City of Seattle

Seattle Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN REVIEW

DESIGN GUIDANCE
STREAMLINED DESIGN REVIEW

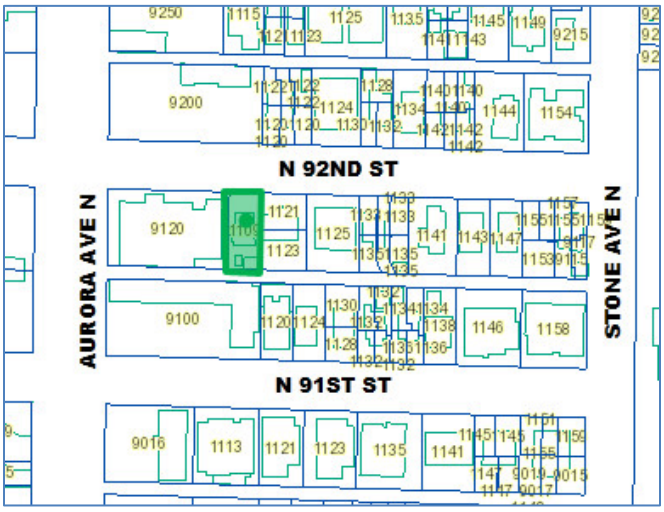
Project Number:	3023504
Address:	1109 North 92nd Street
Applicant:	Sarah Novion, Novion Group, Inc.
Date of Report:	Wednesday, July 20, 2016
DPD Staff Present:	Carly Guillory, Land Use Planner

SITE & VICINITY

Site Zone: Commercial One – 65-Foot Height Limit (C1-65)

Nearby Zones: (North) C1-65
(South) C1-65
(East) Lowrise 2 (LR2)
(West) C1-65

Lot Area: 3,760 square feet



Current Development:

The site currently contains one single-family structure with accessory garage.

Surrounding Development and Neighborhood Character:

The surround development and neighborhood character consists of a variety of uses and architectural styles. Adjacent the site to the north, west, and south are commercial uses including a two-story brick and metal building containing an insurance office and an auto body and glass shop. Abutting to the east is an existing four-story apartment building with a strong vertical language, punched windows, and pitched rooflines.

Access:

Pedestrian access to the site is proposed via N. 92nd St. and the alley at the rear of the site.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

Streamlined Design Review to allow one, six-story structure containing 12 small efficiency dwelling units and 11 apartment units (23 units total). No parking proposed. Existing structure to be removed.

PUBLIC COMMENT

The following public comment was received:

- Concerned the height of the proposal is not compatible with existing development in the neighborhood.
- Concerned about impacts to existing views.
- Recommended the proposal be three-stories tall, rather than six.
- Concerned about impacts to the availability of on-street parking.
- Noted that this structure will be the tallest in the neighborhood.
- Noted existing neighborhood security concerns.
- Supported the scope of the project including high density and no parking.

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. Public comment noted existing concerns about security in the neighborhood. Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights (PL2-B).
    b. The solid waste and recycle storage is located in the basement, with access along the east property line. This location for storage is supported (DC1-C).
    c. The southeast corner of the site is treated with hardscape at ground level, with the building cantilevering above. Describe the proposed use of this area. Plan the size, uses,

activities, and features of this open space to meet the needs of expected users, ensuring it has a purpose and function (DC3-B).

2. **Architectural Concept**.
    a. A rollup door is proposed on the street-facing façade. This door is shown as highly transparent with a pattern that mimics the fenestration pattern on the upper stories. Furthermore, the high level of transparency provides lines of sight and encourages natural surveillance, which addresses neighborhood concerns about safety. Maintain this expression and transparency on the street-facing façade (DC2-B).
    b. The primary entry faces the street and is encapsulated by a two-story projection. This detailing creates a clear and obvious shared entry. Maintain this architectural detail (PL3-A).
    c. The proposal is approximately 35-feet taller than the adjacent LR2 zoning to the east. The structure responds to this less intense zone transition with an attempt to break up the mass of the building through the use of a ground level setback, upper level setbacks, modulated facades, transition in materials, architectural columns, and balconies. A balcony is proposed at a height of approximately 40-feet, aligning with the height of the adjacent apartment building (CS2-D).
    d. The stair penthouse is proposed along the west elevation, which is supported; however, this penthouse contributes to the perceived height of the structure. Ensure the height of the stair penthouse is the minimum necessary as required by building code (DC2-A).
    e. The stair and elevator corridors are located at the center of the building. This use is reflected on the façade with the use of material changes and architectural projections. These features respond to the existing central courtyard of the building abutting to the east, which is supported; however, the angled projections add to the perceived bulk and scale. Explore removing the angled projects on the east façade to reduce perceived height, bulk, and scale (DC2-A).
    f. Modify the balconies on the east façade to better respond to the adjacent development and minimize disrupting the privacy and outdoor activities of the residents. While in some cases, the best approach to create a successful transition between zones is to lower the building height, this proposal responds by breaking up the mass of the building, providing architectural elements that match the scale of the adjacent apartment building, and step down the height of the structure from west to east. To better respond to the adjacent development's central courtyard, reduce the length of the balconies on the fourth floor on the east façade (CS2-D).

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-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-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

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.

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.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

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-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

DESIGN CONCEPT

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

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-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.

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-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.

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. **Setbacks (SMC 23.47A.014.B.3.):** The Code requires a 15-foot setback for portions of a structure above 13-feet in height to a maximum of 40-feet, and an additional setback for portions of a structure above 40-feet in height at a rate of two-feet for every 10-feet in height. The applicant

proposes a reduction of the 15-foot setback to 11 to 13-feet, and a reduction to the setback above 40-feet in height to from the required 15- to 19-feet to 13-feet.

DPD staff indicated support for the reduction in the required upper level setback if the balconies on the east façade are modified to better respond to the adjacent development and minimize disrupting the privacy and outdoor activities of the residents. While in some cases, the best approach to create a successful transition between zones is to lower the building height, this proposal responds by breaking up the mass of the building, providing architectural elements that match the scale of the adjacent apartment building, and step down the height of the structure from west to east. To better respond to the adjacent development's central courtyard, reduce the length of the balconies on the fourth floor on the east façade. (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.