



City of Seattle

Department of Construction & Inspections
Nathan Toreglson, Director

DESIGN
REVIEW

RECOMMENDATION ADMINISTRATIVE DESIGN REVIEW EAST

Project Number: 3023021

Address: 2227 Yale Ave E

Applicant: David Neiman, Neiman Taber Architecture

Date of Report: Wednesday, November 22, 2017

SDCI Staff Present: Crystal Torres, SDCI Land Use Planner

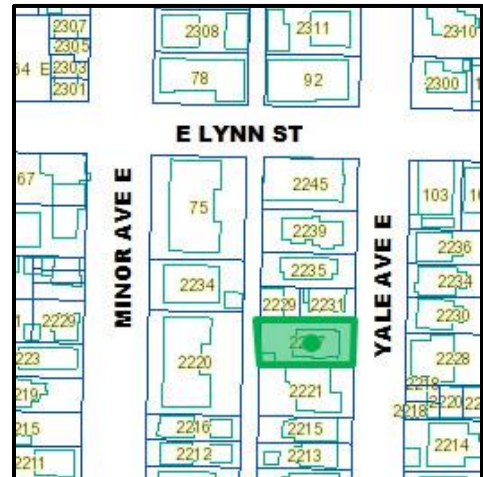
SITE & VICINITY

Site Zone: Lowrise (LR-3)

Nearby Zones: (North) Lowrise 2
(South) Lowrise 3
(East) Lowrise 2- Residential Commercial
(West) Lowrise 2- Residential Commercial

Overlay: Eastlake Residential Urban Village

Lot Area: 5,500 sf



Current Development:

The property currently consists of one-story single family home built in 1923.

Surrounding Development and Neighborhood Character:

The site is located on the west side of Yale Ave E in the Eastlake Residential Urban Village. The site slopes downward from east (Yale Ave E) to west (alley).

The site is located in an LR 3 zone with the majority of surrounding properties consisting of 3-story multi-family homes with the exception single family home adjacent to the north of the project site.

Access:

There is currently no vehicular access to the site, pedestrian access is provided along Yale Ave and from the alley. Proposed pedestrian access is provided along Yale Ave and from the alley. Proposed vehicular access is provided from the alley.

Environmentally Critical Areas:

There are no mapped environmentally critical areas.

PROJECT DESCRIPTION

Administrative Design Review for a four story, 31 unit apartment building. Parking for four vehicles is proposed in partially below grade garage. Existing structure to be demolished.

The design packet includes materials presented at the meeting, and is available online by entering the project number (3023021) at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

The packet is also available to view in the file, by contacting the Public Resource Center at SDCl:

Mailing Public Resource Center
Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

Several public comments were received.

- Questions regarding how height limitations are going to be addressed on the sloped site.
- Concerned with the lack of parking and impacts to street parking and traffic.
- Concerned with renter occupied units versus owner occupied units.
- Concerned with the unit types being proposed.
- Concerned with the impacts on views.
- Concerned with the impacts to bicycle storage and available green space.
- Concerned with transit options lacking the capacity to accommodate an influx of new residents.
- Concerned with the rate of multifamily development in the Eastlake area.
- Concerned with the location of bicycle storage and suggested additional bicycle parking be provided.
- Suggested enhancing landscape to create a compatible building aesthetic.
- Concerned with providing adequate trash and recycling to accommodate the number of units/residents.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, Staff provided the following siting and design guidance.

ADMINISTRATIVE EARLY DESIGN GUIDANCE July 1, 2016

1. Massing/Design:

- a. Staff supports bringing down the massing along the street edge to create further compatibility with the surrounding residential context. **CS2-A-2; CS2-C-2; CS2-D**
- b. Staff supports the implied fenestration depth used to breakdown the simplified massing form of the preferred option. **DC2-C-1; DC2-D-1**
- c. Staff supports preferred option C provided the proposal further resolves the intersection of the front and rear massing volumes. **DC2-A-1**
- d. Staff strongly supports the use of smaller scaled materials, such as the proposed oko skin panels with slight color variation to further create a perceived texture and interest along the street elevation. In addition, the window depth reinforces the

residential character of the building. **DC2-B-1; DC2-C; DC2-D-2; DC4-A-1; DC2-C-3; CS3-A-1**

- e. Staff supports the location of proposed parking at the alley and below grade as this minimizes visual impacts of the parking garage and provides opportunity for amenity area. **DC1-C**

2. Basement Level Units

- a. The limited access to light and air for the basement units is concerning. The next submittal should include more detail on the basement units and window wells/access to light and air, along with dimensions for the light well area. Consider providing a patio area for the south unit similar to that proposed for the northern basement unit. **CS1-B-2; DC3-B**
- b. Provide dimensioned sections for both north and south a section of the north side (facing south as provided on page 57) and to all proposed light wells clarifying access to light and air. **CS1-B-2**
- c. Staff encourages integration of the amenity area and patio space for the basement units. Consider terracing down or other design solutions which would improve the livability of these units. **CS1-B-2; CS1-C**

3. Adjacencies/Privacy:

- a. Staff supports the landscaping provided along the southwest property line used to create buffering for the adjacent residential property from the rear proposed amenity space above the proposed parking. **CS2-D-5**
- b. Provide additional detail (dimensioned sections) clarifying the separation from the property line and adjacent structures. **CS2-D-5**

4. Street Level/Public Realm:

- a. Staff encourages the applicant to further resolve the connection between the vestibule/lobby area. Perhaps use of an air curtain in place of a vestibule space could create opportunities to provide a more substantial lobby area and connection to the front porch/entry area. **CS2-B-2; CS2-C-2; PL3-A-1**
- b. Further analyze and resolve entry composition. Consider how the landscaping, materials/massing, and entry composition can further reduce the perceived massing and create further compatibility with the surrounding area. **CS2-B-2; CS2-C-2; PL3-A-4**

RECOMMENDATION November 22, 2017

PUBLIC COMMENT

SDCI received the following written comments:

- Concerned with parking impacts.
- Concerned with compliance with bus frequency requirements.
- Concerned with negatively impacting the character of the neighborhood as a result of the unit typology and building size.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, Staff provided the following siting and design guidance.

1. Massing/Design:

- a. Staff acknowledges the design refinements since EDG and is supportive of the advancements made to massing Option C. During EDG Phase, Staff supported lowering the height of the massing volume fronting the street as this better related to the existing building scale along the block. Staff directed the design team to resolve the relationship between the front massing volume and taller rear massing volume. (CS2-C Relationship to the Block, CS2-D Height, Bulk, and Scale)
- b. In response to this guidance, the design team has proposed a material change (between the short and tall massing volumes) and strategically locating downspouts to create a logical terminus from the white Oko Skin to fiber cement panels where the transition is flush. Staff supports these design enhancements, as this results in an improved façade composition. (DC2-B-1. Façade Composition)

2. Basement Level Units:

- a. At EDG, Staff expressed concerns with the proposed lightwell condition for the basement units. Staff recommends approval of the increased lightwells to maximize light and air access. (CS1-B-2. Daylight and Shading)

3. Adjacencies/Privacy:

- a. Staff has examined the proposed landscaping buffers and setbacks along the ground floor and supports the proposed setbacks and landscaping, subject to a condition to provide additional information regarding the fencing/vegetated wall along the north and south property lines. The design is subject to review and final approval by the SDCI planner. (CS2-D-5. Respect for Adjacent Sites)

4. Street Level/Public Realm:

- a. Staff supports the improved entry sequence and composition since EDG, including landscaping, cedar tongue and groove application at the entry, and the visual connection from the street to the landscaped area behind the lobby. (PL3-A Entries)

- b. Staff supports the highly transparent entry, vestibule doors, and large transparent windows into the courtyard. Staff is supportive of this visual connection from the entry through the lobby to the courtyard area as shown and recommends a condition to maintain transparency at both the exterior entry and interior vestibule, as well as maintaining the transparency to the landscaped area. (PL3-A Entries, DC2-C-3. Fit With Neighboring Buildings)

5. Landscaping:

- a. Staff supports the landscape plans shown in the Recommendation packet. However, Staff is concerned with the lack of buffering between the ground floor unit and the proposed ramp location. Staff recommends a condition to reconcile the relationship of the ground floor street-facing unit and ramp location with landscaping. (PL3-B-2. Ground-level Residential)
- b. Staff supports the landscape buffer provided at the southwest property line and along the amenity area located above the garage. However, to ensure adequate buffering is provided to mitigate the requested side setback departure, Staff recommends a condition to provide a landscaped area totaling 4' at the SW corner, which screens the amenity area from the adjacent property. (CS2-D-5. Respect for Adjacent Sites)

6. Material:

- a. Staff supports the proposed materials as shown in the Recommendation packet and illustrated within the Recommendation packet dated November 17, 2017. These materials including the integral color Oko skin open joint rainscreen boards with color and texture variation, integral color Swiss Pearl with open joint rainscreen panel, integral color fiber cement in deep grey open joint rainscreen panel, Hardie panel closed join rainscreen panel, and tongue and groove cedar. (DC4-A Exterior Elements and Finishes)

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-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.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

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-A Location in the City and Neighborhood

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

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-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.

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.

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

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

PUBLIC LIFE

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-C Weather Protection

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

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-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.

street or incorporating space in the project design into which retail uses can extend.

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.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

DESIGN CONCEPT

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

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

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-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-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-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

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-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 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.

DEVELOPMENT STANDARD DEPARTURES

Staff’s recommendation on the requested departure(s) was based on the departure’s potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s).

At the time of the Administrative Recommendation the following departures were requested:

1. **Rear Setback (SMC 23.45.518):** The Code requires a 10' rear setback. The applicant proposes a 2' setback.

Staff recommends approval of the reduced rear setback as the site topography results in a partially below grade condition for the garage adjacent to the alley. In addition, staff supports the added 5' landscape buffer from the south property line, near the southwest corner of the site (which screens the proposed amenity space from the adjacent property). **CS1-C-2; CS2-D-5**

2. **South Side Setback (SMC 23.45.518):** The Code requires a 5' side setback. The applicant proposes a 1'11" setback.

Staff recommends approval of the reduced south side setback as the garage structure is partially below grade. In addition to further mitigate the reduced setback. Staff will require a landscaped area totaling 4', which screens the amenity area from the adjacent property. **CS1-C-2; CS2-D-5**

3. **Amenity Area (SMC 23.45.522):** The Code requires a 50% (or 687.5 sq. ft.) of required amenity area to be at grade and provided as common use, meeting the amenity space standards including: minimum 250 sq. ft.; minimum dimension of 10 feet; and any occupiable floor area is not to project over the amenity area at grade. The applicant proposes 0% of qualifying amenity space, however the proposal includes 875 sq. ft. amenity area that does not meet the minimum dimension standards for amenity area.

Staff recommends approval of the departure to allow reduced dimensions for amenity area at grade, as the overall total of area provided (875 sf) exceeds the required (687 sf). Staff further supports this departure as the distribution of smaller amenity areas on the site: 1) improves the overall site plan by creating more green areas throughout the site; 2) reduces the bulk and scale of the building along the north and south elevations by breaking up the building volume; and 3) the amenity area has been configured to support increase access to light and air for the basement units. **DC2-A-2, PL1-C**

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the ADMINISTRATIVE RECOMMENDATION, Staff recommended approval of the project with conditions.

The recommendation summarized above was based on the design review packet dated Friday, November 17, 2017, and the material board submitted by the applicant. After considering the site and context, reviewing public comment, reconsidering the previously identified design priorities and reviewing the materials, Staff recommends APPROVAL of the subject design and departures with the following conditions:

1. Provide additional information regarding the fencing/vegetated wall along the north and south property lines for final approval by SDCI planner. (CS2-D-5. Respect for Adjacent Sites)
2. Maintain transparency at both the exterior entry and interior vestibule, as well as, maintaining the transparency to the landscaped area. (PL3-A Entries, DC2-C-3. Fit With Neighboring Buildings)
3. Reconcile the relationship of the ground floor street-facing unit and ramp location with landscaping. (PL3-B-2. Ground-level Residential)
4. Provide a landscaped area totaling 4' at the SW corner, which screens the amenity area from the adjacent property.(CS2-D-5. Respect for Adjacent Sites)