



City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN
REVIEW

RECOMMENDATION OF THE SOUTHEAST DESIGN REVIEW BOARD

Project Number: 3020618

Address: 2019 24th Ave S.

Applicant: JW Architects for Columbia City Condos, LLC

Date of Meeting: Tuesday, November 14, 2017

Board Members Present: Carey Dagliano Holmes
Sharon Khosla
Charles Romero
David Sauvion

Board Members Absent: Julian Weber, Recused

SDCI Staff Present: Holly J. Godard, senior planner

SITE & VICINITY

Site Zone: Commercial with a 40 height limit (C1-40)

Nearby Zones: (North) C1-40
(South) C1-40
(East) C1-40
(West) C1-65

Lot Area: 9003 sq. ft.



Current Development:

The site is currently occupied by two single-family homes.

Surrounding Development and Neighborhood Character:

The site is located to the east of Rainier Ave S. and to the west of MLK where there is access to both light rail and numerous bus stops. The neighborhood is a mixture of single-family residences and small businesses. In general, the zoning potential of the neighborhood has not been reached and the proposed project would be one of the first on the block to take advantage to the height, bulk, and scale offered by the C1-40 zone.

Access:

Vehicular access is provide by an alley and 24th Ave. S. Pedestrian access occurs through an existing sidewalk system.

Environmentally Critical Areas:

The site contains the Liquefaction Prone Critical Area.

PROJECT DESCRIPTION

The proposal is to allow a 4-story 70 unit apartment building, 16 of which are small efficiency dwelling units. Existing single family dwelling unit to be demolished. Pending lot boundary adjustment #3020590.

The design packet includes materials presented at the meeting, and is available online by entering the project number (3020618) at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

The packet is also available to view in the file, by contacting the Public Resource Center at SDCl:

Mailing Public Resource Center
Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

EARLY DESIGN GUIDANCE June 21, 2016

PUBLIC COMMENT

No public comments were received.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: <http://web6.seattle.gov/dpd/edms/>

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 Board members provided the following siting and design guidance.

EARLY DESIGN GUIDANCE June 21, 2016

1. **Massing:** The Board agreed they wanted to see more design options that explore massing on the site promoting the livability of the future residential community of this building. The ultimate design of the project should be primarily based upon individual unit's access to light and air rather than maintaining a minimum unit count. They stated the height, bulk, and scale were appropriate for the neighborhood and favored Option 3.
 1. The units within the project are small and therefore should maximize exposure to light and air. Employing greater perimeter setbacks would allow for larger windows, particularly along the north. Under this guidance, the Board stated they would be open to a different massing not presented in the packet if units have better access to light and air. (CS1-B)
 2. At recommendation, the applicant should include a section drawing for basement units to demonstrate livability. (CS1-B)
2. **Façade:** The Board noted a randomness to the 24th Street's character that could be more cohesive. The current zoning offers the possibility for a pedestrian friendly mixed-use experience. The project should set a precedent for future development, rather than respond to current conditions. (PL2-B)
 1. The ground level should be activated with uses such as the lobby, bike parking, and recreation uses as presented in the packet. (PL3-A, PL4-B, & PL4-A)
 2. The perforated panels shown on the open walkways addressing 24th Street on concept rendering need to be movable so more light can be let into the building when appropriate. The applicant should consider using panels on other exposed walkways around the project. (PL3-B)
 3. The exposed stairs should be carefully detailed part of the front and side elevation. (DC2-B)

3. **Site Design:** The Board offered the following guidance on the site circulation and servicing.
 1. Trash service needs to occur on the alley to minimize impacts to the street level façade. The applicant is removing a retaining wall and trash room will be level with the alley.
 2. The units facing north should be set back to allow for more fenestration and a small courtyard at the ground level. (DC3-A&B)
 3. Interior circulation and spaces shown between the three different masses in Option 3 are too small for landscaping and are not practical for access to light and air. The Board was intrigued by the possibility for cross ventilation. (DC3-C)

RECOMMENDATION November 14, 2017

1. **Massing:** The Board supported changes in the design which promote more unit's access to light and air. The ground level units were studied by the Board and determined to be units with good access to light, air and outdoor space. (CS1-B)
2. **Façade:** The Board was mixed on its support for the front façade elements and general composition. After discussion the Board asked the applicant to return to the simpler forms of the front façade as shown in the EDG documents. The Board wanted the large balconies to be retained, the closed staircase to be retained and in its current position, and to simplify the balcony railing. The Board asked that only one railing treatment be chosen and that the top rail be a material that is comfortable to touch.

The Board directed the applicant to use less gray color on the front façade, and use strong, high quality materials for the secondary architectural details.

The changes noted above will be reflected in the revised MUP and Building permits. (PL3-A, PL4-B, & PL4-A)

3. **Site Design:** The applicant responded to Board direction and relocated several building elements per Board direction. The lobby and entry façade was supported by the Board and they called out important elements like the highly transparent storefront lobby treatment to retain as the project moves forward. The Board suggested a good quality soffit material with lighting and feature planting to reinforce a good entry sequence. (DC3-A&B, DC3-C)

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. 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.

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.

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-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

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-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-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

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-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

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.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

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-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.

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-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-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.

DEVELOPMENT STANDARD DEPARTURES

At the time of the Recommendation meeting no departures were requested.

BOARD DIRECTION

At the conclusion of the RECOMMENDATION meeting, the Board recommended approval of the project with additional changes to the front façade and balcony railing system.