City of Seattle

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

DESIGN REVIEW

RECOMMENDATION OF THE SOUTHWEST DESIGN REVIEW BOARD

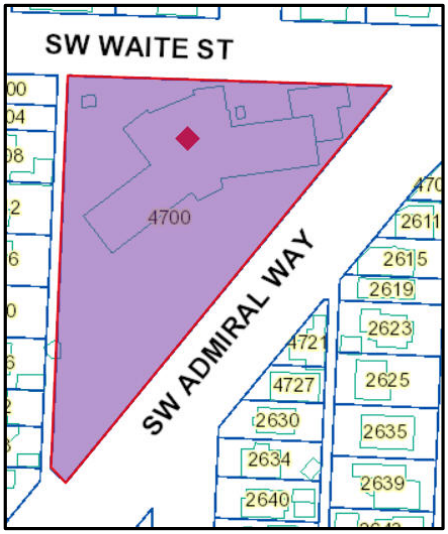
Project Number:	3017747
Address:	4700 SW Admiral Way
Applicant:	Jennifer McDougall-Watt of GGLO Architects
Date of Meeting:	Thursday, February 04, 2016
Board Members Present:	Matt Zinski, Chair Alexandra Moravec T. Frick McNamara
Board Members Absent:	Donald Caffrey Todd Bronk
DPD Staff Present:	Holly J. Godard

SITE & VICINITY

Site Zone: Lowrise 1, (LR1)

Nearby Zones: (North) Lowrise 1, (LR1)
(South) Single Family
(East) Single Family
(West) Single Family

Lot Area: 64,469 square feet



Current Development:

Currently there is a vacant nursing home on the site which is slated to be demolished.

Surrounding Development and Neighborhood Character:

The surrounding development is predominantly single family homes. North of the site, in a small LR1 zone, single family homes are slowly being replaced by townhouses.

Access:

Vehicle and pedestrian access to the site is available from SW Admiral Way, SW Waite Street or the platted alley located to the rear of the site.

Environmentally Critical Areas:

There are steep slope Environmentally Critical Areas mapped at this site.

PROJECT DESCRIPTION

The applicant proposes to build an assisted living facility with approximately 81 units and on-site parking.

EARLY DESIGN GUIDANCE

The packet includes materials presented at the meeting, and is available online by entering the project number (3017747) at this website: http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The packet is also available to view in the file, by contacting the Public Resource Center at DPD:

Mailing Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

ARCHITECT'S PRESENTATION

The architect presented the site context and design program to the Board and public. She pointed out traffic patterns in the area, neighboring uses and opportunities and constraints of

the site. Zoning of the site and vicinity and current and future pedestrian and vehicle transportation inform the uses and massing of the proposal. The architect presented massing options to find the best fit for the building and special operational needs of the future tenants.

Option one: Option one pulls the massing of the building to SW Admiral Way and has a drop off function at the corner of SW Admiral Way and SW Waite Street. A secondary wing of residential units is located along SW Waite Street. Surface parking is at the rear of the site along the alley.

Option two: Option two is a similar proposal, but the site parking is located off the alley and is tucked under the building at the rear of the site. The main building functions and bulk are pulled to the northwest of the site and appears to crowd the alley and SW Waite Street. A drive through entry court is contemplated with two curb cuts on SW Admiral Way.

Option three: Option three has a similar mass as the other options, but the building height is carved away along the west façade as it meets the alley. Parking is accessed next to the alley on the subject site. One curb cut is contemplated on SW Admiral for a drop off and small short term parking area.

PUBLIC COMMENT

Eleven members of the public were present at the EDG meeting. They offered the following comments:

- Reduce noise, light and glare at the alley to lessen impacts on alley neighbors.
- Exiting next to the alley should be carefully designed so sight lines are available for safe entry and exit for both alley and project traffic.
- Thank you for the design process. It is important for us to participate.
- Reduce bulk at the roof where views are most impacted.
- Where possible, reduce the sense of scale of the building along SW Admiral Way and at the rear of the building along the alley.

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 Board members provided the following siting and design guidance.

EARLY DESIGN GUIDANCE

1. **Height, Bulk and Scale** (CS1 C; CS2 D; PL1 C)

The Board gave guidance to manage height, bulk and scale at the triangular site and continue with some of the proposed massing concepts.

a) Carve away the building to manage height, bulk and scale especially at the alley.
b) Continue stepping the building back from the alley as shown in option three.
c) Continue developing modulated forms along SW Admiral by using a variety of architectural methods.
d) Reduce the stair and elevator penthouses/overruns as much as possible on the site.
e) Provide secondary architectural elements to visually reduce scale.

2. **Service Uses (**DC1 B; DC1 C)

The Board was interested to see design measures to reduce impacts at the service and parking areas.

a) Explore methods to calm service functions near the alley.
b) Provide ways to provide noise mitigation for trash management, trash pick-up, employee break areas, generator enclosure, parking, etc.(

3. **Architectural Concept** (DC4 C, DC2 A-E)

The Board was pleased with the initial design concept sketches and general massing in the third option.

a) Continue with the preliminary sketch for the building concept.
b) Include secondary architectural elements for scale and interest.
c) Judicially use color to enhance the building design.
d) Design the rooftop elements to reduce bulk.
e) Specify high quality materials especially at the front entry court paving, landscaping, site furniture etc.

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the Design Review website.

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the 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-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

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

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

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-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

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

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

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

DESIGN CONCEPT

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

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

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-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

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

DC2-B Architectural and Facade Composition

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

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades 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-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, 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.

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

DC4-A Exterior Elements and Finishes

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-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

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.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.
DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DEVELOPMENT STANDARD DEPARTURES
The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

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

1. **Structure Width (SMC 23.45.527):** The Code allows 45 feet maximum width. The applicant proposes 305.5 feet along SW Admiral Way with modulation.

The Board indicated that they are favorable to the departure request with more information from the applicant indicating how the departure helps the project better meet guidance. The Board understood the programmatic needs of the residents and the triangular shaped site constraints.

2. **Parking location and access (SMC 23.45.536):** The Code does not allow parking to be located between a structure and a street lot line. The applicant proposes 6 short term parking stalls in a front courtyard.

The Board indicated they are favorable to the concept with further information from the applicant indicating how the departure helps the project better meet guidance.

3. **Parking location and access (SMC 23.45.536):** The Code requires alley access. The applicant proposes one curb cut on SW Admiral Way to a front courtyard and street access next to the existing alley.

The Board indicated they are favorable to the courtyard entry and short term concept with further information from the applicant indicating how the departure helps the project better meet guidance. The Board additionally supports access next to the existing alley to help mitigate impacts and will be interested in further information from the applicant.

BOARD DIRECTION

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.

RECOMMENDATION - February 4, 2016

The applicant presented the proposed design and reviewed the opportunities and constraints of the site, pedestrian environments, façade, materials development, site access, and open space concept. The Board clarified a few questions on landscaping, design, fencing, and interior uses.

PUBLIC COMMENT
Public comments were positive for the project proposal. Comments included the following:

- The building is beautiful and will be a good fit in the neighborhood. There may be impacts to parking in the area. There may be a lot of aid car calls.
- There are noise and privacy concerns for residents across the alley specifically the generator noise and Aegis residents looking into the residents' yards and homes.
- Avoid light trespass from the development onto neighboring residents.

Board Deliberations

Height, Bulk and Scale
Board deliberations centered on appropriateness of height, bulk and scale, and building details. The Board thought the project responded to early guidance with a well-proportioned project and good detail. The Board appreciated the building mass, scale and façade modulation rhythm. They supported the general building form with residential wings and noted that the mass sat well on the triangular corner site. The Board approved of the stepped layers of the building on the west side. (CS1 C; CS2 D; PL1 C)

Service Uses
The Board approved the service use location and access off of Waite Street. They approved of the property line screening fence and asked for more landscape screening at that location and reminded the landscape architect to verify that there is enough good soil for trees. The Board supported the steeper driveway and fewer bicycle parking stalls than required for this site and project. **(**DC1 B; DC1 C)

Architectural Concept
The Board approved of the full landscaping plan. They supported the stucco building materials and advised the design team to make sure the stucco finish was well detailed at the base for longevity, form, and function. The Board asked that the stucco joint pattern be retained and to maintain the window headers as shown. They directed the applicant to adjust the design of the property line fence so that the memory care fence and the property line fence have some common design elements to link them across the site. The Board asked the applicant to plant more mature trees to hasten the screening they will provide. (DC4 C, DC2 A-E)

DEPARTURES
SUMMARY OF REQUESTED DEPARTURES

	Standard Requirement	Required or allowed	Request	Rationale for Departure	Board Direction
1	SMC 23.45.527 Structure width	45 feet maximum	305.5 feet on Admiral Way	CS2.C relationship to the block. The project sits well on the triangular corner site. CS2.D The dominant mass and entry with small drop off best suits Admiral Way in height, bulk and scale. DC2. A reduced perceived massing with large scale modulation and reduced height.	Unanimous recommendation to approve
2	SMC 23.45.536 B2a	Surface parking may not be located between structure and street lot line	6 short term parking stalls in-between building and street.	CS2.B Connection to the street is better to have some drop off and a formal front door arrival sequence. PL3.A entry at the recognizable location on the site., DC1.C Parking and service uses are tucked into the grade while entry is separate.	Unanimous recommendation to approve
3	SMC 23.45.536 C 1	Alley access required	Street access on Admiral and Waite.	DC1.C Admiral Way main entry and Waite Street service and parking entry provide a better fit at the site and helps preserve neighborhood privacy.	Unanimous recommendation to approve

Board Recommendation:

The recommendation summarized above was based on the design recommendation packet dated February 4, 2016 and the materials shown and described by the applicant at the Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the Design Review Board members recommended APPROVAL of the subject design. In addition, the three (3) member Board supported the departure requests and **recommended approval with no conditions** of the design to the Director.