



DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3023267

Address: 801 South Homer Street

Applicant: Bradley Khouri, b9Architects

Date of Report: Monday, May 09, 2016

DPD Staff Present: Carly Guillory, Land Use Planner

SITE & VICINITY

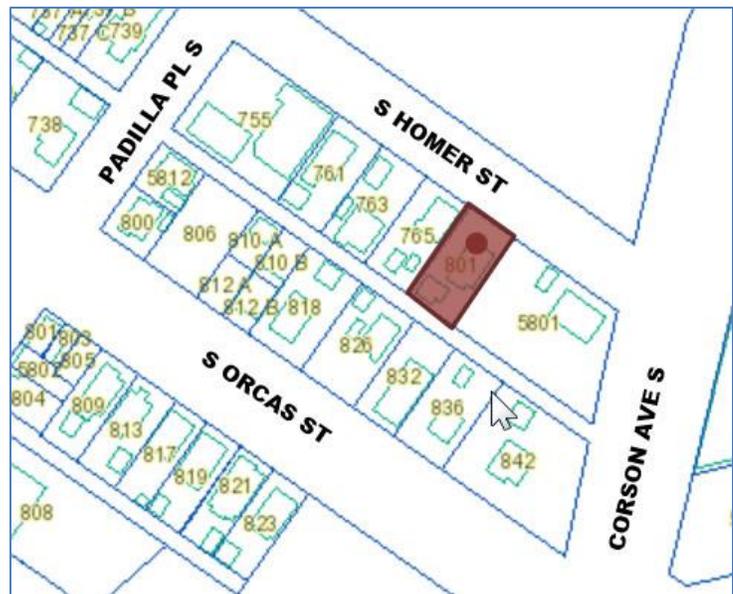
Site Zone: Lowrise Two (LR2)

Nearby Zones: (North) LR2
(South) LR2
(East) LR2
(West) LR2

Lot Area: 5,010 square feet (sf)

Current Development:

The subject site currently contains one single-family structure and accessory structure.



Surrounding Development and Neighborhood Character:

Immediately surrounding the subject site is a range of housing types, including single-family structures to new modern townhouse developments. The architectural character of these structures ranges from gabled roofline to modern geometric forms. Georgetown Playfield is across S Homer St to the north. Beyond the immediate residential neighborhood context includes office and masonry commercial buildings. Common materials include brick, wood siding, and cement panel. Notable structures in the area include: the Fred Marino Building, the Georgetown Ballroom, and Georgetown Trailer Park Mall.

Access:

Vehicular access to the site is proposed via the alley abutting to the west. Pedestrian access through the site is provided via shared walkways along the south and north property lines.

Environmentally Critical Areas:

Liquefaction

PROJECT DESCRIPTION

Streamlined Design Review for two, 3-story, townhouse structures (4 units total). Surface parking for 4 vehicles to be provided. Existing structure to be demolished.

PUBLIC COMMENT

The following public comment was received:

- Encouraged the preservation of the existing single-family structure on site.
- Noted the historical and cultural context of the neighborhood.
- Recommended materials other than Hardie panel.
- Encouraged the architectural concept to reference the subtle and individualistic character of the neighborhood.
- Encouraged the architectural concept to reference the 1900-1930 prevailing style of this neighborhood.

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.

1. Site Planning and Public Realm.

- a. The central courtyard and structure arrangement, with a northwest-southeast orientation, allow for sunlight and natural ventilation to reach each unit on site as well as to adjacent sites. Maintain the central courtyard to allow sunlight and natural ventilation for each unit and abutting development (CS1-A, CS2-B, CS2-C).
- b. The central courtyard is accessed via a meandering walkway connecting S Homer St to the alley. Include in the plan set details describing the hardscape proposed (PL1-B, DC4-D).
- c. The central courtyard is directly accessible from the street, alley, and each unit. Secondary spaces complement the courtyard and provide semi-private spaces as buffers to individual units. Include in the plan set a detailed landscape plan identifying landscape and hardscape materials proposed for these spaces (DC3-B, DC3-C).

- d. Arbors are proposed at the southwest corner of the site to provide wayfinding to the rear units and courtyard. Maintain a wayfinding element at this corner to direct pedestrians to the rear units. Include in the plan set details describing the element (PL2-D, PL1-A).
 - e. Two existing trees located on the property to the south overhang the subject site. The structure siting responds to these trees and their preservation by shifting units 2 and 4 toward the alley. Include in the plan set details describing these adjacent trees, and if applicable, all tree protection area requirements (CS2-D).
2. **Architectural Concept.** The architectural concept is described as having emerged from an analysis of the unique context of the site, referencing the historic residential and commercial structures in the neighborhood.
- a. The rhythm of the street-facing façade responds to the existing large street trees along S Homer St adjacent the playfield. This rhythm is expressed using modulation, material selection, and secondary architectural features such as overhead weather protection and balcony railings. Include in the plan set material and color details. Maintain a clear architectural concept and rhythm that responds to the history and culture of the neighborhood (CS3-A, CS3-B).
 - b. Unit entries are identified with canopies, arbors, lighting, and address signage visible from the street level. Include details in the plan set describing these elements (PL1-A).
 - c. Individual units are expressed through variation in volumes and the pushing and pulling of surfaces to break up the scale of the mass. Maintain the variation to reduce perceived bulk and scale (CS2-D, DC2-A).
 - d. Individual unit entries are demarcated with contrasting materials of high quality, such as wood siding, that have a textural quality to create human scale. Include in the plan set material and color details. Maintain high quality materials with human scale at the entries (PL3-A, DC4-A).

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-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

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

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.

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.

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.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

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-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-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.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

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-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).

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-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or

treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

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.

DC4-D Trees, Landscape, and Hardscape 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 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 adjustment was requested:

- 1. Side Setback, Townhouse 1 (SMC 23.45.518.H.5.):** The Code requires a side setback of 5-feet minimum and 5-feet average for facades less than 40-feet in length. The applicant proposes a reduction to a 3-feet minimum and 3-feet average setback for Townhouse 1 for a length of 23-feet.

SDCI staff indicated support for the request. Shifting Townhouse units 2 and 4 toward the alley help to achieve a more successful fit with existing trees on the adjacent property to the south that serve to buffer the proposed building height and mass from the smaller neighboring building (CS2-D).

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.