



## DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3019457

Address: 410 Federal Avenue East

Applicant: Bradley Khouri, b9 Architects

Date of Report: Thursday, August 20, 2015

DPD Staff Present: Carly Guillory, Land Use Planner

### SITE & VICINITY

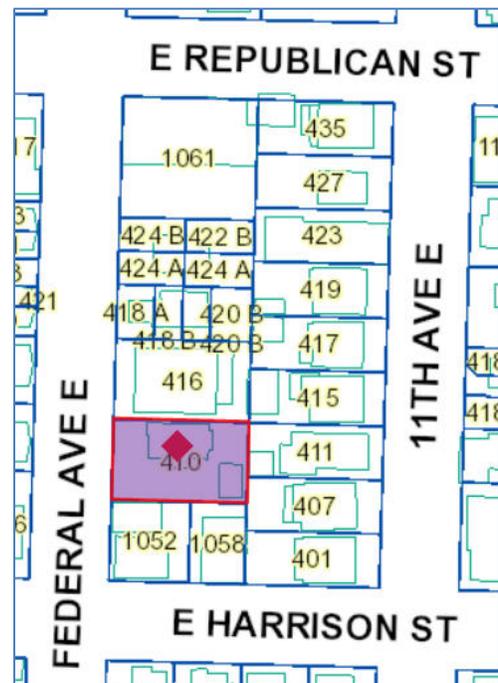
Site Zone: Lowrise-Two (LR2)

Nearby Zones: (North) Lowrise Three (LR3)  
(South) LR2  
(East) LR3 and Lowrise One (LR1)  
(West) LR3

Lot Area: 6,810 square feet

### Current Development:

The subject site is currently occupied by a single-family structure occupied as a triplex, detached garage, and one Exceptional tree. The site slopes gradually, descending approximately 8-feet west to Federal Ave.



### Surrounding Development and Neighborhood Character:

The subject site is located within both the Capitol Hill Urban Center Village and Capitol Hill Station Area Overlay District. The neighborhood is pedestrian-oriented due to its close proximity to city parks (Cal Anderson Park), community college (Seattle Central Community College) and multiple businesses (including retail, restaurants and grocery stores) in the area concentrated

along or near Broadway East: all within walking distance of the site. Common architectural elements include entry stoops, gables clad with decorative shingles, dormers, wood, and brick.

**Access:**

Vehicular access is proposed from Federal Ave, along the north property line. Shared walkways from Federal Ave provide access for pedestrians.

**Environmentally Critical Areas:**

None

**PROJECT DESCRIPTION**

Streamlined Design Review for two, 3-story townhouse structures with three units each (6 units total). Parking for 6 vehicles to be located below grade. Existing structure to be demolished.

**PUBLIC COMMENT**

The following public comment related to the design guidelines was received:

- Encouraged the protection of an existing Magnolia tree on site.
- Encouraged the preservation of the existing single-family structure on site.
- Noted the unique character of the neighborhood, characterized by the presence of many notable single-family structures.
- Questioned the compatibility with existing development.
- Concerned about loss of neighborhood character.

**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.**
  - a. A large Exceptional tree (*Magnolia dawsoniana*) is located on the western edge of the site. The design responds to this tree by setting the structure back, and

designing a shared courtyard space. Preserve the magnolia tree through proper use of tree protection standards. (CS1-D)

- b. A driveway is located along the north property line, adjacent an existing apartment structure. Landscaping is proposed as a buffer to mitigate impacts. Maintain this landscape buffer (CS2-B)
  - c. Pedestrian access to the site is provided via a shared walkway along the south property line. This walkway leads to the shared central courtyard above the vehicular parking. Most units have direct access to this courtyard, encouraging human interaction and safety through natural surveillance. Maintain direct pedestrian access to the courtyard from these townhouse units.
2. **Design Concept.** The design of the new residential building should be compatible with the scale of development, respectful of adjacent properties and complement the architectural character and siting pattern of the neighboring buildings.
- a. The landscape design should reinforce the character of the neighboring properties and abutting streetscape, and illustrate the manner in which pedestrian access circulates on site.
  - b. A number of existing structures in the neighborhood employ details and materials such as pitched rooflines, molding, stoops, glazing, balconies, brick and wood.
  - c. Three townhouse units face the street. Design entry sequences to clearly articulate each unit and create separation from semi-public to private space. Show substantial overhead weather protection at all entries (PL-A, PL-B)
  - d. Care should be taken to design the north and south facades to minimize views into abutting residential uses (CS2-D).
  - e. 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. Obscure glazing, landscaping, and fencing may be used to mitigate adverse privacy impacts to neighbors (CS2-D).
  - f. Primary entries on the rear building are accessed via shared walkways. Use design features as a means of wayfinding to these entries. Maintain features such as the recessed entries, lighting, and/or signage (PL1-B, PL2-A, PL2-B, PL2-C, PL2-D, PL4-A, PL3-B).
  - g. Interior spaces are expressed on the façade through the use of color. Color wraps facades, connecting the two planes. Maintain this application of color to minimize the emphasis on planes of the facades and to highlight the volumes (CS2-D, CS3-A, DC2-C, DC2-D).
  - h. Choose durable materials to enhance the structure, add variety to the architectural form, and knit the structure into the neighborhood context (DC2-A).
  - i. The use of materials, colors, and changes in plane on the street facing façade create a sense of massing variety that better relates to the scale of the pedestrian and neighboring structures. Maintain this modulation and variety in colors and materials (DC2-A).
  - j. Maintain the entry canopies over the entry doors for weather protection (PL3-A).
  - k. Integrate the mailbox block into the structure's architectural concept (DC3-B).

- l. Exterior lighting should be used to increase safety in areas used by pedestrians. Include in the Master Use Permit plan set a conceptual lighting plan illustrating lighting along the pedestrian walkways and at the main entry (PL2-B, DC4-C).
- m. 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-B).

## 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-D Plants and Habitat**

**CS1-D-1. On-Site Features:** Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

### **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.

## 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-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.

### **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.

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

## 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-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.

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

pecial care to detail corners, edges, and transitions.

### 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-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.

## DEVELOPMENT STANDARD ADJUSTMENTS

Design Review Staff’s recommendation on requested adjustments 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 adjustments.

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

1. **Side Setback (SMC 23.45.518):** The Code requires a side setback of 5-foot minimum, 7-foot average. The applicant proposes a one-foot decrease to the minimum setback along the south property line.

DPD staff indicated support of the adjustment as the reduced rear setback provided allowance for a larger setback at southwest portion of the site to retain the existing Exceptional tree on site.

2. **Front Setback (SMC 23.45.518):** The Code requires a maximum front setback of 5-feet with a 7-foot average. The applicant proposes a reduction to the minimum to 3-feet 8-inches.

DPD staff indicated support of the adjustment as the reduced rear setback provided allowance for a larger setback at southwest portion of the site to retain the existing Exceptional tree on site.

3. **Façade Length (SMC 23.45.527):** The Code permits a façade length of 65% of the lot depth. The applicant proposes a 6% increase.

DPD staff indicated support of the adjustment as the proposed modulation of the north façade minimizes impacts to light and air on development to the north.

## **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. Along with your building permit application, please include a narrative response to the guidance provided in this report.
3. All requested adjustments must be clearly documented in the building permit plans.