



DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3019204

Address: 1416 North 46th Street

Applicant: Bradley Khouri for b9 Architects.

Date of Report: Monday, June 01, 2015

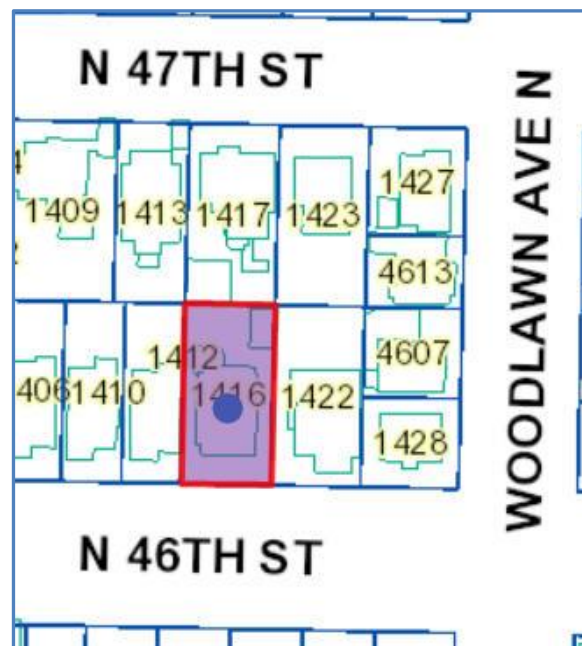
DPD Staff: Holly J. Godard

SITE & VICINITY

Site Zone: Lowrise 2 (LR2)

Nearby Zones: (North) Single Family 5000 (SF5000)
(South) Lowrise 2 Residential Commercial (LR2 RC)
(East) Lowrise 2 (LR2)
(West) Lowrise 2 (LR2)

Lot Area: 5,000 square feet.



Current Development: There is a single family dwelling on the property.

Surrounding Development and Neighborhood Character: The surrounding neighborhood is a mix of single family dwellings and multifamily structures. Commercial buildings are located one half block away on Interlake Avenue North. There is no alley in this block. There is a zone change to an established single family 5000 (SF 5000) at the north property line. Other lots on this block face are developed with predominantly one and two story, mostly bungalow and craftsman style, single family homes.

Access: Access is via North 46th Street.

Environmentally Critical Areas: There are no Environmentally Critical Areas (ECA's) mapped at this site.

PROJECT DESCRIPTION

The project proposal is to build five townhouses in a clustered development with internal courtyards, decks, and roof top decks. Underground parking for five vehicles is proposed.

PUBLIC COMMENT

Many public comments have been received. Comments focused on the negative effects of the height and bulk of the proposed townhouses, proposed intrusions into required setbacks, and general density of the project on this block. The LR2 scale of development is called out frequently as inappropriate at this location. Some comments noted that five parking spaces would not be a sufficient number for the 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 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](#).

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-A Location in the City and Neighborhood

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

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-D Height, Bulk, and Scale

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.

Wallingford Supplemental Guidance:

CS2-IV Height, Bulk and Scale Compatibility

CS2-IV-ii. Residential Rooflines: Traditional architectural features such as pitched roofs and gables are encouraged adjacent to single-family and low-rise zones.

CS2-IV-iii. Upper-Level Setbacks: To protect single-family zones, consider providing upper level setbacks to limit the visibility of floors that are above 30 feet.

CS2-IV-iv. Building Modulation for Solar Access: Consider dividing building into small masses with variation of building setbacks and heights in order to preserve views, sun and privacy of adjacent residential structures and sun exposure of public spaces, including streets and sidewalks.

CS2-IV-vi. Color Schemes to Reduce Visual Bulk: Color schemes should help reduce apparent size and bulk of buildings and provide visual interest. White, off-white and pinky-beige buff on portions of buildings over 24 feet tall is discouraged.

Design a development that takes extra care in responding to the evolving urban fabric. There is a multifamily development at the corner of N 46th Street and Interlake Ave N, but other than that this is the first new development to LR2 standards on this block face. Create a transition in perceived height, bulk and scale by eliminating or reducing the size of balconies, roof decks, trellises, and overly large fenestration at the zone edge. Employ the full palette of architectural devices to create a building that sits comfortably on the site without overcrowding or creating an overbearing presence. Any multifamily development may “stand out” at this site; however, the proposal should decrease height, bulk and scale to better fit the site.

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.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

Wallingford Supplemental Guidance:

CS3-I Architectural Context

CS3-I-i. Complement positive existing character: Complement or respond to nearby pre-World War II structures. Traditional early 20th Century commercial structures are primarily one story.

CS3-I-ii. Contextual Design Approach: New buildings should strive for a contextual approach to design. A contextual design approach is not intended to dictate a historicist approach, but rather one that is sensitive to surrounding noteworthy buildings elements.

Create a design that responds to the area context and character. The proposed sketch on page 19 is showing preliminary positive design choices. Continue design development in this frame of mind. Lap siding, articulated fenestration, changes in plane and color are all positive attributes. Sloping roof forms should be more fully explored. Send exploratory sketches as design development continues. Further modulate building planes at upper levels.

PUBLIC LIFE

Wallingford Supplemental Guidance:

PL2-I Pedestrian Open Spaces and Entrances

PL2-I -i. On-street Residential Entries: Entries for residential uses on the street (rather than from the rear of the property) add to the activity on the street and allow for visual surveillance for personal safety.

Continue design with at least two unit entries fronting the sidewalk. Consider more residential style doors. Design front landscaping to encourage residents to use the semi-private space. Kitchen and dining at first level will engage the unit better with the ground plane rather than a bedroom at the street front.

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

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.

Encourage a sense of community at the sidewalk with individual well-articulated entries, transparent screening with landscaping, feature planting areas for residents, and site furniture. See guidance from PL2-1

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-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-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.

Create a composition with high quality detailing, residential scale-making attributes to give the development a sense of residential relationship including residential scale fences, and textural elements in the architectural details. Explore options to reduce the sense of scale of the solids and voids. The fenestration exhibits this. Continue exploring options for the wood siding and white board (page 19), show floors, plane breaks, develop the next step in detailing large forms.

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-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.

Wallingford Supplemental Guidance:

DC3-I Residential Open Space

DC3-I-i. At-Grade Open Space: Maximize open space opportunity at grade (residential or mixed-use projects):

- a. Terraces on sloping land that create level yard space, courtyards and front and/or rear yards are all encouraged residential open space techniques.
- b. Make use of the building setbacks to create public open space at grade. Open spaces at grade that are 20 x 20 feet or larger and include significant trees are encouraged in exchange for landscape departures

Design all open space at grade to be usable and accessible. Consider omitting roof deck open space and/or scale it to a smaller size with additional landscaping and detailing.

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-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.

Wallingford Supplemental Guidance:

DC4-I Landscaping to Reinforce Design Continuity with Adjacent Sites

DC4-I-i. Flower Boxes/Planters: Flower boxes on windowsills and planters at entryways are encouraged.

DC4-I-ii. Streetscape Planting: Greening of streets lacking trees, flowers and landscaping is encouraged. This may include street trees, landscape strips, other greenery and seasonal plantings.

DC4-II Landscaping to Enhance the Building and/or Site

DC4-II-i. Planted Visual Buffers: Thick evergreen hedges, non-invasive vines on fencing or low walls, and other substantial landscaping should be used to visually and physically buffer sidewalks and adjacent buildings from parking areas; camouflage exposed concrete walls; and buffer adjacent single-family houses and residential developments.

Create a garden development in keeping with the neighborhood character, plant materials, and transitions from public to private spaces.

DEVELOPMENT STANDARD ADJUSTMENTS

Design Review Staff's recommendation on the requested adjustment(s) will 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, the applicant proposed five adjustments:

1. (SMC 23.45.527 B) Façade Length. Code allows 65 feet. Applicant proposes 78 feet.

Staff is not supportive of the adjustment request. The sensitive nature of a new LR2 building in this LR2 zone requires careful consideration of nearby zones and the existing context and character of neighboring uses.

2. (SMC 23.45.518 A) Front setback. The applicant proposes a front setback minimum of 6 and ½ feet rather than 7 feet.

Staff is not supportive of the adjustment request. The sensitive nature of a new LR2 building in this LR2 zone requires careful consideration of nearby zones and the existing context and character of neighboring uses and the block face. Deck projections should be scaled back or buildings setback to accommodate decks within the principal building site. See Wallingford guidance CS3-A.

3. (SMC 23.45.518 I) Front setback projections. Applicant proposes deck projections at the second and third stories

Staff is not supportive of the adjustment request. The sensitive nature of a new LR2 building in this LR2 zone requires careful consideration of nearby zones and the existing context and character of neighboring uses and the block face. Deck projections should be scaled back or buildings setback to accommodate decks within the principal building site. See Wallingford guidance CS3-A.

4. (SMC 23.45.518 A) Side setback. The applicant proposes 5 foot average rather than the code required 7 foot average.

Staff is not supportive of the adjustment request. The sensitive nature of a new multifamily building in this LR2 zone requires careful consideration of nearby zones (SF to the north) and the existing predominantly single family neighborhood context and character of neighboring uses to each side.

5. (SMC 23.45.518 F1) Building separation. The applicant proposes 7 feet rather than the code required 10 feet.

Staff is not supportive of the adjustment request. Building separation allows for a walkway and some plantings. Striving plantings help lend scale and screening in important areas and should be included.

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.