



City of Seattle

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



DESIGN GUIDANCE ADMINISTRATIVE DESIGN REVIEW

Project Number: 3013561

Address: 1623 14th Avenue

Applicant: Bradley Khouri

Date of Report: Wednesday, August 15, 2012

DPD Staff: Lindsay King

SITE & VICINITY

Site Zone: Lowrise Three (LR3) within the Pike/Pine Urban Center Village

Nearby Zones: (North) Lowrise Three (LR3)
(South) Lowrise Three (LR3) transitioning to Neighborhood Commercial Three with a Pedestrian Overlay (NC3P-40).
(East) Lowrise Three (LR3)
(West) Lowrise Three (LR3)

Lot Area: Approximately 5,120 square feet.

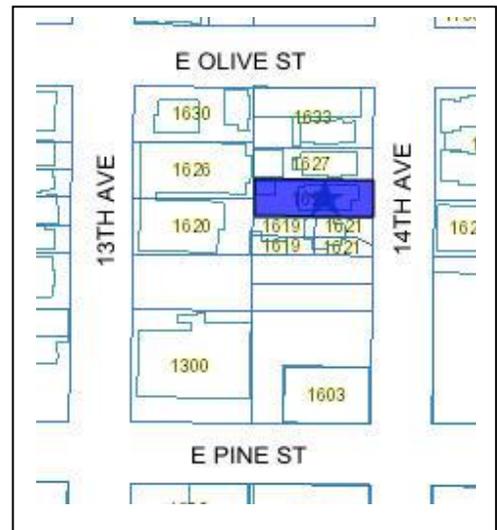
Current Development: Duplex.

Access: 14th Avenue.

Surrounding Development: Multifamily structures to north, south east and west.

ECAs: None.

Neighborhood Character: Neighborhood contains numerous multifamily structures of varying types and styles.



PROJECT DESCRIPTION

Administrative Design Review Early Design Guidance application for a six unit townhouse structure. Parking for 5 vehicles to be provided below grade.

DESIGN DEVELOPMENT

The proposed development is located on the west side of 14th Avenue E between E Olive Street and E Pine Street. The site is situated between two existing multifamily structures on the north and a two-building townhouse development to the south. A large four-story apartment building is directly west of the subject lot. A variety of two and three story apartment buildings are located along 14th Avenue across from the subject lot.

The subject lot is flat with little slope across the lot depth. Adjacent lots are located at the same grade level as the subject lot.

Territorial view exists at grade, while rooftop decks may have access to downtown views.

The neighborhood consists of multifamily structures and commercial structures. The primary commercial corridor is along E Pine Street, E Pike Street and E Madison Street to the south. A variety of architectural styles exist in the immediate vicinity. Along 14th Avenue the predominant architecture is newer townhouse and apartment developments, an older early twentieth century brick apartment and new mixed use development along the commercial street.

The proposed development consists of one six unit townhouse structure with underground parking. One residential unit has a primary entry facing 14th Avenue. The remaining units will be accessed via a shared pedestrian pathway along the north property line. Vehicles will access the shared underground parking garage by a driveway along the south property line connecting to 14th Avenue. Pedestrian access from the garage to a shared courtyard space between the units will be provided at the center of the site. The townhouse units are connected by a two story massing section above the courtyard and garage stairway. The courtyard area will also provide a shared amenity space for residents of the development. Private rooftop decks will be provided for each unit.

Landscaping is proposed along the north, south, east and west property line, within the shared courtyard space and front setback. The existing mature street tree will be maintained in the planting strip.

PUBLIC COMMENT

DPD received comments during the public comment period ending on August 8, 2012. The primary concerns included the following:

- Concerned the new structures will be too close to the townhouse structure to the south.
- Development should respect privacy of adjacent residential uses.

- Granting of façade length departure will negatively affect light exposure to adjacent residential uses.
- Would like to see a four-story development which complies with zoning standards.
- Access location is unclear from information provided.
- Mitigate construction noise and parking impacts of contractors during construction.
- Support for the proposed townhouse development.

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 & Pike/Pine Neighborhood specific guidelines (as applicable) of highest priority for this project.

EARLY DESIGN GUIDANCE:

1. **Massing Compatibility.** Location and massing of adjacent residential structures should inform the context for this development.
 - a. Continue use of vertical massing element to define residential entry facing 14th Avenue (A-2, A-3, C-3).
 - b. Maintain use of varied texture, color and plane change to divide front and side façades into multiple massing sections, creating visual interest and breaking the uniformity of those wall sections (C-4, D-2).
 - c. Provide more information on structure massing, modulation and treatment along the south and west façades (B-1).
 - d. Provide plan and section views showing the proposed north and south side setback departures in relationship to adjacent structures (A-5).
 - e. Demonstrate that the two-story massing above the courtyard will not have more adverse impacts on light reaching adjacent residential structures in the proposed location versus a conforming location (A-5, B-1).
 - f. Show how the structure location along the front will achieve a successful transition between the larger front setbacks on either side of site and the smaller setback proposed (A-2, A-5, A-6).
2. **Clarify Driveway Access and Structure Location.** Provide details of the relationship between the driveway, grade change, structure and open space location along the south property line.
 - a. Maintain location of driveway along the south property line consistent with driveway location for adjacent townhouse structure (A-1).

- b. Provide site plan, elevation section and perspective drawings showing the proposed grade change, use of retaining walls and structure location along the south property line (A-8, B-1, C-5).
 - c. Design driveway, garage and building massing to minimize visual impacts for adjacent residential structures, maintain safe transition in grade with adjacent lots and maximize opportunities for open space along the south property line (A-1, A-5, A-7, A-8, C-5, D-2, D-7, E-2).
 - d. Utilize projection of townhouse unit into side setback to frame garage entry (A-8, B-1, C-5)
 - e. Clarify location of garage entry to front property line and specify if entrance will be open or screened by a door (C-5).
 - f. Consider use of visual detailing or falling/climbing landscaping for retaining walls provided within the driveway area to add visual interest to the expanse of wall. (A-8, D-2, E-2)
 - g. Work with SDOT to relocate pole in location of garage access (A-1).
 - h. Utilize lighting, and other techniques promoted by Crime Prevention through Environmental Design (CPTED) for the driveway security and pedestrian stair access location in the garage and courtyard spaces (A-4, A-7, D-7).
3. **Further Treatment of Setbacks.** Setbacks provided at the perimeter of the site should provide usable outdoor rooms for residents while also providing a transition area to adjacent uses.
- a. Utilize window location, cut-off lighting and low level buffer landscaping within the setback areas to create a private defensible space (D-7, E-2).
 - b. Consider increased setback, landscaping, and raised planting buffer along the north property line to differentiate the subject lot from the adjacent pedestrian pathway (D-7, E-1, E-2).
 - c. Develop the south, west and north setbacks with landscaping and screening to act as a transition space between subject units and adjacent residential units (A-1, A-5, E-1, E-2).
4. **Develop Courtyard Amenity Space.** The courtyard space near the center of the site is a desirable feature that should be enhanced.
- 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. Minimize blank walls facing the courtyard or design these walls with material changes, texture, imprints or landscaping to add visual interest to the space (A-7, D-2).

- c. Demonstrate how the two-story massing above the courtyard space will not detract from the usability of the amenity area and sun exposure to the courtyard open space (A-4, A-7, C-3).
 - d. Utilize low level cut-off lighting and window location to provide a safe defensible space while also maximizing privacy of units and courtyard users (A-5, A-7, D-7).
5. **Maximize Privacy.** The development should provide privacy for the adjacent structures.
- a. Use location of existing windows on adjacent residential structure on the north, south and west facades of the abutting structures 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.** The residential entries are an introduction to the site for residents and visitors and should be gracious and inviting.
- 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 14th Avenue E with the proposed wood framing (A-3).
 - c. Provide paving between sidewalk and residential entry facing 14th Avenue (A-6).
 - d. Provide clear signage along the street for residential units at the rear of the site (A-3).
 - e. Continue use of canopy on front entry transitioning to rear entries along the side facade (A-3, C-2).
 - f. Maintain common entry pathway along north lot line consistent with adjacent pathway (A-1).
 - g. Utilize architectural detailing, material or plane change so that entries on the north facade are easily identifiable (A-6, C-3).
 - h. 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).
7. **Develop Material Palette.** The Pike Pine Overlay Design Guidelines provide direction on choosing materials to enhance and incorporate buildings into the neighborhood context.
- a. Provide additional detail on the proposed material palette (C-4).

- b. Utilize materials that compliment the light-industrial history of the neighborhood while also providing finer grain detailing complementary to the residential character of the street (C-1, C-4).
8. **Placement and Screening of Solid Waste and Recycling.** Limited street frontage coupled with the location of driveway access and pedestrian pathway limits space for solid waste and recycling.
- a. Provide more information on location and screening for solid waste and recycling storage spaces (D-6).
 - b. Locate solid waste and recycling space to minimize visual impacts to existing and proposed residential units (D-6).

At the Master Use Permit submittal, in addition to responding to the guidance above, the applicant should provide the following additional information:

1. *Site plan and building sections locating proposed building side setback departures in relationship to adjacent residential structures.*
2. *Shadow impact study of façade length in a conforming location versus proposed location on adjacent residential structures.*
3. *Include a perspective drawing of south and west facades documenting wall treatment and material.*
4. *Supply a landscape plan showing location and size of all proposed features.*
5. *Document type and location of all materials proposed. Include documentation showing how materials complement existing neighborhood context.*
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 more detail on paving, signage, lighting, and landscape treatment within the setbacks.*

PRIORITY DESIGN GUIDELINES

The Pike/Pine 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.
- 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.

Pike/Pine: Residential entry ways that feature heavy or contrasting trim, distinctive materials and a link to the surrounding streetscape are encouraged.
- A-7 **Residential Open Space.** Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

Pike/Pine: Locating a significant amount of open space on rooftops is discouraged. Open space at street level that is compatible with established development patterns and does not detract from desired, active street frontages is encouraged. While not characteristic of the historic warehouse, commercial, or apartment development in the area, usable balconies may be appropriate on streets where a more residential character is intended, to provide both open space and visual relief on building facades. In other areas, if balconies are provided, it is preferable that they not be located on street-facing facades, but rather on facades facing the side or rear of the lot, or internal courtyards.
- 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 nearby, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between the anticipated development potential on the adjacent zones.
- B-2 **Pike/Pine: Neighborhood Scale and Proportion**

New buildings should, in general, appear similar in height, mass, and scale to other buildings to maintain the area's visual integrity and unique character. Although current zoning permits structures to exceed the prevailing height and width of existing

buildings in the area, structures that introduce increased heights, width and scale should be designed so their perceived scale is compatible with the existing neighborhood character. The following guidelines address scale and proportion for new structures.

- a. Design the structure to be compatible in scale and form with surrounding structures.*
- b. Relate the scale and proportions of architectural features and elements to existing structures on the block face to maintain block face rhythm and continuity.*
- c. Address conditions of wide or long structures.*
- d. For structures that exceed the prevailing height, reduce the appearance of bulk on upper stories to maintain the established block face rhythm.*
- e. Design the first floor façade to encourage a small-scale, pedestrian-oriented character.*

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.

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

Pike/Pine: In order to achieve good human scale, the existing neighborhood context encourages building entrances in proportion with neighboring storefront developments.

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.

Pike/Pine: New developments should respond to the neighborhood's light-industrial vernacular through type and arrangement of exterior building materials. Preferred materials include: brick, masonry, textured or patterned concrete, true stucco (DryVit is discouraged) with wood and metal as secondary, or accent materials.

C-5 Structured Parking Entrances. The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

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.

Pike/Pine: Where retaining walls are unavoidable near a public sidewalk, a textured surface or inlaid material is encouraged.

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.

Pike/Pine: Lighting installed for pedestrians should be hooded or directed to pathways leading towards buildings.

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.

Pike/Pine: The creation of small gardens and art within the street right-of-way is encouraged to activate and enliven the public realm. Vertical landscaping, trellises or window boxes for plants is also desirable. Please see the Design Guidelines document for specific streets along which such treatment is emphasized.

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 91% along the north lot line and 71% along the south lot line.

More information regarding impacts to adjacent residential structure is necessary prior to making a determination about the benefit of this departure request. Applicant will need to document location of proposed massing increase in relationship to adjacent structure location and provide evidence that there are not adverse shade impacts to adjacent structures. Also the applicant will need to show the proposed location in relationship to the front lot lines is complementary to the existing setbacks on either side of the site (Guideline A-1, B-1, A-5).

- 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 3 foot minimum, 6 foot average setback along the north property line and a 3 foot minimum, 9'-10" foot average south side setback.

Staff is favorable to the proposed south side setback departure request where the structure will frame the proposed driveway entry. More detail is necessary regarding the massing proposed for the remainder of the south side setback. Staff favors the north side setback projection to provide additional building modulation. The provided window location should be maintained on the side walls and not the wall facing adjacent residential structures. Applicant will need to provide requested plan, elevation and building sections showing how Guidelines A-5, B-1, C-4, C-5, D-2, and E-2 are met given the Early Design Guidance provided.

STAFF DIRECTION

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