



City of Seattle

Department of Planning & Development
D. M. Sugimura, Director

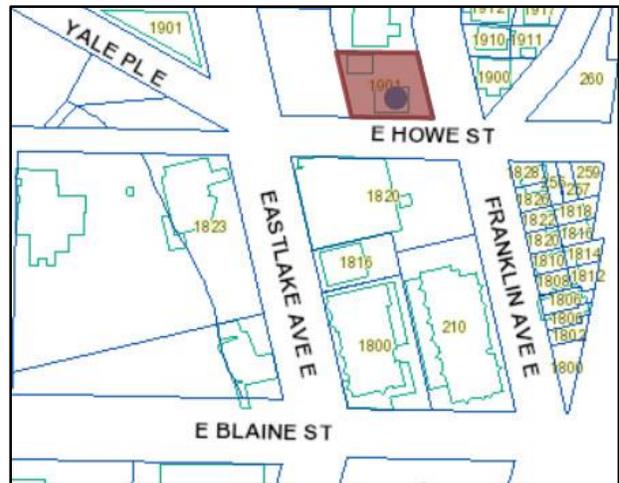
DESIGN
REVIEW

EARLY DESIGN GUIDANCE ADMINISTRATIVE DESIGN REVIEW

Project Number: 3023286
Address: 1901 Franklin Avenue East
Applicant: Robert Humble, Hybrid Architecture for Chris Gurdjian
Date of Report: March 29, 2016
SDCI Staff Present: Crystal Torres

SITE & VICINITY

Site Zone: LR2
Nearby Zones: (North) LR2
(South) C1-40 and LR3
(East) LR2
(West) C1-40
Lot Area: 8,000 SF



Current Development:

Existing single family home.

Surrounding Development and Neighborhood Character:

The site is located on the corner of East Howe Street and Franklin Avenue in the Eastlake neighborhood. Surrounding development includes an apartment building to the north, single family homes across Franklin Avenue to the east, and commercial properties and parking lots to the south and west of the project site. The area is characterized by a mix of commercial, institutional uses, multifamily, and single family homes. The project site is located one block east of Eastlake Avenue.

Access:

No parking is proposed; therefore, there is no driveway access. Proposed pedestrian access is provided at the corner of Franklin Avenue and Howe Street.

Environmentally Critical Areas:

There is a steep slope ECA located on the project site.

PROJECT DESCRIPTION

The Applicant is proposing a three story residential building consisting of 44 Small Efficiency Dwelling Units. Existing structures to be demolished. No parking proposed.

The design packet includes materials presented at the meeting, and is available online by entering the project number (3023286) 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

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PUBLIC COMMENT

- Concerned with the lack of parking being provided and traffic.
- Concerned with the typology of the units being provided and lack of unit size mix.
- Concerned with the compatibility of the proposed density and the existing neighborhood character.
- Concerned with maintaining existing vegetation and trees.

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, the Staff provided the following siting and design guidance.

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- 1. Massing/Design:** Staff provided preliminary support for the preferred massing option and offered the following guidance:
 - a. Consider locating the recessed white massing element near the entry to create a perceived entry height. Provide studies/sketches of this exploration. **DC2-A; DC2-B**
 - b. With regard to the staircase volume/units, update the fenestration along this façade to reflect the relocation of the stair tower and units. **DC2-B**
 - c. Staff encourages utilizing window depth/framing to further articulate the façade and create residential character. **CS3-A-1; DC2-B; DC2-C**
 - d. Staff supports the design responsiveness to the topography, vegetation, and corner site location; and encourages the applicant to further resolve integration of the entry/landscaping and relationship to the sidewalk. **CS2-B; CS2-D; PL1-A; DC2-A; DC3-B**
- 2. Entry:**
 - a. Further breakdown the corner entry to create a scale more compatible with the residential character of Franklin Avenue. In addition, activation of the entry needs to be further resolved related to the amenity space departure. **PL1-A; PL3-A-1; PL3-A-2; DC1-A-2; DC2-E**
 - b. Staff encouraged the exploration of creating residential entries along Howe Street to provide additional light and enhancement of the residential character along this frontage. **PL3-A-3; PL3-B**
 - c. Staff would like to see additional information regarding the basement units. Please provide cross sections including the units, landscaping, and sidewalk.

- d. Clarify if a ramp is required/will be provided. If so incorporate this into the entry. **PL2-A**

3. Materials:

- a. Staff provided preliminary support for the indicated materials including wood, detailed/varied sizes/and ribbed use of panels to create a legible scale and text. **DC2-D; DC3-B; DC4-A**

4. Landscape:

- a. Staff supports the preliminary landscape design and use of topography/existing vegetation to inform the proposed design. **CS1-C; CS2-C; DC1-A-2; DC3-C-1**
- b. Provide further information related to the safety/security of the proposed Northeast amenity area including lighting design. **PL2-B; DC3-C-1; DC4-C; DC4-D**
- c. In the next submittal, please clarify what portion of the proposed front/entry amenity area is covered vs uncovered.

5. Trash/Service:

- a. In the next submittal, please clarify where and how trash pick-up will function with next submittal. **DC1-C-4**

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified by Staff 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-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-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

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-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

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.

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 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.

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.

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.

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.

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

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-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

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-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-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

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.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

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.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space 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.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

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-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-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.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DEVELOPMENT STANDARD DEPARTURES

Staff's recommendation on the requested departure(s) will be 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). Staff's final decisions will be determined with submittal of the Applicant's MUP application.

At the time of the Administrative Early Design Guidance the following departures were requested:

1. **Amenity Area (SMC 23.45.522):** The required amount of amenity area for rowhouse and townhouse developments and apartments in LR zones is equal to 25 percent of the lot

area. The 8,000 square foot lot would require 2,000 square feet of amenity area. The applicant proposes to provide 1,864 square feet of amenity area.

Staff indicated preliminary support for the departure request provided further development and design of the amenity area is successfully achieved. Staff has directed the applicant to further break down the entry, perhaps into multiple landings to create a scale more compatible with the residential character of Franklin Avenue, as well as, further activation of the entry area to compensate for the requested departure. **CS3-A; DC2-C; DC2-D; PL1-A; DC3-B**

2. **Rear Setback (SMC 23.45.518):** The Code requires 15 foot minimum rear setback for lots without an alley. The applicant proposes an average of 9'-3" and a minimum of 5'-5".

Staff indicated preliminary support for this departure granted the proposed design maintains the trees as indicated in the EDG packet. **CS1-C; DC3-C**

RECOMMENDATIONS

STAFF DIRECTION

At the conclusion of the Administrative EARLY DESIGN GUIDANCE meeting, Staff recommends moving forward to MUP application.