



DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3014807

Address: 713 Martin Luther King, Jr. Way

Applicant: Jeffrey Smith

Date of Report: Thursday, May 28, 2015

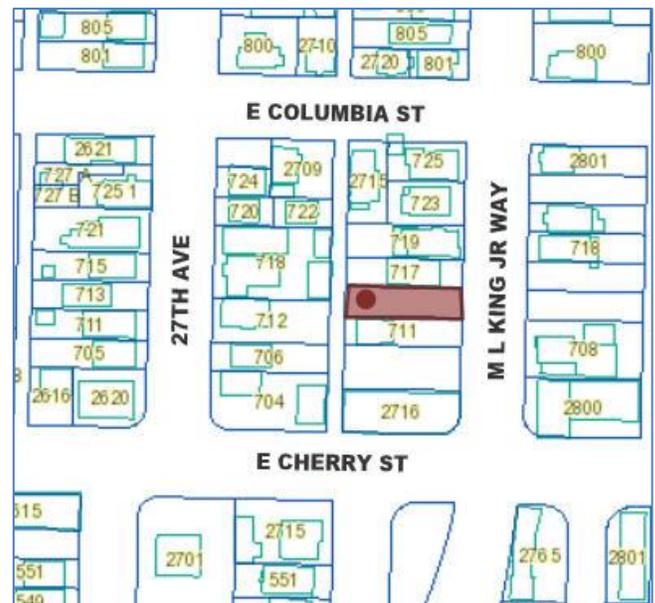
DPD Staff Present: Carly Guillory, Land Use Planner

SITE & VICINITY

Site Zone: Lowrise-One (LR1)

Nearby Zones: (North) LR1
(South) LR1
(East) Single Family 5000 (SF 5000)
(West) LR1

Lot Area: 3,610 square feet



Current Development:

The subject site is currently vacant and is relatively flat. The site abuts Martin Luther King, Jr. Way South to the east and an alley to the west.

Surrounding Development and Neighborhood Character:

Surrounding development and neighborhood character consists of residential, commercial, and office uses of a variety of architectural styles. A number of parks are nearby, including Powell Barnett Park and Gerber Park.

Access:

Vehicular access to the site is proposed via the alley abutting to the west. Pedestrian access is proposed from Martin Luther King, Jr. Way South, and continues as a pedestrian walkway along the south property line to the alley. The site slopes up approximately four-feet from the street west to the alley.

Environmentally Critical Areas:

None

PROJECT DESCRIPTION

Streamlined Design Review for two, three-story structures containing two townhouse units each (four units total) with two surface parking spaces.

DESIGN DEVELOPMENT

The project is proposed around the concept of a mews, with four units facing and taking primary pedestrian access from a shared through site walkway. Each primary entry is identified using overhead weather protection, address signage, changes in pavement, and glazing. A rooftop deck tops each unit, with a stair tower lining the north facades. To emphasize the focus on the interior of the site, a site wall lines the south, east, and west property lines. At the rear of the site, the wall serves as a retaining wall behind which is the surface parking and trash area. The wall then serves as a privacy screen along the south property, mitigating impacts to the adjacent property. Finally, at the front (east) property line, the proposed intention is to serve as a decorative feature while providing security and privacy to the townhouse units. Entrance to the site is identified with a metal gate.

PUBLIC COMMENT

The following public comment was received:

- Concerned about shadow impacts on property to north.
- Encouraged design that is compatible with the low scale of existing adjacent development.
- Noted the use of the alley at the rear of the site.
- Concerned about construction impacts.
- Concerned about the height of the structure.
- Concerned about the perceived height, bulk, and scale.

PRIORITIES & BOARD 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. The Planner identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

DESIGN REVIEW GUIDELINES

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

1. **Site Planning and Public Realm.** The theme of a mews influences the proposed site planning, creating a shared walkway space by which each unit faces and takes primary access.
 - a. Create a stronger relationship between the building and the street. Consider the full range of architectural and landscape opportunities such as building openings, windows, doors, and/or landscaping to blur the interior and exterior activities and create eyes on the street. The fence should be no more than four-feet tall (CS2-B, CS2-C, PL1-A, PL1-B, PL2-B, PL3-A, PL3-B, DC1-A, DC3-A, DC3-B, DC3-C, DC4-A, DC4-D).
 - b. At the front (east) property line, the site wall ends approximately five-feet from the north property line. Evergreen hedges and ornamental grasses are proposed in this location. Maintain landscaping in this location to discourage entrance to the site at this location (DC2-C, DC2-D, DC3-B, DC3-C, DC4-D)
 - c. Maintain the narrow planting areas along the north and south property lines to mitigate privacy impacts to adjacent uses, create an attractive shared outdoor space, and reinforce the overall architectural and open space design concept (CS2-D, DC1-B, DC3-C, DC4-D).
 - d. Create a lighting plan to demonstrate how the project will provide unit entry lighting and passageway lighting without glare. Show and specify low level lighting along the walkway and at the residential entries (PL2-B, DC4-C).
 - e. Maintain the landscaping between primary entries to identify the entries and create a transition from shared space to private space (PL3-A, PL3-B).
 - f. Show quality address signage for the individual units near the right-of-way (PL1-A, PL1-B, PL3-B, DC4-B).
 - g. Provide information describing the hardscape materials proposed for the pedestrian walkways and main entry. Differentiate these shared on-site circulation areas from the public sidewalk (PL1-A, PL1-B, DC4-D).
2. **Architectural Concept.** The project proposes a modern architectural aesthetic with clean lines and strong geometric shapes.
 - a. The modern aesthetic responds to the evolving architectural character of the neighborhood, providing a positive and desirable context for others to build upon

- in the future. Include in the building permit application information detailing materials and colors (CS2-B, CS3-A, DC2-A)
- b. Choose durable materials to enhance the structure, add variety to the architectural form, and knit the structure into the neighborhood context (CS2-A, CS2-B, CS2-C, CS2-D, CS3-A, DC2-A, DC2-B, DC2-C, DC2-D, DC4-A).
 - c. Maintain the entry canopies over the entry doors for weather protection (PL2-C, PL3-A).
 - d. Clarify the size, location, and type of windows shown. Obscuring glazing, landscaping, and fencing may be used to mitigate adverse privacy impacts to neighbors (CS2-B, CS2-D, PL3-B).
 - e. It appears the windows on Units 2 (east façade) and 3 (west façade) are positioned such that there is direct overlap, creating direct lines of sight and minimizing privacy. Revise the window pattern on these façades; locate windows in areas that obscure direct line of site into adjacent structure windows (CS2-B, CS2-D, PL3-B).
 - f. Care should be taken to design the north and south facades to minimize views into abutting residential uses. Locate windows with high use living spaces in areas that obscure direct line of site into adjacent structure windows, private yards, and along common pathways within the site (CS2-B, CS2-D, PL3-B).
 - g. Stair towers are provided along the north façades, providing access to the private roof decks. Take consideration to provide an architectural transition in massing and perceived massing to better relate, complement, or transition to the adjacent development to the north. Reduce the height of the stair penthouses by tapering the roofs to match the angle of the stairs. Include elevations and perspectives in the construction permit application (CS2-B, CS2-D, PL3-B).
 - h. Integrate the mailbox block into the structure’s architectural concept (DC3-B).

CONTEXT & SITE

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-C Relationship to the Block

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

PUBLIC LIFE

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

DESIGN CONCEPT

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Façade Composition

DC2-B-1. Façade Composition: Design all building façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades are attractive and well-proportioned.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to façades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Building Materials

DC4-A-1. 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.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DEVELOPMENT STANDARD ADJUSTMENTS

Design Review Staff's recommendation on requested adjustment(s) is to be based upon the adjustment's 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 Design Guidance, no adjustments were requested.

STAFF DIRECTION

At the conclusion of the Design Guidance, the DPD Staff recommended the project should move forward to building permit application in response to the Design Guidance provided.

1. Please be aware that this report is an assessment on how the project is meeting the intent of the Design Guidelines. This review does not include a full zoning review. Zoning review will occur when the MUP plans and/or building permit is submitted. If needed and where applicable, SDR adjustments may be requested in response to zoning corrections.
2. If applicable, please prepare your Master Use Permit for SEPA review with a thorough zoning analysis listing the 23.45 and SMC 23.54 code section criteria, showing both required and proposed information (include page number where you graphically show compliance). You may want to review Tip 201 (<http://web1.seattle.gov/dpd/cams/CamList.aspx>) and may also want to review the MUP information here: <http://www.seattle.gov/dpd/permits/permittypes/mupoverview/default.htm>
3. Along with your building permit application, please include a narrative response to the guidance provided in this report.
4. All requested adjustments must be clearly documented in the building permit plans.