



DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3021625
Address: 1706 Alki Ave SW
Applicant: David Neiman, Neiman Taber Architects, PLLC
Date of Report: Monday, December 07, 2015
DPD Staff Present: BreAnne McConkie, Land Use Planner

SITE & VICINITY

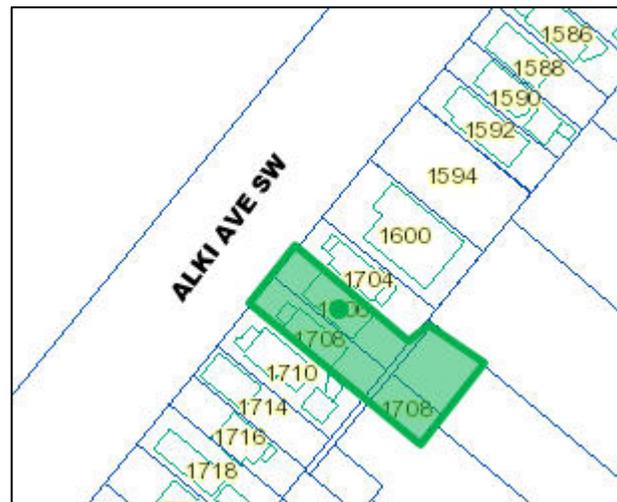
Site Zone: Low Rise 3 (LR3)
Nearby Zones: (North) LR3
(South) LR3
(East) Single Family 7200 (SF 7200)
(West) LR3
Lot Area: 6,900 sq. ft.

Current Development:

The site contains two single family residences and fronts Alki Ave SW.

Surrounding Development and Neighborhood Character:

The surrounding development and neighborhood is characterized by a mix of early 20th century, single family, wood beach bungalow structures and more contemporary low rise multi-family structures. The developed properties adjacent to Alki Ave SW are relatively flat



with a large, vegetated slope to the south separating this area of development from the development to the south. There is no development across Alki Ave SW, providing unobstructed views of Puget Sound and the Olympic mountains.

Access:

Vehicle and pedestrian access to the site is proposed from Alki Ave SW.

Environmentally Critical Areas:

The entire site is mapped as an ECA Potential Slide Area, with a majority of the site mapped as an ECA Liquefaction Prone Area and ECA Known Slide Area. The majority of the site is also located in an Urban Residential Shoreline Environment.

PROJECT DESCRIPTION

Streamlined Design Review application to allow a 3-story seven (7) unit townhouse building. Parking for ten vehicles to be provided. Existing structures to be demolished.

PUBLIC COMMENT

The Notice of Application comment period ended on November 11, 2015. Several comments were received regarding location of parking, pedestrian circulation, adjacency and access to City owned property, adjacency to Park property, access to adjacent properties, use, noise, driveway location and associated noise, headlight screening, construction impacts to adjacent structures, and drainage.

PRIORITIES & 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 of highest priority for this project.

1. Site Planning & Entries.

- a. Planning staff continues to have serious concerns with the entry sequence, specifically the circuitous pedestrian circulation from the parking area to the entries for units 3, 4, 5, 6, and 7 located on the second (podium) level. Modify the design to include a more direct pedestrian entry sequence for all units. Some possible solutions may include relocation and/or consolidation of the stairs and/or driveway, or a secondary stair directly from the “garage.” **(PL2-A-1, CS2-B-2, PL1-B-1)**
- b. Staff is concerned with the lack of a separate pedestrian path along the driveway since it is a primary pedestrian route for the majority of residents to access their

units. A separated pedestrian path should be included for all pedestrian circulation routes. **(DC1-B-1, PL1-B-1)**

- c. The primary access point to the podium and entries for units three through seven is not clear or legible for visitors. Secondary architectural elements including wayfinding signage, lighting, distinct landscaping, seating walls, etc. should be incorporated so the primary access point is welcoming and identifiable to visitors. **(PL3-A-all, PL2-D-1, CS2-B-2)**

2. Façade Composition & Relationship to Street.

- a. Incorporate ways to demarcate the two individual street-facing townhouse units and further emphasize the entries of the street facing units. This may include a vertical recess or reveal, a change color and/or materials, and/or vertical emphasis to articulate the entries and individual units. **(DC2-A-2, DC2-B-1, DC2-C-1, DC4-A-1)**
- b. The two street facing entries should be visually prominent and further distinguished with secondary architectural features appropriate scaled for individual units, including lighting, signage, overhead weather protection. Additional emphasis should be placed on the entries. This may include vertical emphasis through materials and/or use of colors as shown in the precedent images on page 30. **(DC4-A-1, DC2-C-2, PL3-A-1,3,&4, DC4-C)**
- c. A change fencing materials or patterns at the walkway entry points should be considered to further emphasize the entry points to the two street facing entries. **(CS2-B-2, PL1-B-1, PL3-A-1)**
- d. Further enhance the transition between the individual units and the sidewalk with additional landscaping, more permeable fencing, enhanced hardscaping and/or additional architectural entry features. As currently designed, the transition lacks a layering a cues and design elements with the low wooden fence as the only significant demarcation between public and private. **(CS2-B-2, PL3-B-1, PL3-A-1)**

3. Respect for Adjacent Uses & Shared Amenity Space

- a. Add lighting to the parking area and along the pedestrian walkways to provide safety and convenient access to the building entries. Lighting should serve building needs while avoiding off-site night glare and light pollution. **(CS2-D-5, PL2-B-2)**
- b. The driveway and parking area abuts the single family residential uses on both sides. Demonstrate how the negative impacts from the driveway and parking area including noise, light, and privacy will be minimized. **(CS2-D-5, PL3-B-1, DC1-C-2)**
- c. A shared pedestrian walkway/stair is proposed along the property line adjacent to a single family structure. Demonstrate how privacy impacts to abutting development will be mitigated. **(CS2-D-5, PL3-B-1)**
- d. The shared amenity space proposed on the podium is also adjacent to the two abutting properties. Demonstrate how impacts from the amenity space to the abutting development will be minimized.

Care should be taken to design the northeast and southwest facades and northeast and southwest edges of the amenity space to minimize views into abutting residential uses. Additional strategically placed landscaping, fencing, obscuring glazing, and strategic arrangement of intended gathering spaces should be used to mitigate adverse privacy impacts to neighbors, including the neighboring property to the northeast. **(CS2-D-5, PL3-B-1)**

- e. Recognizing the individual rooftop amenity spaces for each unit, the current configuration for the shared amenity spaces seems duplicative. Consider how the shared amenity space could be designed to provide more opportunities for group interaction while also provided needed privacy and transition to the individual units. **(PL3-B-1, DC3-A-1, DC3-B-1)**
- f. Entries accessed from the podium should have direct and unobstructed paths on the podium. **(PL2-A-1, PL3-A-1)**

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines are summarized below. For the full text please visit the [Design Review website](#).

CONTEXT & 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-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-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-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-B Safety and Security

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-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.

DESIGN CONCEPT

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

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

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-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-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.

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.

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-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.

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. Side Setback Average (SMC 23.45.518.A):** The Code requires a 7' average side setback for facades greater than 40' in length. The applicant proposes a 4'-6" average setback for the southwest façade, a 36% reduction.

DPD staff indicated preliminary support for the requested adjustment on the condition that the entry sequence be resolved and elements be incorporated to minimize potential privacy impacts on the neighboring properties. If access and privacy issues are resolved, the adjustment would result in additional open space consistent with Design Guideline DC3-B.

- 2. Side Setback Minimum (SMC 23.45.518.A):** The Code requires a 5' minimum side setback for facades greater than 40' in length. The applicant proposes a 3' minimum setback for the southwest façade, a 40% reduction.

DPD staff indicated preliminary support for the requested adjustment on the condition that the entry sequence be resolved and elements be incorporated to minimize potential privacy impacts on the neighboring properties. If access and privacy issues are resolved, the adjustment would result in additional open space and a connection to the open spaces from the right of way consistent with Design Guidelines DC3-B and CS2-B.

- 3. Rear Setback (SMC 23.45.518.A):** The Code requires a 7' average, 5' minimum rear setback. The applicant proposes a 5' average rear setback, a 29% reduction.

DPD staff indicated preliminary support for the requested adjustment because it will result in additional usable open space consistent with Design Guideline DC3-B.

- 4. Front Setback (SMC 23.45.518.A):** The Code requires a 7' average, 5' minimum front setback. The applicant proposes two balconies on the front street-facing façade that would result in a 2'-6" front setback at the location of the balconies, or 50% of the required minimum.

DPD staff indicated preliminary support for the requested adjustment because it would provide visual depth and interest consistent with Design Guideline DC2-C.

- 5. Projections in Required Setbacks (SMC 23.45.518.H.1):** The applicant requested an adjustment to allow projections into the required setback greater than what is allowed by code as listed in SMC 23.45.518.H.1. The requested adjustment is not an allowable

adjustments per SMC 23.41.018.D.4 and therefore cannot be permitted as currently proposed through the Streamlined Design Review process.

Per SMC 23.41.018.D.4.a, the applicant can seek an adjustment to reduce the front setback requirements in SMC 23.45.518.A. (5' minimum, 7' average) by a maximum of 50 percent.

DPD staff indicated preliminary support for a maximum of 50 percent reduction to the required front setback to accommodate the large dramatic eaves because they would provide more visual depth and interest to the project consistent with Design Guideline DC2-C.

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.