



DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3020002

Address: 1552 NW 58th Street

Applicant: Jeff Wegener for Build Urban

Date of Report: Monday, September 14, 2015

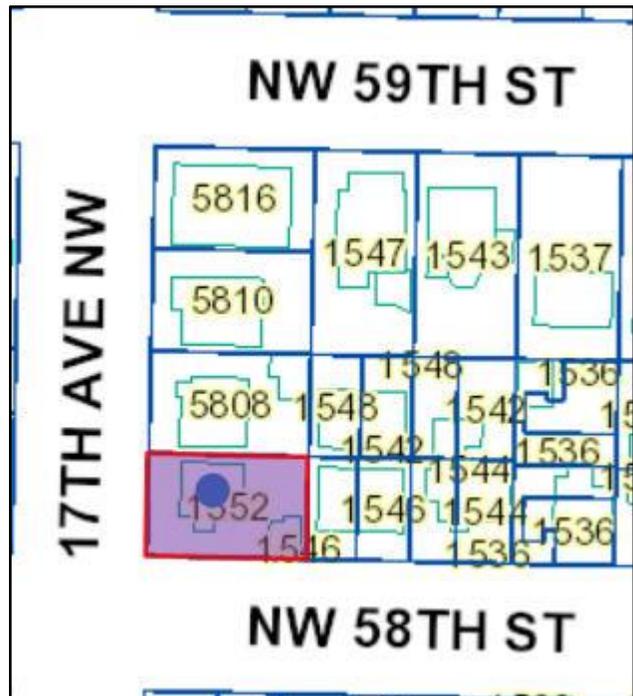
DPD Staff: Holly J. Godard, senior planner

SITE & VICINITY

Site Zone: Lowrise 2 Multifamily Residential (LR2)

Nearby Zones: (North) Lowrise 2 Multifamily Residential (LR2)
 (South) Lowrise 2 Multifamily Residential (LR2)
 (East) Lowrise 2 Multifamily Residential (LR2)
 (West) Lowrise 3 Multifamily Residential (LR3)

Lot Area: Approximately 3,900.6 square feet.



Current Development:

The site is located in the Ballard Hub Urban Village on the northeast corner of the intersection of 17th Avenue NW and NW 58th Street. Currently the site has a two-story, single family structure.

Surrounding Development and Neighborhood Character:

The surrounding development is lowrise development with a few single family residential dwellings.

Access:

Access is via NW 58th Street or 17th Avenue NW.

Environmentally Critical Areas:

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

PROJECT DESCRIPTION

The proposal is to demolish the existing residential building and build a four story apartment building with 18 units. Bicycle parking is proposed. Amenity space will be provided. Two Streamlined Design adjustments are contemplated per 23.41.018D. The adjustments are to extend further into the rear and side yards for a portion of the façades.

PUBLIC COMMENT

Several comment letters were received. The commenters overwhelmingly identified a lack of parking in the area and dislike for more units to be built without parking. The suggestions were to provide vehicle parking at this site. One commenter was favorable to the proposed building materials, large windows, and Built Green efforts.

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

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-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

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-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

Provide a variety and redundancy of methods to both control and allow sunlight into the units. Design opportunities for residents to capture winter sun and control summer sun with architectural features and landscaping. Capture more natural light and air by doubling the horizontal dimension/size of the light wells for the basement units. Enlarge the windows as much as possible at these locations. This will create a much more pleasant dwelling space.

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-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.

Continue with the modulated façades, architectural presence to reinforce the emerging block forms. Consider a flat roof rather than the butterfly roof. Continue to articulate the front façade to slightly shape and capture the front open space and relationship to the public right-of-way. Reduce the landscape walls/retaining walls at the sidewalks. Step the retaining wall if necessary, create a wall design and plant the wall with vines that grow up and/or vines that drape to soften the wall. Avoid the walls if possible.

PUBLIC LIFE

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.

Create a lighting design to highlight the walkways for safety and architectural interest. Light the entries. Keep the street level transparency and add features such as transparent screening through landscaping or secondary architectural features to encourage residents to keep the window area open for eyes on the street.

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.

Retain the ample bicycle parking. Consider switching the bicycle parking with unit 5 and have a unit be at the west entry area. (I understand the FAR efforts with the configuration you have now, see if a reconfiguration might work for you)

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

Continue with the concept relationships between interior uses and exterior entries; bicycles to sidewalk for easy parking access, trash to sidewalk for easy collection, entry patio to entry lobby and rear amenity space with easy access to corridors.

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-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-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.

Continue with the level of color, texture and building openings to give a sense of scale to the development. Add other high quality materials in strategic locations to reinforce the concepts.

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-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

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-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

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

Design the signage and lighting plan and fixtures for the site. Use low-level lighting as an architectural element. Develop a full landscape plan to create quality outdoor spaces. Use landscaping to provide light privacy screening between the sidewalk. Use feature landscaping to signal entries and replace the corner tree with another significant species, horse chestnut may be the option of choice.

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 following adjustments were requested:

- 1. Building Setbacks (SMC 23.45.518):** The Code requires a setback of 7 feet average and 5 feet minimum. The applicant proposes a setback of 3 feet for a 17 foot length on the south façade and approximately 15 feet on the east façade.

DPD staff indicated concern that the east façade adjustment will need further study and privacy study. Staff is interested to know more about the south façade adjustment if it is

more fully described and quantified. Adjustment requests must show how the adjustment better helps the project meet design guidance.

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 beginning to meet 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. See this link for SDR process:
<http://www.seattle.gov/dpd/permits/permittypes/designreviewstreamlined/default.htm>
4. Along with your building permit application, please include a narrative response to the guidance provided in this report with colored elevations and colored landscape plan.
5. All requested adjustments must be clearly documented in the building permit plans and a narrative to describe why the adjustment is needed will help with this review.