



DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3020436

Address: 2218 Franklin Avenue East

Applicant: Laura Uskevich of Caron Architecture

Date of Report: Wednesday, August 05, 2015

DPD Staff Present: Carly Guillory, Land Use Planner

SITE & VICINITY

Site Zone: Lowrise 3 (LR3)

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

Lot Area: 5,709 square feet

Current Development:

The subject site currently contains one 1930's residential structure converted to a five-unit apartment building with six on-site parking spaces. The lot slopes approximately 16-feet from the alley to the street.

Surrounding Development and Neighborhood Character:

Development along the block front includes a variety architectural styles that include mid-century, late 20th century, craftsman, and modern. The adjacent buildings include a single-story, 1930's single-family structure converted to apartments and a four-story, 1960's apartment building.



Access:

Vehicular access to the site is proposed from the alley to the east. Shared pedestrian access to the site is proposed from Franklin Ave E, along the south property line.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

Land Use Application for Streamlined Design Review to allow two, 3-story townhouse structures for a total of six residential units. Parking for 6 vehicles to be provided. Existing structures to be demolished.

DESIGN DEVELOPMENT

The design includes two, three-story townhouse structures of a modern architectural aesthetic. In response to the topography of the site, the two structures are staggered in height, tapering down the hill toward the street. Pedestrian access through the site is proposed along the north property line via a shared walkway, to be shared with the project to the south (3020434). Each unit has a balcony and roof deck facing west toward Lake Union.

PUBLIC COMMENT

Public comment received included concerns about structure height, view blockage, and a decrease in access to natural light; and suggestions for access to the roof deck to be from an exterior stair to avoid penthouses, and use of glass or wire railings.

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.** The proposed structures are located between Franklin Ave E and the alley. The structure facing Franklin Ave E provides street facing entries while pedestrian accessed is provided via a shared central walkway. Vehicular parking is proposed at the rear of the site.

- a. The central shared walkway is terraced with a series of stairs and pervious paved paths to semi-private and private amenity spaces and entries. Maintain the terraced central walkway (CS1-C).
- b. Maintain the stepped down height of the structures toward the street to maximize views and western sun exposure (CS2-C, CS2-D).
- c. A concrete retaining wall with landscape planters are proposed along the street. This setback should act as a transition area to the residential units. Develop the landscaping along the street to utilize multilayered sculptural landscaping to differentiate the semi-private resident setback from the public right-of-way (DC4-D).
- d. Utilize low-level buffer landscaping and cut-off lighting within each setback to create private, defensible and safe pedestrian spaces. Focused attention should be provided on the pedestrian pathways, the private amenity spaces, and unit entries. Maintain the planting areas along the north and south elevations to further mitigate privacy impacts to residential units and adjacent development (CS2-D, PL3-B, DC1-B, DC4-C, DC4-D).
- e. Provide sufficient width along the north property line adjacent the vehicular parking area to incorporate vertical landscape elements in addition to the code required screening. Vertical screening should be designed to help mitigate privacy impacts at ground level along the pedestrian pathways and the private amenity areas adjacent to residential uses (DC1-C).
- f. Design the private amenity spaces for the intended users. If spaces are to be used by all units, consider providing wide spaces at the primary walkway and focal landscaping. For the private amenity areas, utilize landscaping to achieve a semi-private buffer between the spaces. The spaces should flow naturally and provide visual cues on whether the space is private or public (DC2-D).
- g. Provide more detail on the use of lighting, signage, pavers and landscaping to frame and guide residents and visitors from the street to individual units (PL3-A).
- h. Ensure clear signage along the street for residential units without street frontage (PL3-A).

2. Architectural Concept.

- a. The three individual unit entries on the street façade are articulated using a two-stories of wood siding and outlined with a yellow cement panel element. The coordination of these elements results in obvious, identifiable, and welcoming unit entries. Maintain these coordinated elements to provide identifiable and obvious entries (PL3-A, PL3-B).
- b. At the street-facing facades, the main living areas are proposed; encouraging safety and security with natural surveillance and eyes on the street (PL2-B, PL3-B)
- c. Maintain the landscaping between the central walkway and south elevations to ensure privacy for residential units. Locate windows with high use living spaces in areas which obscure direct line of site into adjacent structures window, private yards and also along common pathways through the site (CS2-D).
- d. Walls along visible facades and facing residential units should avoid having large blank untreated areas (DC2-B2).

- e. The front structure facing the street proposes the coupling of two stair penthouses, resulting in a wider mass and increase in perceived height. Separate all three penthouses to provide more air and light, reduced perceived height and bulk, and increased unit differentiation. The height of the street facing stair penthouses should not exceed the minimum requirement of the building and energy code (DC2-A, CS2-D).
- f. The east, alley facing façade of the rear structure proposes two bands of color and material: white fiber cement and beige horizontal fiber cement. The result reads as one structure rather than three individual units. Further refine this elevation to ensure each townhouse unit is articulated and differentiated and the overall perceived mass is reduced (DC2-A, DC4).
- g. Clarify the texture and construction of the exterior materials on the structures (DC4-A).
- h. Provide more details on the screening for the solid waste and recycling space (DC1-C4).
- i. Cable railings are used to separate the rooftop decks between units. Use an opaque material, landscaping, or other design solution to ensure privacy between units (PL3-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-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the 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.

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-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

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-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.

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

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

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-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.

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.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

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.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

DESIGN CONCEPT

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.

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-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.

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-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-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space 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 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-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.

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.