



DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3019258
 Address: 4252 8th Avenue Northeast
 Applicant: Ryan Rhodes
 Date of Report: Tuesday, July 28, 2015
 DPD Staff Present: Carly Guillory

SITE & VICINITY

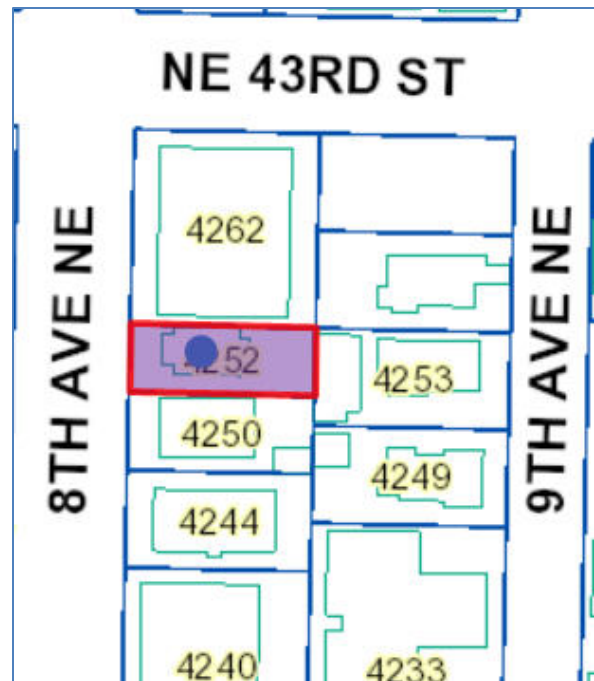
Site Zone: Lowrise 3 (LR3), University District Northwest Urban Center Village

Nearby Zones: (North) LR3
(South) LR3
(East) LR3
(West) LR3

Lot Area: 3,324 square feet

Current Development:

The subject site is currently occupied by a single-family structure.



Surrounding Development and Neighborhood Character:

The surrounding development and neighborhood character consists primarily of multiple-family structures between two- and five-stories. Townhomes, rooming houses, apartments, and a few single family structures are found in the area. Commercial uses are located within walking distance to the north and east. Notable uses in the area include the University of Washington, Christie Park, and Jack-Straw Cultural Center.

Access:

Pedestrian access to the site is proposed from 8th Ave NE.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

Land Use Application for Streamlined Design Review to allow a 4-story structure containing 20 small efficiency dwelling units. No parking is proposed. Existing structure to be demolished.

DESIGN DEVELOPMENT

The applicant proposed one four-story residential structure containing 20 units. No on-site vehicular parking was proposed. Covered bicycle parking was proposed on the south portion of the site. Each floor, including the basement, contains four units, all accessed via the central courtyard and staircase. Two units face the street, while the other two units are oriented east, with eyes on the courtyard.

PUBLIC COMMENT

Comments received included concerns about parking impacts.

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.

1. **Site Planning and Public Realm.** Pedestrian access to the site is located at the northwest portion of the site, from 8th Ave NE. A shared walkway leads to the primary entries, and continues to the rear of the site to a shared courtyard. This walkway continues along the south elevation to the enclosed trash area at the southwest portion of the site.
 - a. It is not clear where bicycle parking is proposed. Provide detail illustrating the location of bicycle parking. Bicycle parking storage should be convenient and secure (PL4-B).
 - b. Roof garden planter modules are proposed along the west wall of the roof deck overlooking the street. Remove these planter modules to allow for pedestrian interaction with the street below. Keep these planter modules along the north and south walls to mitigate privacy impacts to adjacent development. (CS2-D, PL3, DC3-B)

- c. Provide additional information describing the treatment of the roof deck at the rear of the site. Employ a planting or other design solution to mitigate privacy impact to adjacent uses to the north, south, and east. (CS2-D, PL3, DC3-B)
- d. The trash area is currently proposed along the south property line adjacent the street. The proximity to the street, south property line and window well raises concerns regarding noise, odor, aesthetics, and privacy. Placing the trash/recycling area in this location is not supported. Revise the location of the trash/recycle area. Add a narrow landscape buffer, solid fence, lid, trellis, and/or other design solution to ensure impacts are sufficiently mitigated and the trash/recycle area is integrated into the architectural design concept (PL1-B, PL1-I, DC1-B, DC1-C, DC2-B, DC3-A, DC3-B, DC3-C).
- e. Redesign the former trash area to provide for adequate pedestrian circulation, unit privacy, wayfinding to the primary entries, and amenity area for residents. (PL1-B, PL1-I, DC1-B, DC1-C, DC2-B, DC3-A, DC3-B, DC3-C).
- f. Narrow planting strips, fence and green wall are proposed along the north, south, and east property lines. Maintain these elements to mitigate privacy impacts to adjacent development. (PL1-B, PL1-I, DC4-D)
- g. An amenity space is proposed at the rear of the site, adjacent the east property line. This area is proposed to include landscaping and lighting. Further develop this area and submit detail illustrating programming and treatment. Provide opportunity for residents to sit and gather while ensuring privacy for those residential units facing the courtyard. (CS2-D, PL1-B, PL1-I, PL2-B, DC4-C)
- h. Basement unit window wells are proposed within the rear courtyard. It is not clear how privacy impacts are to be mitigated. Provide additional information describing this context and ensure privacy to the basement units (CS1-B, PL3-II, DC3-B, DC4-D).

2. **Architectural and Landscape Concepts.**

- a. The northwest corner of the structure is treated with glazing (corner windows) from base to roof. This corner glazing serves to mark the main entrance location to the site. Maintain this glazing element. (PL3-A, DC4-A, DC4-I)
- b. The shared exterior staircase is covered by a black matte aluminum panel, rectangular in form. Maintain this form as it accentuates the verticality of the structure, serving to further divide the building into two masses. (DC2-B, DC2-C, DC2-I, DC4-A, DC4-I)
- c. Primary residential entries should be obvious and identifiable. As proposed, the main entries are accessed via the center of the site, via a walkway along the north property line. It is not clear how this entrance is articulated from the right-of-way. Move the primary entry to the south property line to allow for a wider walkway and grander entrance. Use elements such as overhead weather protection, signage, color, and/or material to clearly articulate the path to the main entries. (PL3-A, DC2-B, DC2-I, DC4-B, DC4-I)
- d. The two ground level units in the front building mass take direct access from the center of the site near the exterior stair. Look for opportunities to provide a more gracious entry sequence, allowing for pause as pedestrians transition from public to semi-public space. Consider the use of landscaping and/or variety of hardscape material (CS2-B, PL2-B, PL4-A, DC2-B).

- e. Landscaping is proposed along the perimeter of the site with street trees along 8th Ave NE. Provide a detailed landscape plan illustrating how the landscape open space concept is integrated with the architectural concept. Consider providing a set of steps down to the two front basement units. There ought to be large windows into these units along 8th Ave NE (CS2-B, PL1-A, DC4-D).
- f. The lighting plan provides lighting along the site perimeter and at main entries. Update the lighting plan with the relocated trash/recycle area, and include the lighting plan in the plan set. Show and specify low level lighting along the walkway and at the entries (PL2-B, DC4-C).
- g. Use native plants in the landscape planting plan (DC4-D).
- h. Use durable materials to enhance the structure, add variety to the architectural form, and knit the structure into the neighborhood context (DC2-A).
- i. The structure communicates a strong vertical language with projecting bays and changes in color and material. A projecting bay, highlighted in yellow aluminum panel is featured on the west elevation. Bay windows and garden windows are permitted to project into required setbacks subject to the standards of SMC 23.45.518. It is not clear if this yellow projecting bay meets the required standards. Submit information describing this feature and its compliance with the development standards. (DC2-B)

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-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.

University Supplemental Guidance:

PL1-I Residential Open Space

PL1-I-i. Active, Ground-Level Open Space: The ground-level open space should be designed as a plaza, courtyard, play area, mini-park, pedestrian open space, garden, or similar occupyable site feature. The quantity of open space is less important than the provision of functional and visual ground-level open space. Successfully designed ground level open space should meet these objectives:

- a. Reinforces positive streetscape qualities by providing a landscaped front yard, adhering to common setback dimensions of neighboring properties, and providing a transition between public and private realms.
- b. Provides for the comfort, health, and recreation of residents.
- c. Increases privacy and reduce visual impacts to all neighboring properties.

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.

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-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.

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

PL4-B Planning Ahead for Bicyclists

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

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-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-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

University Supplemental Guidance:

DC2-I Architectural Elements and Materials

DC2-I-ii. Fine-Grained Architectural Character: Buildings in Lowrise zones should provide a “fine-grained” architectural character. The fine grain may be established by using building modulation, articulation and/or details which may refer to the modulation, articulation and/or details of adjacent buildings. To better relate to any established architectural character encountered within the community, consider the following building features:

- a. Pitched roof;
- b. Covered front porch;
- c. Vertically proportioned windows;
- d. Window trim and eave boards;
- e. Elements typical of common house 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.

DC3-C Design

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

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-B Signage

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.

University Supplemental Guidance:

DC4-I Exterior Finish Materials

DC4-I-i. Desired Materials: See full Guidelines for list of desired materials.

DC4-I-ii. Relate to Campus/Art Deco Architecture: Sculptural cast stone and decorative tile are particularly appropriate because they relate to campus architecture and Art Deco buildings. Wood and cast stone are appropriate for moldings and trim.

DC4-I-iii. Discouraged Materials: See full Guidelines for list of discouraged materials.

DC4-I-iv. Anodized Metal: Where anodized metal is used for window and door trim, then

care should be given to the proportion and breakup of glazing to reinforce the building concept and proportions.

DC4-I-v. Fencing: Fencing adjacent to the sidewalk should be sited and designed in an attractive and pedestrian oriented manner.

DC4-I-vi. Awnings: Awnings made of translucent material may be backlit, but should not overpower neighboring light schemes. Lights, which direct light downward, mounted from the awning frame are acceptable. Lights that shine from the exterior down on the awning are acceptable.

DC4-I-vii. Light Standards: Light standards should be compatible with other site design and building elements.

DEVELOPMENT STANDARD ADJUSTMENTS

Design Review Staff's recommendation on the requested adjustments 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 adjustments.

At the time of Design Guidance, the following adjustment was requested:

1. **Façade Length (SMC 23.45.527):** The Code permits a façade length equal to 65% of the lot depth. With a lot depth of 95-feet, a façade length of 61.75-feet is permitted. The applicant proposes an increase of 10% for a total façade length of 67.8-feet.

DPD staff preliminary indicated support for the request. The increased façade length allows for a shared central entry location with direct access to the front ground level residential units. The grouping of entries encourages human interaction and activity at the ground-level with clear connections to building entries and edges (PL3-A).

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.