



DESIGN GUIDANCE ADMINISTRATIVE DESIGN REVIEW

Project Number: 3019817

Address: 5127 24th Avenue Northeast

Applicant: Tom Maul of Tom Maul Architecture and Design

Date of Report: Friday, September 18, 2015

DPD Staff Present: Carly Guillory, Land Use Planner

SITE & VICINITY

Site Zone: Lowrise-Three (LR3)

Nearby Zones: (North) LR3
(South) LR3
(East) LR3
(West) Lowrise-One (LR1)

Lot Area: 7,125 square feet

Current Development:

The subject site is currently occupied by a 10 unit apartment structure. The site slopes gradually, rising from the southeast corner to the northwest corner approximately 10-feet.



Surrounding Development and Neighborhood Character:

Surrounding development is within the Ravenna Urban Center Village. Abutting property contains existing multiple-family apartment structures. The existing structure on site is similar to the abutting apartments in that each provides residential entry along the side setbacks, has balconies, and exterior stairways. Uses in the area include residential, commercial, and office

uses in structures of a variety of architectural styles. Notable nearby uses include the University of Washington, Ravenna Park, University Village, and the Burke Gilman Trail.

Access:

Current vehicular access to the site is provided via the alley abutting to the west. The proposal will eliminate vehicular access, and provide pedestrian access via 24thAve NE. The main entry is accessed via a stair and ramp at the street facing façade.

Environmentally Critical Areas:

None

PROJECT DESCRIPTION

Administrative Design review early design guidance application proposing 4-story, 8 unit addition to an existing 2-story 10 unit apartment building.(18 unit total). Parking for 8 vehicles to be removed. No parking proposed.

PUBLIC COMMENT

The following public comment was received:

- Encouraged an architectural language that is consistent with the existing neighborhood context.
- Concerned about impacts from removal of onsite vehicular parking.
- Concerned the proposal is not compatible with the existing neighborhood character.
- Concerned about the elimination of landscaping and green space along the sidewalk.
- Described the neighborhood as one with a strong character of diversity.

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.** The subject site abuts residential uses to the north and south. The structure is set back approximately 7-feet from the front property line.

- a. The retention of existing large tree is important in the Ravenna Urban Village. A spruce tree is located near the southwest corner of the site and is noted to remain. Maintain this tree include all required tree protection areas on all site and landscape plans, and incorporate it into the project design and connect to the existing tree canopy area (CS1-D-1, CS1-II).
- b. The consideration of departure requests is encouraged in order to allow retention of significant existing trees. A pine tree is located at the northeast portion of the site, not proposed to be maintained. Submit additional information, including species name, genus, and size, so DPD may verify if this tree is Exceptional. If the tree is Exceptional, maintain and employ required tree protection measures. If it is not Exceptional, replace the tree with another tree of appropriate species, 2.5-inch caliper minimum size for deciduous trees, or minimum size of 4-foot height for evergreen trees. Include all required tree protection areas on all site and landscape plans, and incorporate it into the project design and connect to the existing tree canopy area (CS1-D-1, CS1-II).
- c. The existing character along 24th Ave NW includes that of a large setback and pass-through walkways to side entries. The proposal interrupts this character by moving the structure closer to the street. In order to better contribute to the character and proportion of surrounding open space, provide an adequate amount of open space with lush landscaping along 24th Ave NW, with areas for passive or active recreation for residents. (CS2-B)
- d. The packet identifies an existing neighborhood pattern of large front setbacks and the appearance of side facades facing the street. The project proposes massing and setbacks that are not consistent with this trend. An appropriate complement should be employed to respond to existing and anticipated conditions. Modify the massing and setback at 24th Ave NW to allow for shared ground level open space, lush landscaping, trees (the existing tree or replacement, see item 1.b. above), and to reduce shadow impacts on adjacent development. Compatibility can be achieved through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials. (CS1-B, CS1-II, CS2-C, CS2-D, CS2-IV, , CS3-A, CS3-I, PL1-A, PL1-C)
- e. The proposal removes landscaping within the front setback. It is not clear how the proposed front setback will be treated. Furthermore, the existing site may be nonconforming relative to the required green factor. Include a detailed landscape plan including the required calculations demonstrating the extent of the non-conformance, and confirm that the proposed addition will not make the site more non-conforming (in terms of green factor). Additional Design Review departures will be required if the site's non-conformance is increased (see also items 1.a – 1.d above). (PL1-A, DC3, DC4-D)
- f. On-site walkways should be connected with existing public infrastructure, thereby supporting pedestrian connections within and outside the project. Ensure walkways are clear and identifiable and well lit. Include information describing paving material, lighting, signage, and/or other wayfinding methods. (PL1-A, PL1-B, PL2-B, PL2-D)

- g. The existing solid waste/recycle area is located at the southwest corner of the site, under the spruce tree. It is not clear where the solid waste/recycling area is proposed to be located. Include information describing this area, ensuring it is not within the tree protection area of the spruce tree, and that it is screened and incorporated into the structure's architectural concept. Ensure the screening and location reduces possible impacts of these facilities on building aesthetics and pedestrian circulation. (DC1-C)
 - h. Provide details on the use of lighting, signage, pavers, and landscaping to frame and guide pedestrians from the street to individual units and shared entries (PL3-A).
 - i. The packet states that bicycle parking is intended to be located at the entry portals along the street and alley. Provide information describing the bicycle parking areas, and ensure they are incorporated into the architectural concept. Bike racks and storage should be located to maximize convenience, security, and safety. (PL4-B)
 - j. The site is located within the University District Neighborhood Design Guidelines area, and the *design and siting of buildings is critical to maintaining stability and Lowrise character* (p. 5).
 - k. The spatial integration of neighboring structures is particularly important in the University Community. Building entrances and site plans should encourage better pedestrian circulation. Maintain the mid-block pedestrian passageway from 24th Ave NW to the alley.
 - l. The architectural treatment should respond to the existing significant vegetation along 24th Ave NW (CS3-I-iii).
 - m. Providing ground-level open space is an important public objective and will improve the quality of the residential environment. Provide ground-level open space that reinforces a positive streetscape, adheres to common setback dimensions of neighboring properties, and provides a transition between public and private realms (PL1-I-i).
 - n. Avoid front yard fences over four-feet in height that reduce visual access and security (PL3-I-iv).
2. **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. Within the Ravenna Urban Village, the architectural concept shall emphasize pedestrian orientation and avoid large-scale, standardized characteristics. Ensure a main entry faces the street, creating a strong connection to the public realm. (CS3-I)
 - b. Locate overhead weather protection at all entries to the structure, both existing and proposed. Weather protection shall be integrated into the design of the structure as a whole. (PL2-C)
 - c. The existing structure provides shared entries on the north and south façades. The preferred option proposes a recessed entry at 24th Ave NW and the alley. Ensure the all entries are obvious and identifiable with clear sight lines to the street. (PL3-A, PL3-B, PL3-I)

- d. The street-facing façade is described in the packet as “a feature wall in rhythmic full-block composition...there will be windows in the feature wall.” Ensure windows are included in the street-facing façade; avoid a large blank wall. (DC2-B)
- e. Include on the street facing façade elements that strive to create interest for the pedestrian and encourage an active street life (DC2-C).
- f. Clarify the exterior building materials. Orchestrate joint lines and material transitions to give the building a clean and refined aesthetic. Exterior material transitions should reflect the articulation of the building and reinforce the architectural concept (DC4-A-1).
- g. As shown, the massing appears out of scale and proportion with adjacent development. Arrange the mass of the building taking into consideration the characteristics of the site. Use secondary architectural elements to reduce the perceived mass, and use design elements to achieve a successful fit between a building and its neighbors. (DC2-A, DC2-B, DC2-C).
- h. 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: pitched roof; covered front porch; vertically proportioned windows; window trim and eave boards; elements typical of common house forms (DC2-IV-ii).
- i. Emphasize durable, attractive, and well detailed finish materials, including: brick, concrete, stone, and wood (DC4-I-i).

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-B Sunlight and Natural Ventilation

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

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.

University Supplemental Guidance:

CS1-I Streetscape Compatibility

CS1-I-i. Solar Exposure: Minimizing shadow impacts is important in the University neighborhood. The design of a structure and its massing on the site can enhance solar exposure for the project and minimize shadow impacts onto adjacent public areas between March 21st and September 21st. This is especially important on blocks with narrow rights-of-way relative to other neighborhood streets, including University Way, south of NE 50th Street.

CS1-II Landscape Design to Address Special Site Conditions

CS1-II-i. Existing Trees: Retain existing large trees wherever possible. This is especially important on the wooded slopes in the Ravenna Urban Village. The Board is encouraged to consider design departures that allow retention of significant trees. Where a tree is unavoidably removed, it should be replaced with another tree of appropriate species, 2 ½ inch caliper minimum size for deciduous trees, or minimum size of 4' height for evergreen trees.

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

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-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.

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-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.

University Supplemental Guidance:

CS3-I Architectural Elements and Materials

CS3-I-ii. Ravenna Urban Village: Within the Ravenna Urban Village, particularly along 25th Ave NE, the style of architecture is not as important so long as it emphasizes pedestrian orientation and avoids large-scale, standardized and auto-oriented characteristics.

PUBLIC LIFE

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

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

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.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

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.

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 occupiable 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-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

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-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

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.

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.

University Supplemental Guidance:

PL3-I Entrances Visible from the Street

PL3-I-ii. Walkways Serving Entrances: In residential projects, except townhouses, it is generally preferable to have one walkway from the street that can serve several building entrances. At least one building entrance, preferably the main one, should be prominently visible from the street. To increase security, it is desirable that other entries also be visible from the street; however, the configuration of existing buildings may preclude this.

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

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

DC1-C Parking and Service Uses

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

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-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.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

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-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

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

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

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-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.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

University Supplemental Guidance:

DC4-I Exterior Finish Materials

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

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

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

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

DC4-II Exterior Signs

DC4-II-iii. Sign Location: The location and installation of signage should be integrated with the building's architecture.

DC4-II-iv. Monument Signs: Monument signs should be integrated into the development, such as on a screen wall.

DEVELOPMENT STANDARD ADJUSTMENTS

Design Review Staff's recommendation on the requested departure 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. Staff's recommendation will be reserved until the final design proposal.

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

1. **Façade Length (SMC 23.45.5XX):** The Code allows a maximum façade length of 65% of the lot depth. The applicant proposes an increase to 89% for a total façade length of 132-feet.

DPD staff indicated preliminary support for increased façade length provided the front setback adheres to common setback dimensions of neighboring properties, provides a transition between public and private realms, and includes a detailed landscape concept for that results in a design that better meets the intent of the Design Guidelines, such as preserving the existing pine tree on the northeast portion of the site and reducing shadow impacts on adjacent development.

RECOMMENDATIONS

STAFF DIRECTION

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

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 are submitted. If needed and where applicable, ADR departures may be requested in response to zoning corrections.
2. 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. All requested departures must be clearly documented in the MUP permit plans.