



## DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3016200

Address: 5911 42<sup>nd</sup> Avenue Southwest

Applicant: David Neiman of Neiman Architects

Date of Report: Tuesday, June 21, 2016

SDCI Staff Present: Carly Guillory, Land Use Planner

### SITE & VICINITY

Site Zone: Single Family, 5000 Square Foot  
Minimum Lot Size (SF5000)  
[contract rezone to Lowrise 1 (LR1)]

Nearby Zones: (North) SF5000  
(East) SF5000  
(South) SF5000  
(West) Lowrise 3/Residential  
Commercial (LR3/RC)

Lot Area: 12,500 square feet



The West Seattle Church of the Nazarene is located on the southwest corner of SW Juneau St and 42<sup>nd</sup> Ave SW. The proposed six new townhouse units are proposed on lot abutting the church to the south. This lot currently contains the parish house and three Exceptional trees, to be preserved.

### Surrounding Development and Neighborhood Character:

Development along 42<sup>nd</sup> Ave SW consists primarily of one- and two-story single family structures with raised front yards, generous front porches, varied siding materials, and traditional roof forms. Development across the alley to the west (fronting on California Ave SW) consists of three- and four-story multiple-family structures and one- and two-story commercial structures.

**Access:**

Vehicular access to the 12 on-site parking spaces is proposed via the alley at the west side of the site. Pedestrian access to 42<sup>nd</sup> Ave SW is proposed via a shared walkway that meanders through the site.

**Environmentally Critical Areas:**

None.

**PROJECT DESCRIPTION**

Streamlined Design Review to allow three townhouse structures (six units total). Parking for 12 vehicles to be provided within attached garages. Future rezone to be proposed (SF5000 to LowRise1 (LR1)).

**PUBLIC COMMENT**

Comments received include:

- Concerned about shading impacts to development to the west.
- Concerned that the on-site vehicular parking spaces will negatively impact the existing surface parking stalls on the property to the west, creating congestion and difficult maneuvering.
- Recommended moving the proposed townhouse to the east side of the site, closer to 42<sup>nd</sup> Ave SW.
- Supported two parking stalls per unit.
- Described the neighborhood as quiet and peaceful.
- Supported the proposal.
- Concerned about impacts to the functionality of the alley, and recommended an appropriate setback to the on-site vehicular parking spaces.

**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 of highest priority for this project.

**1. Site Planning and Public Realm.**

- a. The project is designed to maintain and maximize open space. The open space is intended to be shared with the neighborhood as a shared park amenity. Features include walkways, landscaping, and a playground area. The network of on-site walkways connect directly to the sidewalk on 42nd Ave SW. Other features include pedestrian-scale lighting, benches, a movie screen, and community planter boxes. Include in the plan set details describing the proposed lighting, benches, and planter boxes. Ensure the features are consistent with the architectural concept. (PL1-A, PL1-B, PL1-C)
- b. The project responds to the existing neighborhood character by utilizing similar style, ornament, and form in architectural design. Varied siding material, traditional roof forms, front porches, and layered private to public space are elements identified as design cues. These elements are important to the success of the architectural concept. Include in the

plan set details describing the proposed materials and other architectural elements. (CS3-I)

- c. Two Exceptional trees are proposed to be retained and their tree protection area reduced to allow for units 4, 5, and 6. Submit an Arborist Report that addresses the current proposal and shows that the survivability of the trees will not be significantly diminished and that the disturbance falls within the limits permitted by SMC 25.11.050. Any recommendations for minimizing impacts given by the arborist should be included in the plan set (CS1-D).
  - d. The existing parish house is located on the subject site. Provide clear details in the plan set describing how the parish house will be incorporated in the landscape plan and how it will relate to the proposed public open space (PL1-A, PL1-B, DC3-B, DC4-D).
  - e. Use lighting to increase site safety and highlight architectural or landscape details such as entries, porches, or planters. Take care to provide illumination to serve building needs while avoiding off-site night glare and light pollution. Include in the plan set a lighting plan (DC4-C).
1. **Architectural Concept.**
    - a. Primary entrances are marked with porches and landscaping, separating the public space from the semi-private space. Maintain this differentiation and include in the plan set details describing the treatment of the entry sequence (PL3-A, PL3-B, DC4-A).
    - b. The elevations propose three main horizontal elements, differentiated with cornices, changes in material, and/or window placement. This horizontal separation mitigates the building's vertical composition; thereby reducing the perceived height and creating a concept more compatible with existing development. Maintain this façade composition (CS2-D, CS3-A, CS2-A, DC2-B, DC2-C, DC2-D).
    - c. Façades are proposed of two shades of color that break the composition into lower and upper layers. Maintain the change in color, shade, and/or material on all elevations to reduce perceived height, bulk, and scale (CS2-D, CS3-A, CS2-A, DC2-B, DC2-C, DC2-D).
    - d. Arbors are proposed at the shared stairways leading from the garages up to the primary unit entrances, and serve as a means of wayfinding and support internal circulation. Ensure these stairways are adequately lit for safety and security. Maintain these arbors and include in the plan set details describing the materials and placement (PL1-B, PL3-A, DC4-A, DC4-C).

## DESIGN REVIEW GUIDELINES

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

<b>CONTEXT &amp; SITE</b>
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**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.

**CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.**

**CS3-A Emphasizing Positive Neighborhood Attributes**

**CS3-A-1. Fitting Old and New Together:** Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

**PUBLIC LIFE**

**PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.**

**PL1-B Walkways and Connections**

**PL1-B-1. Pedestrian Infrastructure:** Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

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

**PL2-A Accessibility**

**PL2-A-1. Access for All:** Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

**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-C Weather Protection**

**PL2-C-1. Locations and Coverage:** Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

**PL2-C-2. Design Integration:** Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

**PL2-C-3. People-Friendly Spaces:** Create an artful and people-friendly space beneath building.

**PL2-D Wayfinding**

**PL2-D-1. Design as Wayfinding:** Use design features as a means of wayfinding wherever possible.

**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-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.

**PL3-B-2. Ground-level Residential:** Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

**DESIGN CONCEPT**

**DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.**

**DC1-C Parking and Service Uses**

**DC1-C-4. Service Uses:** Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

**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).

**DC2-C-2. Dual Purpose Elements:** Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions.

**DC2-D Scale and Texture**

**DC2-D-1. Human Scale:** Incorporate architectural features, elements, and details that are of human scale into the building façades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

**DC2-D-2. Texture:** Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

## **DC2-E Form and Function**

**DC2-E-1. Legibility and Flexibility:** Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

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

### **DC3-B Open Space Uses and Activities**

**DC3-B-1. Meeting User Needs:** Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

**DC3-B-4. Multifamily Open Space:** Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

## **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-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**

At the time of Design Guidance, the following adjustments were requested:

1. **Setback, Rear (SMC 23.45.518.A):** The Code requires a rear setback of 5-foot minimum, 7-foot average. The applicant proposes a reduction in this requirement to 4-foot minimum, 4-foot, 4-inch average. The departure request applies to all six townhouse units. The garage level is setback from the west property line a minimum and average distance of 6-feet, 6-inches, while the upper levels project closer to the west property line and have a minimum setback of 4-feet and an average of 4-feet 4-inches. The width of the alley is 16-feet.

Staff supported the departure request finding that the ground level setback exceeds the minimum required setback, and provides the required vehicular backup distance, a concern expressed within the public comment. The reduction in upper level setback results in a cantilevering of the upper levels and thereby creates façade interest and reduces the perceived height, bulk, and scale of the structure.

2. **Separations (SMC 23.45.518.F.1.):** The Code states that the minimum required separation between principal structures at any two points on different interior facades is 10 feet. The applicant proposes a reduction in this requirement to six-feet.

Staff supported the departure. The reduction in building separation provides three clustered structures that accommodate preservation of existing Exceptional trees on site and a larger shared public open space which contributes to the character and proportion of surrounding open spaces and adds to public life.

## **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.