentuating the location of each unit as a separate entity (B-1, C-2).
 - e. Provide more information on structure massing, modulation and treatment along the north façade (B-1).
 - f. Update design review package to include a code complying massing alternative (B-1).

3. **Further Treatment of Setbacks.** Setbacks provided at the perimeter of the site should provide usable outdoor rooms for residents while also acting as a transition area to adjacent uses.
 - a. Utilize window location, cut-off lighting and low level buffer landscaping within the north setback area to create a private defensible space (D-7, E-2).
 - b. Consider increased setback, landscaping, and raised planting buffer along the south property line to differentiate the semi-private resident walkway area from the public park (D-7, E-1, E-2).
 - c. Provide a front setback consistent with adjacent structure to the north and also be sufficiently sized to accommodate street trees that will not fit within the ROW (A-2).
 - d. Consider use of low terraced retaining walls with sculptured landscaping along the rear setback adjacent to the alley to provide a human scale grade transition while mitigating the first half floor blank wall of the single family structure (C-3, D-2, D-3, D-8, E-1, E-2).
 - e. Utilize lighting along pathway to define a safe walking area (A-6, D-7).
 - f. Provide more information on location and screening for solid waste and recycling storage spaces (D-6).

4. **Develop Courtyard Amenity Space.** The development provides a courtyard space between the townhouse and single family structure.
 - a. Supply more information showing how the courtyard will be activated with architectural, landscaping, paving, lighting and other treatments (A-4, A-7, D-7 and E-2).
 - b. Consider treating blank walls with texture, imprints or landscaping to provide visual interest to the space (A-7, D-2).
 - c. Incorporate design details which define the space as either a common amenity feature for all residents or a private amenity feature for the single family residence (A-4, A-7).

5. **Maximize Privacy.** The development is located adjacent to a number of residential structures which may impact privacy.
 - a. Use location of existing windows on adjacent residential structure on the north and east facades to inform location of proposed windows, to ensure that proposed windows do not directly face neighbor's windows. (A-5)
 - b. Locate windows with high use living spaces in areas which obscure direct line of site into adjacent structures window and private yards (A-5).

- c. Treat walls facing residential units to maximize privacy while avoiding large blank untreated walls (A-5, D-2).
6. **Identifiable Residential Entries.** Residential entries are an introduction to the site for residents and visitors.
- a. Entries should be easily identifiable and create moments of pause, transitioning users from public spaces to private homes (A-3).
 - b. Maintain a primary entry along 19th Avenue E with the proposed wood soffit and wall treatment at recessed porch (A-3).
 - c. Provide clear signage along the street for residential units at the rear of the site (A-3).
 - d. Continue use of wood detailing for each entry as a point of continuity in the overall development (A-3, C-2).
 - e. Provide more detail on use of lighting, pavers and landscaping to frame and guide residents and visitors from the street to individual units (A-4, A-6)
 - f. Investigate providing areas of reprieve along the common pathway which can function as impromptu meeting space (A-4, A-6).
7. **Develop Material Palette.** The existing prewar and midcentury architecture provides an established material context for the neighborhood.
- a. Provide additional detail on the proposed material palette (C-4).
 - b. Utilize durable materials with colors that complement the existing neighborhood material context (C-1, C-4).

At the Master Use Permit submittal, the applicant should provide the following additional information:

1. *Provide a tree protection plan documenting the outer drip line for the mature trees on the adjacent park property.*
2. *Include a perspective drawing of north and east facades documenting wall treatment and material.*
3. *Supply a landscape plan showing location and size of all proposed features.*
4. *Document type and location of all materials proposed. Include documentation showing how materials complement existing neighborhood context.*
5. *Supply design study showing a code complying alternative.*
6. *Provide a privacy study in plan and elevation views documenting existing windows and outdoor yards whose privacy will be impacted by proposed development. Document architectural mitigation techniques utilized to mitigate adverse impacts.*
7. *Provide shadow study documenting impacts of development on adjacent park throughout the year.*

8. *Provide more detail on paving, signage, lighting, and landscape treatment within the setbacks.*

PRIORITY DESIGN GUIDELINES

The Neighborhood specific guidelines are summarized below. For the full text please visit the [Design Review website](#).

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.
- A-2 **Streetscape Compatibility**. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.
- A-3 **Entrances Visible from the Street**. Entries should be clearly identifiable and visible from the street.
- 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.
- 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.
- A-7 **Residential Open Space**. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

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.

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.
- 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.
- C-3 **Human Scale**. The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.
- 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.

D. Pedestrian Environment

- 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.
- D-3 **Retaining Walls**. Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible. Where higher retaining walls are unavoidable, they should be designed to reduce their impact on pedestrian comfort and to increase the visual interest along the streetscapes.
- 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.
- D-7 **Personal Safety and Security**. Project design should consider opportunities for enhancing personal safety and security in the environment under review.
- D-8 **Treatment of Alleys**. The design of alley entrances should enhance the pedestrian street front.

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.
- 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.

DEVELOPMENT STANDARD DEPARTURES

Design Review Staff's recommendation on the requested departure(s) will be based upon the departures' potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the adjustment(s).

At the time of Early Design Guidance, the following departures were requested:

1. **Façade Length (SMC 23.45.527 B):** The Code requires all portions of facades within 15 feet of a lot line to not exceed 65% the length of that lot line. The applicant proposes a façade length of 76% along the north lot line and 77% along the south lot line.

Staff is favorable towards the proposed departure request. The proposed development makes efforts to reduce building massing at the rear of the site adjacent to the lower density uses. A larger façade length is preferred to a reduction in setback adjacent to the park spaces. The design should evolve to respond to Guideline A-5, A-7, and B-1.

2. **Side Setback (SMC 23.45.518 Table A):** The Code requires a 7 foot average, 5 foot minimum side setback. The applicant proposes a 5 foot setback along the north property line and a 5 foot minimum, 6.5 foot average south side setback.

Staff is favorable to the proposed north side setback departure request, provided more detail is provided regarding the treatment of the north façade wall and setback per the provided guidance (Guideline A-5, C-4, D-2, D-7 and E-2). Concerns about the south setback departure need to be addressed with more information about the tree protection area for the park trees (Guideline A-1). A longer façade length is preferred to a reduced setback along park property.

STAFF DIRECTION

Staff recommends the project should move forward to Master Use Permit incorporating the guidance provided.