City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN REVIEW

DESIGN GUIDANCE
STREAMLINED DESIGN REVIEW

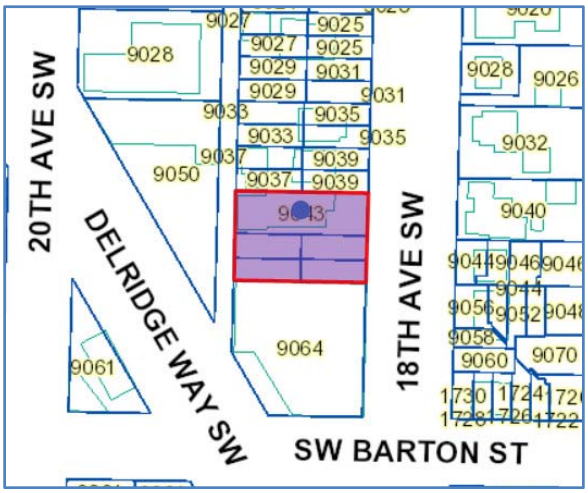
Project Number:	3020870
Address:	9043 18th Ave SW
Applicant:	Michael Smith of Ryan Rhodes Designs
Date of Report:	Monday, April 11, 2016
SDCI Staff:	Magda Hogness

SITE & VICINITY

Site Zone: Lowrise (LR3)

Nearby Zones: (North) LR3
(South) Commercial (C1-40)
(East) LR3
(West) Commercial (C1-40)

Lot Area: 9465 sf



Current Development:
The site is currently occupied by a single family residence and detached covered garage.

Surrounding Development and Neighborhood Character:
The project sites lies in the Westwood-Highland Park Residential Urban Village. Prevailing attributes of this neighborhood include a diverse mix of uses within walking distance, with many retail, restaurants, automotive shops and institutional uses including churches and a community center.

Development surrounding the site consists primarily of single and multiple-family residential structures and car oriented commercial development. Adjacent to the site to the north are a series of townhouse structures. Across 18th Ave to the east are single family buildings. Adjacent

to the south is a commercial building. Surface parking lots are located across the alley to the west.

The neighborhood is evolving with the significant development of apartment and townhomes in the past several years. Recent development includes sizeable multi-family structures with simple geometric shapes, clean lines, and a common material palate of cementitious panels and wood.

Access:
Vehicular access is currently from the alley.

PROJECT DESCRIPTION

The proposal is for four, three story buildings each containing two residential units (total of eight residential units) and parking for eight vehicles. The existing structure is proposed to be removed.

PUBLIC COMMENT
The following public comment was received:

- Appreciated that the developers are voluntarily providing parking. Noted that parking congestion is very dense on 18th Ave SW. Encouraged, if at all possible to find solutions to adding more private parking for the units. This would increase sales value for the units.
- There are significant issues with car prowling and mail/package theft in the 18th Ave SW block. Security of mail, package deliveries, and cars overnight would be significant considerations to future residents.
- Would like to see extra scrutiny be taken to the exterior lighting design to ensure safety and discourage theft.
- It's critical these town-homes feel connected to the neighborhood, and not set apart with a fortress like feel. (CS2)
- Appreciated the current references to local design. Recommended reviewing the results of the second design review for the apartment development to be located at 9021 17th Ave SW, Project 3020808 (CS3, PL4)
- Stressed that petty theft of bikes, etc. is a significant issue in this area; recommended thoughtful solutions for bike and miscellaneous property storage for these units so residents are not discouraged. (CS3, PL4, DC1)
- Would like to see care in the design of the entry/exit in the alleyway. The alley is narrow, and, because there are no local green spaces and small children play in the alley space. (DC1)
- Concerned with the lack of community space in the 18th Ave SW block and surrounding area. The local triangle park, is not a true community interaction space and is certainly not safe for children. Would like to see community space considered. (DC3)

- Would like to see building materials of long lasting quality and durability in order to encourage long term resident-owners of the properties. (DC4)

PRIORITIES & RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and public comment, the Design Review Planner provided the following siting and design guidance. The Planner identified the Citywide Design Guidelines of highest priority for this project.

1) **Natural Systems and Site Features:** The proposed siting of the structures provides large areas for potential onsite stormwater infiltration. Staff strongly encourages the use of onsite stormwater infiltration. Incorporate project drainage systems as opportunities to add interest to the site through water-related design elements and planting. The removal of trees along the east portion of the site will require replacement canopy; include replacement canopy calculations on the landscape plan. The proposed location of the replacement trees should be visible to the public and use this opportunity to add interest to the frontage 18th Ave SW, potentially with smaller sculptural trees. (CS1-E-2)

2) **Massing and Respect for Adjacent Sites:** The street facing massing composition provides a unified and functional design that fits well on the site and within its surroundings however, the lack of plane changes along the perimeter of the larger site and interior corridor do not adequately provide visual depth.
    a. Resolve the flatness of the facades located along the perimeter of the larger site and the interior corridor by substantially increasing the depth of the plane changes. (DC2-B, DC2-C)
    b. A limited amount of windows are proposed along the north facades to minimize privacy impacts on adjacent site. To demonstrate minimal window overlap and privacy impacts, provide window overlay diagrams for the north elevation. (CS2-D-5, DC2-B-1)
    c. The inward stair penthouses reduce the perceived height of the townhouse and should be maintained. (CS2-IV, CS2-D)
    d. The cable railing minimizes the perceived height of the structure and provides legibility to the massing and should be carried forward in the final design. (DC2-A-2, DC2-B-1, DC2-C-2, DC2-D)

3) **Walkability, Wayfinding and Interaction:** Developing the transition from the street to unit entries and site circulation is important to provide opportunities for interaction and improve wayfinding.
    a. Staff strongly supports the direct connection and expanded stoops for the street facing entries and these elements should be carried forward in the final design. (PL2-D-1, PL3-A-3 PL3-A-4, PL3-B-4)
    b. All primary entries should be obvious, identifiable, and distinctive. Staff supports the accent color at the entries which clearly identify the entry for each unit. As

the design develops, show how address signage will be incorporated. (PL2-D-1, PL3-A)

c. Further develop the design of central walkway area to serve as outdoor gathering areas or common space. Study integrating a bench into the central planter and providing a sculptural tree to act as a focal point. (PL3-B-4, DC3-B-4)
d. Add additional lighting where appropriate to give a sense of security to walkways, parking areas, and entries without glaring lights. (PL2-B-2, DC4-C)
e. Thoughtfully design the alley parking paving area to avoid conflict with parked and moving vehicles. Delineate/extend the pedestrian path through the parking area and show how bike parking will be incorporated, mindful of safety and security concerns as noted by the public comment. (PL3-B-4, DC1-C-3, DC3-B-4)
f. Relocate trash storage to the alley parking area and remove or reduce the perimeter hardscape to provide additional areas for planting. (PL4-A-1, DC1-C, DC3)

4) **Architectural Concept and Materials:** The upper cladding treatment and fenestration pattern further breaks down the perceived bulk and scale and improves the overall composition. Echoing public comment regarding integration of the new structures into the neighborhood, refine the ground level frontage to be more transparent and encourage social interaction.
    a. To strengthen the connection to the street, significantly increase the glazing for the ground level street facing façade. (DC2-B-1, DC2-C-2, DC2-D-2)
    b. The upper corner window composition has a strong presence and is an appropriate response to the multifamily character and should be carried forward in the final design. Fenestration proportions and material reveals do not have an entirely clear logic; it is not yet apparent how these different fenestration proportions relate and transition to each other. As a result, the ground floor and interior façade composition seems unresolved. (DC2-B-1, DC2-C-2, DC2-D-2)
    c. Explore changing the orientation of the vertical aluminum cladding to horizontal to subtly distinguish the structures and break down the perceived bulk and scale of the project as a whole. (DC2-B-1, DC2-C-2, DC2-D-2)
    d. The scoring of the architectural concrete and vertical aluminum cladding provides scale and texture to the facades and should be maintained. Consider the use of other high-quality and durable materials. (DC2-B-1, DC2-D-2, DC4-A-1)
    e. The soffit of the shifted/cantilevered massing will be highly visible. Consider the material treatment of these surfaces to strengthen the design concept. (DC2-B-1, DC2-C-2, DC2-D-2)
    f. Revise the trellis materials or material treatment to read as part of the architectural concept and to strengthen the composition of the whole. (DC2-B-1, DC2-C-2, DC2-D-2)

5) **Landscape and Open Space Concept:** Add trees and layered planting to soften the parking/pedestrian walkway area, screen trash areas and provide a pleasant pedestrian experience. Provide more information on specific planting, fencing and the proposed

improvements in the right of way. (CS1-D-1, CS2-D-2, PL1-B, PL1-C, DC3-A-1, DC3-C-2, DC4-D)

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-E Water

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

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-D Height, Bulk, and Scale

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

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

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.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

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-C Secondary Architectural Features

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-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-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-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, no adjustments were requested.

STAFF DIRECTION

At the conclusion of the Design Guidance, the SDCI 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.