



DESIGN GUIDANCE  
STREAMLINED DESIGN REVIEW

Project Number: 3022441

Address: 3418 Renton Place South

Applicant: Julian Weber, Weber Architects

Date of Report: Thursday, March 24, 2016

DPD Staff Present: Carly Guillory, Land Use Planner

**SITE & VICINITY**

Site Zone: Lowrise-Three (LR3)

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

Lot Area: 5,272 square feet

**Current Development:**

The subject site is currently occupied by a single-family structure and two significant trees: a Port Orford Cedar and a Douglas Fir. The cedar tree is an Exceptional Tree, and is proposed to remain. The Douglas Fir does not meet the definition of Exceptional and is proposed for removal. The site slopes up approximately two-feet from north to south.



**Surrounding Development and Neighborhood Character:**

Surrounding development and neighborhood character consists of single- and multiple-family uses with relatively new residential development along the Martin Luther King, Jr Way South corridor. The MLK Jr Way S corridor experiences a large amount of traffic including the Light Rail line.

**Access:**

Vehicular access to the site is proposed via the alley at the east side of the site. Four surface parking stalls are proposed. Pedestrian access to the site is proposed via Renton Place South along a shared walkway along the north property line. One unit faces and receives direct access from Renton Pl S.

**Environmentally Critical Areas:**

None.

**PROJECT DESCRIPTION**

Streamlined Design Review application to allow a 3-story structure containing five townhouse units. Parking for four vehicles to be provided. Existing structure to be removed.

**PUBLIC COMMENT**

The public comment period ended February 24, 2016. No comments were received.

**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](#).

1. **Site Planning and Public Realm.**
  - a. One Exceptional tree exists on site near Renton Pl S, a Port Orford Cedar. The project proposes retention of the tree and incorporates the tree into the amenity area for Unit One, which is supported. Include in the building permit plan set the required tree protection measures to preserve this Exceptional tree (CS1-D, DC3-C)
  - b. The survey illustrates an eight-foot wide driveway easement running the length of the south property line; however the proposal includes private outdoor ground level amenity spaces in this area. Include in the building permit plan set information describing this easement and if needed, a revocation of said easement or redesign of the ground level open space (DC4-D).
  - c. The solid waste and recycling storage area is proposed at the northeast portion of the site adjacent the alley and at the terminus of the shared walkway. This location is supported. Ensure proper ground treatment and screening for this area (DC1-C, DC3-B)
  - d. Four units face and take primary access from the shared walkway along the north property line. The entry sequence for each unit includes landscaping, screening, paving, and room for amenities, such as patio furniture. These entry sequences with transition

from public to semi-public to private space is supported. Maintain this carefully designed concept (PL4-A).

- e. Bicycle parking is proposed adjacent the solid waste and recycle storage area, and appears to be covered. Consider providing bicycle parking within private amenity area of each unit to allow a more gracious walkway (PL1-B, DC1-B).
- f. A landscape buffer is proposed between the surface parking stalls and building. Maintain this buffer to increase privacy for the abutting unit (PL3-B).

## 2. Design Concept.

- a. Horizontal and vertical wood slats are used in various places for screening, including along the street facing façade, and at the alley to screen the solid waste and recycle storage area. This concept successfully relates all building facades and site features, resulting in a well composed architectural expression of the building and site as a whole (DC2-B).
- b. The variety and arrangement of vertical and horizontal lap siding creates variety and distinguishes each unit and the volumes thereof. This successful façade composition communicates a well resolved expression. Maintain this thoughtful use of materials and treatment. (DC2-B).
- c. Horizontal cedar siding is proposed for every other unit entry along the north walkway. While the remaining units are differentiated with change in color. This color material change helps differentiate the entries and identify each unit. Maintain this differentiation, and employ details such as lighting and signage to further mark each entry. Include in the plan set details describing these features (PL4-A, DC2-B).
- d. Stair penthouses are proposed for two interior units, thereby reducing perceived height, bulk, and scale from the public realm, which is supported (CS2-D).
- e. Consider overhead weather protection for each unit entry (PL3-A).
- f. Ensure adequate address signage is provided at the street for those units without direct access (DC4-B).

## 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-D Plants and Habitat

**CS1-D-1. On-Site Features:** Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

**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-2. Existing Site Features:** Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

## 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-2. Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

**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-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**

**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-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-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.

**DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.**

**DC4-A Exterior Elements and Finishes**

**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 requested adjustments is to 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 adjustments.

At the time of Design Guidance, no adjustments were requested.

#### **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. Along with your building permit application, please include a narrative response to the guidance provided in this report.
3. All requested adjustments must be clearly documented in the building permit plans.