



DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3021272

Address: 716 16th Ave

Applicant: Robert Humble, HyBrid architecture

Date of Report: October 21, 2015

DPD Staff Present: Beth Hartwick

SITE & VICINITY

Site Zone: Lowrise 3 (LR3)

Nearby Zones: (North) LR1
 (South) MIO-105-LR3 & MIO-65-LR3
 (East) LR3 & LR1
 (West) LR3 & LR1

Lot Area: 3,600 sq. ft.

Access: The site has access from 16th Ave and an improved alley.

Environmentally Critical Areas: None

Current Development: The site is currently occupied by a single family residence built in 1901.



Surrounding Development and Neighborhood Character: The surrounding development is a mix of apartment buildings, and older single family structures many of which have been converted into multifamily residences. Directly to the south are three townhouses built in the late 1990's around an older single family residence. Directly to the north of the site is a single family residence built in 1901. Across 16th Ave is a single-story medical/dental building constructed in 1966 and surface parking. Across E Cherry St is the Swedish Medical Center Cherry Hill campus.

PROJECT DESCRIPTION

Streamlined Design Review proposal to allow three townhouses each with an accessory dwelling unit and three parking spaces accessed off the alley. Existing Single Family Residence to be removed.

DESIGN DEVELOPMENT

The proposed three townhouses will have their entries off a common walkway along the south property line. The narrow 30' by 120' site slopes down from the alley by approx. 11' so the units will be staggered by 3'. The graphics show that the applicant is proposing a concrete wall at the front property line with landscaping at the property line grade change.

The site has a few large trees on the site that are proposed to be removed. A large tree on the property to the north has close to half its canopy on the subject site. An arborist report has not been provided but will be required as part of the building permit review.

Landscaping is proposed along the front property line, along the walkway as the south of the property and in the north property line setback.

The applicant is requesting Land Use Code adjustments, for a front setback, north side setback, south side setback and façade length standards. See the adjustment section after the Design Guidelines and design guidance.

PUBLIC COMMENT

Public comments were received.

- Encouraged maintaining of the present setbacks and grade.
- Encouraged a pitched roofline in keeping with existing older structures.
- Encouraged a design and height that is compatible with the neighborhood.
- Concerned about the impact of construction noise.
- Encouraged adequate parking be provided.

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](#).

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

The stepping of the three units with the site grade is appropriate.

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-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

Design the front setback to reinforce and compliment the setbacks of the existing structure on the blockface. Retain the proposed landscaping, and the patio in front of the street facing unit for 'street watching'. See Adjustments #1 at the end of the report.

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.

Design the front setback to reinforce and compliment the setbacks of the existing structure on the blockface. See Adjustment # 1 at the end of the report.

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.

Provide access to the roof decks without stair penthouses. Given the added massing of the development on the site due to the allowed adjustments, the extra height, built and scale of stair penthouse will not be allowed. (See adjustments # 2 and #3)

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.

The stepping of the three units with the site grade is appropriate.

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.

Maintain the proposed window locations and configurations. Stair penthouses will not be allowed. See adjustments #2 and #3.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

The elevation compositions are handsome and well proportioned. The dark gray metal siding and white cement board panels work well together.

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.

Provide a direct pedestrian pathway from the street frontage to the alley. The parking spaces for the vehicles need to be shifted north on the site to provide this direct pathway. See lighting below and Adjustments #2 and #3.

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.

Provide lighting in the parking area and pedestrian pathway that will activate when it is dark. Avoid light spillover to the adjacent residences and windows above the walkway.

PL2-C Weather Protection

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.

Design and locate the gutters and downspouts so they are not added later without thought of the design.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

Provide a direct pedestrian pathway from the street frontage to the alley. The parking spaces for the vehicles need to be shifted north on the site to provide this direct pathway. See lighting below and Adjustments #2 and #3.

Design the pedestrian walkway to be attractive and easy to access and use. Provide signage, lighting and other features along the street facing elevation to indicate that this is the site entry to the back units.

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.

Maintain the sliding doors facing the street on the street facing unit. Provide canopies over the entry doors for weather protection and lighting for each unit.

DESIGN CONCEPT

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

DC1-C Parking and Service Uses

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

It is not clear from the packet where the solid waste storage areas for each unit will be. If you are not meeting the Land Use Code requirements for solid waste storage please work with Liz Kai at SPU.

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.

The design demonstrates continuity of the design on all elevations. Maintain the proposed window locations and configurations on facades.

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.

Maintain the exterior materials as shown in the SDR packet.

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.

Provide lighting in the amenity areas as well as the surface parking and pedestrian pathway that will activate when it is dark to enhance the design.

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.

Lighting provided should be designed and located to avoid glare for the on-site and off-site users.

DC4-D Trees, Landscape, and Hardscape Materials

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.

Provide the size and species of all trees on the site over 6" in diameter and an arborist report to determine if any of the trees are exceptional. If it is determined the trees are exceptional and in good health they will need to be retained and protected during construction. This would affect the current design proposal.

If none of the existing trees on the site to be removed are exceptional or of a size for replacement, consider planting trees that will over the years grow to a height and size to replace some of the green canopy that is being removed.

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. Setbacks (SMC 23.45.518 Table A): The Code requires a 7' average, 5' minimum front setback for townhouses. The applicant proposes a 5'-6" front setback from the west property line.**

DPD staff has determined that this adjustment would not make the project better meet the intent of the guidelines. See Guidelines **CS2-B-3. Character of Open Space:** Contribute to the character and proportion of surrounding open spaces and **CS2-C-2. Mid-Block Sites:** Continue a strong street-edge. With the exception of the site directly to the north the buildings on the block will most probably remain for some time. The current front setbacks range from 7' for the newest project at the corner of 16th Ave and E Cheery St., approx. 10' for the structure directly to the south with most others around 15' or so. Provide the code required 7' setback from the front property line.

- 2. Setbacks (SMC23.45.518.A): The Code requires side setbacks for townhouses in LR zones to have a 7' average, 5' minimum for facades over 40' in length. For the north and south side facades the applicant proposes a 6.09' average setback. Adjustments may be made to allow setbacks and separation requirements to be reduced by a maximum of 50 percent.**

DPD staff indicated that to allow this adjustment and have the project better meet the intent of the design guidelines the following will be provided and/or maintained: Do not use enclosed stair penthouses to access the roof decks, provide details of how the existing tree to the north at the NE corner will be preserved during and after construction, maintain the 10' by 15' open space at Unit B and provide an extension of the pedestrian path out to the alley. This will allow the project to better meet guidelines; **CS2-B-3. Character of Open Space:** Contribute to the character and proportion of surrounding open spaces, and **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, and **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, and **PL2-B-1. Eyes on the Street:** Create a safe environment by providing lines of sight.

- 3. Façade Length (SMC23.45.527.B): The Code requires that the maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line. For both the north and south side façades the applicant is proposing a façade length of 85'-6" instead of the allowed 78'. An adjustment may be granted to increase the façade length by a maximum of 10 percent which in this case would be approx. 85'-10".**

DPD staff indicated that to allow this adjustment and have the project better meet the intent of the design guidelines the following will be provided and/or maintained. Do not use enclosed stair penthouses to access the roof decks, provide details of how the existing tree to the north at the NE corner will be preserved during and after construction, maintain the 10' by 15' open space at Unit B and provide an extension of the pedestrian path out to the alley. This will allow to the project to meet guidelines;

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces, and **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, and **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, and **PL2-B-1. Eyes on the Street:** Create a safe environment by providing lines of sight.

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. Meet the provisions listed in the Development Standard Adjustments. Contact the Land Use Planner if you have questions or concerns.
2. 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 zoning review. Zoning review will occur when the building permit plans are submitted. If needed and where applicable, SDR adjustments may be requested in response to zoning corrections.

It appears that amenity space requirements at grade are not being met. A portion of the amenity space at the rear of property is located within the required parking space standards which require an 8' by 16' parking space with 22' behind the parking space. Given the alley is 16' wide, 22' of the site is needed to provide the parking space aisle. No part of this area can be counted as amenity space.

3. Along with your building permit application, please include a narrative response to the guidance provided in this report.
4. All requested and granted adjustments must be clearly documented in the building permit plans.
5. Provide a color landscape plan showing the planting and hardscape materials of the exterior open space.
6. Provide an arborist report to determine if any exceptional trees are on the site. If there are exceptional trees, design modification may be necessary. Please contact the project Land Use Planner as soon as possible to discuss the situation.