City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN REVIEW

DESIGN GUIDANCE
STREAMLINED DESIGN REVIEW

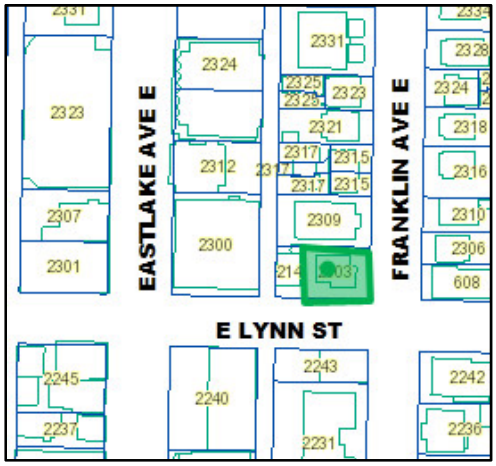
Project Number:	3021063
Address:	2303 Franklin Ave
Applicant:	Jerome Diepenbrock
Date of Report:	Tuesday, August 16, 2016
SDCI Staff:	Magda Hogness

SITE & VICINITY

Site Zone: Lowrise (LR3)

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

Lot Area: 4782 sf



Current Development:
The site currently contains a single family structure.

Surrounding Development and Neighborhood Character:
The project site is located in the Eastlake Neighborhood. Within walking distance to a vibrant commercial area, surrounding development is made up of a mix of multi-family development and single family structures. Adjacent to the west is a single family structure. To the north, south and east are multifamily structures. Along Franklin Ave E. development is a mix of architectural styles, age and size. This block is notably long, measuring 780 feet in length, nearly twice long as surrounding blocks.

Recently constructed and proposed 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 Franklin Ave E.

PROJECT DESCRIPTION
The proposal is to allow a 4-story structure with 16 small efficiency dwelling units and 6 apartment units. Existing structures to be demolished. The existing single family residence is proposed to be demolished.

PUBLIC COMMENT
The following public comments were received:

- Would like to see parking incorporated into the project. No RPZ parking permits should be given to new residents.
- Concerned with traffic impacts; the Eastlake neighborhood is used as a cut through and people are using the alleys as streets.
- Concerned with the cumulative impacts of proposed development.

PRIORITIES & BOARD 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 & Neighborhood specific guidelines (as applicable) of highest priority for this project.

1) **Massing and Respect for Adjacent Sites:** The massing composition provides a unified and functional design that fits well on the site and responds sensitively to the topography and reflects the pattern in the neighborhood.
    a. Staff strongly supports the stepped down massing expression and related adjustment as the strong roof line reflects the change of topography and reflects the pattern in the neighborhood. (CS1-C, CS2-D, DC2-A)
    b. Staff also supports the massing modulation and related adjustments as the massing articulation has a strong presence, breaks down the perceived scale and bulk of the entire structure and provides a compelling composition. Each massing shift is further reinforced by material applications and fenestration patterns and should be carried forward in the final design. (DC2-B-1, DC2-C-2, DC2-D-2)
    c. A limited amount of windows are proposed along the north and west facades to minimize privacy impacts on adjacent site and should be maintained. (CS2-D-4, CS2-D-5)

2) **Walkability and Wayfinding:** Developing the transition from the street and site circulation is important to provide opportunities for interaction and improve wayfinding.
    a. Primary entries should be obvious, identifiable, and distinctive. Staff supports the overhead canopies at the main entry combined with the cedar material which

clearly identifies the entry. These elements should be carried forward in the final design, (PL2-D-1, PL3-A)

b. Staff strongly supports the individual patio outdoor spaces for the street facing frontages;these spaces should be carried forward in the final design. In order to define the outdoor patio areas and also increase visibility from the street, Staff recommends further developing the design of the fence. Study reducing the amount of fencing, adding planting in lieu of fencing, or detailing the fence, increasing the space between the slats, to improve the connection to the street. (PL2-D-1, PL3-A-3 PL3-A-4, PL3-B-4, DC3-B-4)
c. Add additional lighting where appropriate to give a sense of security to walkways without glaring lights. (PL2-B-2, DC4-C)

3) **Architectural Concept and Materials:** The treatment of the proposed materials further breaks down the perceived bulk and scale and improves the overall composition.
    a. The black vinyl windows, brick, steel balconies and cedar fence provides scale and texture to the frontages and add to a coherent architectural composition that fits well into the neighborhood and should be maintained. (DC2-B-1, DC2-D-2, DC4-A-1)
    b. Staff strongly supports the large corner glazing proposed at the massing projections which provide a unified expression and complete the stepped down massing composition. These elements should be carried forward in the final design (PL2-I, PL3-B-4)
    c. Material joints relate to fenestration patterns and should be maintained. (DC2-B-1, DC2-D-2, DC4-A-1)

4) Open Space Concept: Staff strongly supports the corner amenity space and related adjustment as the space is designed to encourage social interaction. Staff also supports the high level of landscaping proposed along the frontages which provide a pleasant pedestrian experience and soften the pedestrian walkway and sidewalk area. (PL3-B-4, DC3-A-1, DC3-B-1, DC4-D)

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. **Upper Setback (23.45.518.L):** The Code requires a 16' setback above a height of 44'. The applicant proposes an upper level setback of 8' to allow for a solid parapet, bench, and the thickness of the green roof at the south façade of the building.

SDCI staff supports the adjustment as the proposed massing strengthens the architectural composition with a strong roof line. The resulting design relates to existing topography and reflects the pattern in the neighborhood and better meets DC2-B Architectural Composition.

2. **Façade Length (23.45.527):** The Code limits the combined length of all portions of façades within 15' of a lot line to 65% of the lot line. The applicant proposes a structure with a 54.37' façade length which amounts to 68%.

   SDCI staff recognizes that the façade is broken into 3 smaller sections with a greater average setback and area than what the Code requires. The design, as proposed, increases the modulation and setback along the north property line and better meets the intent of Design Guidelines DC2-A-2 Reducing Perceived Mass, DC2-B-1 Façade Composition and DC2-C-1 Visual Depth and Interest.

3. **Rear Setback (23.45.518.L):** The Code requires a 15' setback for apartments with no alley access above a height of 34'. The applicant proposes a minimum setback of 10' (a reduction of 33%) and an average setback of 15.9'.

   SDCI staff supports the adjustment as the modulation provided reduces the perceived bulk and scale. The increased average area in the rear setback also minimizes the impact on adjacent properties. The overall massing better meets Design Guidelines DC2-A-2 Reducing Perceived Mass and DC2-B Architectural Composition.

4. **Amenity Area (23.45.522.D.5.b):** The Code requires 50% of the common area to be landscaped. The applicant proposes 41% landscaped area and the rest is comprised of a hardscape patio design.

   SDCI staff supports the reduced landscape area as the design allows for additional space for residents to gather and encourages social interaction. The resulting design better meets Design Guidelines PL3-B-4. Interaction, DC3-A-1. Interior/Exterior Fit and DC3-B-1. Meeting User Needs.

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-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.

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-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-D Height, Bulk, and Scale

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-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

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

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.

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

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-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-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-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-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-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.

STAFF DIRECTION

At the conclusion of the Design Guidance, the SDCI Staff recommended the project should move forward to Master Use Permit 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.