City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN REVIEW

DESIGN GUIDANCE
STREAMLINED DESIGN REVIEW

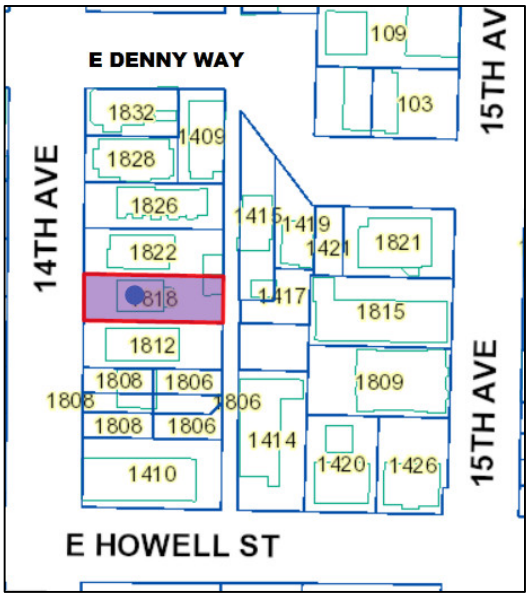
Project Number:	3022465
Address:	1818 14th Ave
Applicant:	Justin Kliewer, Playhouse Design Group for Modern Homes LLC
Date of Report:	Monday, March 21, 2016
SDCI Staff:	BreAnne McConkie, Land Use Planner

SITE & VICINITY

Site Zone: Lowrise 3 (LR3)

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

Lot Area: 4,800 sq. ft.



Site Characteristics and Current Development:
The site, located on 14th Ave between E Denny Way and E Howell St, is relatively flat and contains a single family structure with a detached garage.

Surrounding Development and Neighborhood Character:
Development within the vicinity is a mix of large single family structures built in the early 1900s and later converted to apartments and some midcentury and contemporary multifamily structures.

Access: Current and proposed pedestrian access to the site is from 14th Ave. At the time of Streamlined Design Review, no parking was proposed.

Environmentally Critical Areas (ECAs): There are no mapped ECAs located on site.

PROJECT DESCRIPTION

Land use application for Streamline Design Review to allow one, 2 unit townhouse and one, 3 unit townhouse. No parking proposed. Existing structure to be demolished.

PUBLIC COMMENT

The public comment period ended on January 27th, 2016. Several comments were received and included the following issues:

- The solid waste storage in the amenity area would require residents to take garbage through their units and is cumbersome. Solid was storage should be relocated to alley and screened.
- Concerned with lack of parking.
- Questioned the colors and materials.
- Impacts to and loss of private views.

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 & Neighborhood specific guidelines of highest priority for this project.

1. **Streetscape & Entries**
    a. A strong connection to 14th Ave, including large windows, main floor living area location and entrances oriented to the street, should be maintained. (CS2-B-2, PL2-B-3)
    b. A direct, individualized walkway from the sidewalk to Unit A should be included to create a strong connection to the street and make the front porches for units A and B more usable. (CS2-B-2, CS2-I-iv, PL1-B-1, PL3-B-1)
    c. Consider expanding the size of the front porches and include secondary architectural elements to create a successful buffer and transition between the public right-of-way and private adjacent units. (CS2-B-2, CS2-I-iv, PL1-B-1, PL3-B-1)

2. **Massing, Materials, & Façade Composition**
    a. Staff supports the inclusion of high quality materials including cedar siding, glass doors, and metal canopies to emphasize the entries. These should be carried through to the final design. (DC4-II-i, DC2-D-1, PL3-A-4, CS3-I-iv)
    b. Consider a lighter color of material for the following locations: north facade of Unit A, south façade of Unit B, east façade of Unit C, and west façade of Unit E in order to maximize daylight and reflection for the amenity spaces and adjacent uses. (CS1-B-2, CS3-I-iv)
    c. Consider ways to further reduce the bulk and scale of the street-facing façade, such as reducing the height and width of the white frame element, using a darker color for the frame, and/or pulling back the rooftop railing. (DC2-B-1, DC2-A-2, DC2-B-1)
    d. The third story windows on the street-facing façade do not fit successfully into the façade composition and should be shifted to align with the fenestration pattern of stories one and two. (DC2-B-1)
    e. All materials must be accurately identified and photos of all materials with proposed colors should be provided. (DC4-II-i, CS3-I-iv)
    f. Consider designing the rooftop stairs for units C, D, and E similar to the stair design of units A and B to reduce bulk. At a minimum, the height and scale of rooftop penthouses for units C, D, and E should be minimized to the maximum extent allowed by building code and the penthouses for these units should be moved away from the edges of the building. (CS2-D-1, CS1-B-2)
    g. Based on the window study provided, it appears a number of the windows overlap with existing adjacent development. The design should be modified to minimize potential privacy conflicts with neighboring development. Windows should be strategically placed and inclusion of buffering elements, such as landscaping should be incorporated. (CS2-D-5)

3. **Rear Setback, Landscape/Hardscape, Amenity Areas, & Service**
    a. Moving solid waste from the individual units to pick-up/staging area is circuitous and will require solid waste receptacles to be taken through the units. An outdoor route from the solid waste storage area to the staging area must be included for each unit. Additionally, please identify the solid waste pick-up/staging area. (DC1-C-4)
    b. Parking for residential uses provided in excess of the quantity required exempt from parking space dimensions and requirements and based on the current configuration it appears the loading zone along the alley will likely be used for parking.

    If this space is intended to be used for parking please update the site plan accordingly and provide additional information, including dimension, pedestrian pathways, solid waste staging areas, headlight screening, and hardscape/landscape plans. (DC1-C-2, DC1-C-3)

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-B Sunlight and Natural Ventilation

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on 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.

Capitol Hill Supplemental Guidance:

CS2-I Streetscape Compatibility

CS2-I-iv. Townhouse Orientation: Orient townhouse structures to provide pedestrian entrances to the sidewalk

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

Capitol Hill Supplemental Guidance:

CS3-I Architectural Concept and Consistency

CS3-I-iv. Materials: Use materials and design that are compatible with the structures in the vicinity if those represent the neighborhood character.

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.

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-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.

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.

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.

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-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-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

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

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-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.

Capitol Hill Supplemental Guidance:

DC4-II Exterior Finish Materials

DC4-II-i. 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.

1. Use wood shingles or board and batten siding on residential structures.

4. Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terracotta details, and concrete that incorporates texture and color.
5. Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood.
6. The use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) is discouraged, especially on ground level locations.

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. **Maximum Façade Length (SMC 23.45.527.B):** The Code limits 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 to 65% of the length of that lot line, or 78 feet as applied to this site. The applicant proposes a façade length of 79.5 feet, 1.5 feet or 1.25% greater than the maximum allowed by code.

   SDCI staff recognized that the non-habitable architectural projections provide architectural interest and help to reinforce the entries but is concerned with the perceived bulk and scale of the street-facing façade. Staff would be inclined to support the adjustment if the 14th Ave streetscape issues outlined in the guidance above were resolved consistent with Design Guidelines CS2-D-1, PL3-A-1, and DC2.

2. **Side Setback (SMC 23.45.518 Table A):** The Code requires 7 foot average, 5 foot minimum side setback for facades greater than 40 feet in length. Based on the SDR packet submitted, the extent of the adjustment request was not clearly identified. In the building permit set, the applicant must clearly identify the extent of the requested adjustment including the code citation, code requirement, proposed design departure (with dimensions and calculations outlining the extent of the request), and rationale explaining how the adjustment results in a project which better meets the intent of the design guidelines. Graphics to explain the adjustments, showing code compliant and requested adjustment with dimensions, should also be included.

   SDCI staff recognized the architectural projections provided architectural interest and helped to demarcate and reinforce the individual units, consistent with Design Guidelines DC2-A and DC2-B, but did not indicate support at this stage due to the lack of information provided.

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.