



DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3019626

Address: 3250 14th Avenue West

Applicant: Dylan Fuller of Caron Architecture

Date of Report: Friday, April 17, 2015

DPD Staff Present: Carly Guillory

SITE & VICINITY

Site Zone: Lowrise 1 (LR1)

Nearby Zones: (North) LR1
(South) LR1
(East) Single Family (SF 5000)
(West) LR1

Lot Area: 12,000 square feet



Current Development:

The subject site fronts on 14th Avenue West with alley access from the alley at the east. The site slopes approximately 16-feet from east to west. Two single family structures exist on site, and are proposed for removal. A large Exceptional Tree lies near the north property line, on the property to the north.

Surrounding Development and Neighborhood Character:

Surrounding development consists primarily of single-family and multiple-family apartment structures. The adjacent parcel to the north is occupied by a two-story single-family structure and Exceptional Tree. The adjacent parcel to the south is occupied by a two-story apartment structure. The neighborhood context consists primarily of single- and multiple-family structures.

Access:

Vehicular access is proposed via the alley abutting on the east. Pedestrian access is provided via a shared walkway running through the center of the site (east-west) from 14th Avenue West to the alley. Building 1, Unit B receives direct access via a walkway to 14th Avenue West.

Environmentally Critical Areas:

Potential Slide

PROJECT DESCRIPTION

Streamlined Design review for one, three-unit townhouse, two two-unit townhouse structures and one, three-story detached single-family structure (for a total of eight units) with eight surface parking spaces. Existing structures to be demolished.

DESIGN DEVELOPMENT

The project proposes a total of eight units within four structures: one triplex, two duplexes, and one single family structure. Three units front and face 14th Avenue West, while the other units take primary access from the shared courtyard and pedestrian walkway at the center of the site. Individual private roof decks cap each unit. Colors and materials include grey fiber cement panel, off-white fiber cement lap siding, horizontal cedar siding, metal railing, and concrete. Eight surface parking stalls are proposed at the rear (east) portion of the site, to be accessed from the alley. An existing Exceptional Tree is located on the site adjacent to the north. Site planning responds to this tree by setting the detached single family structure away from the tree and right-of-way.

PUBLIC COMMENT

No public comment was received.

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.** Pedestrian access is provided via shared walkways along the east and west property lines. Vehicular access is provided via the alley abutting the east property line.
 - a. Create a lighting plan to demonstrate how the project will provide unit entry lighting, passageway lighting, and parking lighting without glare. Show and specify low level lighting along the walkways within the surface parking area, and at the residential entries (PL2-B, DC4-C).
 - b. The stairway leading from the units to the surface parking area appears to be of a material different than the surface parking area. Continue this variety in hardscape within the surface parking area to create a distinctive pedestrian walkway (PL1-B, DC1-C, DC3-A, DC4-D).
 - c. Integrate the development's mailbox block into the architectural concept (DC3-B).
 - d. Maintain clear signage along the street for residential units accessed from the shared walkway (PL3-A).
 - e. An Exceptional Tree is located on the site abutting to the north, and the proposal responds to this tree through the use of setbacks and modulation. Submit a landscape plan, with the construction permit, outlining the open space concept including tree protection requirements. Choose plants that will emphasize or accent the design and reinforce the overall architectural concept (DC4-D).
2. **Privacy.** Development must provide privacy for adjacent development.
 - a. Landscaping is shown along the north and south property lines, screening the surface parking from adjacent sites. Maintain this landscaping and/or other method of screening to reduce the visual impact of the surface parking (DC1-C, DC4-A).
 - b. A fence is proposed along the north and south property lines. Maintain the fencing to minimize disrupting the privacy of residents in adjacent buildings (CS2-D).
3. **Design Concept.** Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.
 - a. The stair penthouses leading to the roof decks are capped with an angled roof, contributing to the modern architectural aesthetic. These rooflines also contribute to the perceived height, bulk, and scale from adjacent structures. Reduce the stair penthouse to the greatest extent possible to mitigate height, bulk, and scale as well as privacy impact to adjacent structures (CS2-C, CS2-D).
 - b. The primary two entries for Building 1 are recessed and sheathed in horizontal cedar siding. Large windows, rather than entry doors, face 14th Avenue. Further encourage human activity at the street-level and create an opportunity for eyes on the street by facing the primary entries to the street. Design the primary entries to be obvious and identifiable with clear lines of sight to the street (PL2-B, PL3-A, PL4-A).
 - c. The "north elevation" and "east courtyard elevation" are predominately off-white, with accents of grey fiber cement panel. Consider using the horizontal cedar siding on these facades to further articulate the fenestration, entries, and/or other element of the façade (CS2-C, CS2-D, DC4-A).

- d. The “north elevation,” “south elevation,” and “east courtyard elevation” showcase a predominately off-white façade with a vertical grey seam to differentiate the units. To mitigate impacts of perceived height, bulk, and scale on adjacent properties, use colors, materials, or other design element to further differentiate the units (CS2-C, CS2-D, DC4-A).
- e. A concrete wall and stairway are proposed at the rear of the site, between the townhouse structures and surface parking lot above. Use this area as an opportunity to add color, texture, and/or pattern by adding landscaping or other device to reinforce the overall architectural and open space design concept. Select materials that have texture, pattern, or lend themselves to a high quality of detailing. (DC4-A, DC4-D)
- f. The project includes townhouse units and a detached single family structure. Use this variety in housing types as an opportunity to create a distinctive character for the detached single family structure. Design the building using distinctive characteristics such as building articulation, roof forms, scale and proportion, detailing, and/or fenestration (PL2-B, PL3-A, DC2-E).
- g. The structures facing 14th Avenue West sit above the right-of-way, increasing perceived height, bulk, and scale. Use design solutions, such as terraced landscaping or upper level setbacks, to reduce the perceived height, bulk, and scale (CS2-B, CS2-C, CS2-D, PL1-B, DC4-A, DC4-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).

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.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

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-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-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.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

DESIGN CONCEPT

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

DC1-C Parking and Service Uses

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

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

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

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-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-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.

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 no adjustments were requested.

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.