City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN REVIEW

DESIGN GUIDANCE
STREAMLINED DESIGN REVIEW

Project Numbers:	3023686 and 3023687
Address:	3062 SW Avalon Way and 3070 SW Avalon Way
Applicant:	Greg Squires of Cone Architecture LLC
Date of Report:	Friday, July 15, 2016
SDCI Staff:	Magda Hogness

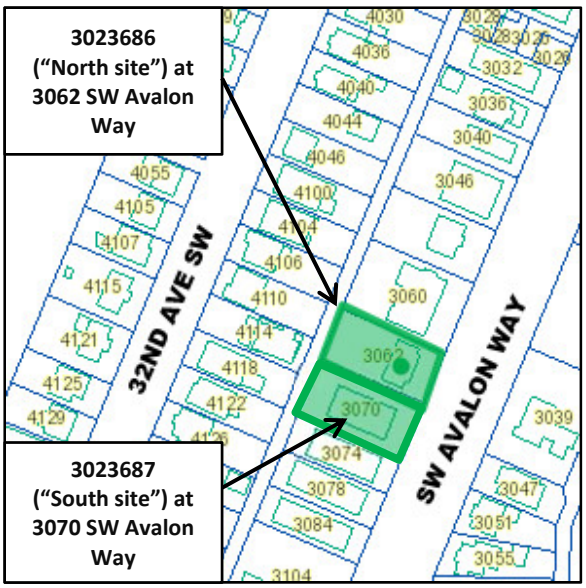
SITE & VICINITY

Site Zone: Midrise (MR)

Nearby Zones: (North) MR
(South) MR
(East) MR
(West) Single Family (SF 5000)

3023686 Lot Area: 7,198 sf

3023687 Lot Area: 7,198 sf



Current Development:
There is an existing single family structure on 3062 SW Avalon Way. On 3070 SW Avalon way there is a six unit apartment structure.

Surrounding Development and Neighborhood Character:
The project sites lie in the east part of the West Seattle Junction neighborhood. Prevailing attributes of the neighborhood include its slope, the views toward downtown, the street grid and functions as the center of a lively business district for West Seattle.

The city has designated SW Avalon Way as an arterial street. Recent and proposed development along SW Avalon Way includes sizeable, midrise multi-family structures. Directly across SW Avalon Way to the east, is a proposal for a six-story structure containing 71 residential units

under project number 3022717. Immediately to the north is a four-story apartment building. To the south is a two-story apartment building.

Adjacent to the west across the alley are single family structures as the zoning transitions to single family. Other than the multi-family structures along SW Avalon Way, single family houses, many known as bungalows and craftsman style houses, comprise the dominant character of the area.

SW Avalon Way is a moderately busy arterial street connecting the Junction to the West Seattle Bridge and includes a number of bus routes, as well as a bike lane that serves as a primary bicycle route to and from West Seattle. Recreational areas include pocket parks, the West Seattle Stadium and Camp Long.

Access:
Vehicular access for both sites is from the alley.

PROJECT DESCRIPTION

3023686 ("North site") at 3062 SW Avalon Way:
The proposal is for a 4-story, 9 unit townhouse structure. Parking for 7 vehicles to be provided. The existing structures are proposed to be demolished.

3023687 ("South site") at 3070 SW Avalon Way:
The proposal is for a 4-story, 9 unit townhouse structure. Parking for 7 vehicles to be provided. The existing structures are proposed to be demolished.

PUBLIC COMMENT
The following public comment was received:

- Would like to see more parking proposed.
- Concerned with the proposed retaining walls, the project walls off pedestrians from the building and there are no visual amenities for passersby; just concrete and wood walls with meager plantings.
- Concerned that the streamlined DR process almost completely excludes public voice in the development of the neighborhood.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and 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) **Massing:** Staff strongly supports the proposed massing, in particular the varied setbacks and roof forms which provide distinct volumes and break up the massing. Staff also agrees with the public comments regarding the importance of revising the scale of the retaining wall to provide better streetscape interaction.
    a. Staff recognizes that the site slopes approximately 24 feet from the southwest to the northeast corner and the structures are set 16' above the sidewalk. In order to provide a unified and elegant design that fits well on the site and within its surroundings, the massing should further transition and respond to the site topography. Minimize the scale of the 13' tall retaining wall by resolving the connection to grade. (CS1-C-2, CS2-B-2, CS2-I-I, PL1-A-2)
    b. Staff supports the structural simplicity of the shed roof forms, which follow the existing topography and visual separates the massing into distinct volumes. This roof form should be carried forward in the final design. (CS2-D-3, CS3-I-ii, DC2-A)

2) **Walkability, Wayfinding and Interaction:** Developing the transition from the street to the unit entries and site circulation is important to minimize the scale of the retaining wall and provide opportunities for interaction and improve wayfinding.
    a. For the street facing units, expand, lower and terrace the patio spaces to break up the significant scale of the retaining wall and encourage social interaction. While refining the design of the retaining wall, study the datum line of the horizontal change of materials to break up the perceived bulk of the retaining wall. (CS1-C-2, CS2-B-2, CS2-I-I, PL1-A-2, PL1-B-3, PL3-B-4)
    b. Staff strongly recommends large glazing for the ground level for the street facing units to strengthen the connection to the street. Expand the transparency at the ground floor. (CS2-B-2, PL3-B-4)
    c. All primary entries should be obvious, identifiable, and distinctive. For the entries of the open corridors, clearly identify the entry for each unit. (PL2-D-1, PL3-A-1)
    d. Thoughtfully design the alley parking paving area to avoid conflict with parked and moving vehicles, mindful of safety and security concerns. Extend the trash screening around to provide a visual buffer for the adjacent single family zone. Provide more information about bike racks and storage. Site furnishings for bicyclists should be located to maximize convenience, security, and safety. (PL4-B-2, DC1-C-3,)
    e. The proposed lighting provides a sense of security to walkways, parking areas, and entries without glaring lights and should be maintained. (PL2-B-2, DC4-C)

3) **Architectural Concept and Materials:** Staff supports the overall design concept, cladding strategy and façade detailing which adds interest to the façades.
    a. For the street facing units, it is not yet apparent how the upper façade fenestration proportions and cladding relate to the lower portion of the façade or the upper roof form. As a result, the street facing composition appears unresolved. Study and resolve the upper portions of the street facing facades. (DC2-B-1)

b. The window composition shown on the secondary projecting volumes has a strong presence and is an appropriate response to the character of the corridor. This fenestration pattern should be carried forward in the final design. (DC2-B-1, DC2-D-2)
c. Related to these volumes, the open cable railing at the corners strengthen the overall composition and should be maintained. (DC2-B-1, DC2-C-2, DC2-D)
d. The cedar slat wall and board and batten texture provides scale to the facades and should be carried forward in the final design. Consider the use of other high-quality and durable materials. (DC2-B-1, DC2-D-2, DC4-A-1)
e. Material transition and joints relate to fenestration patterns and should be maintained. (DC2-B-1, DC2-D-2, DC4-A-1)
f. A limited amount of windows are proposed along the north, south, and west facades to minimize privacy impacts on adjacent site. The fenestration pattern should be carried forward in the final design. (CS2-D-5)

4) **Landscape and Open Space Concept:** Staff strongly supports the central courtyard as it appears thoughtfully considered to meet the needs of the resident and recommends to also create a strong layered landscape along the retaining wall to improve the pedestrian experience.
   a. The differenced hardscape, site furniture and small sculptural trees frame and distinguish the courtyard space. These place making strategies help define the space and should be maintained. (DC3-A-1, DC3-B-4, DC4-D-4)
   b. Add layered and lush planting, including small sculptural trees along the retaining wall to improve the pedestrian experience and soften the pedestrian walkway area. (DC2-II-I, DC3-A-1, DC4-D)

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-C Topography

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-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-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.

West Seattle Supplemental Guidance:

CS2-I Streetscape Compatibility

CS2-I-i. Street Wall Scale: Reduce the scale of the street wall with well-organized commercial and residential bays and entries, and reinforce this with placement of street trees, drop lighting on buildings, benches and planters.

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

West Seattle Supplemental Guidance:

CS3-I Architectural Context

CS3-I-ii. Architectural Cues: New mixed-use development should respond to several architectural features common in the Junction's best storefront buildings to preserve and enhance pedestrian orientation and maintain an acceptable level of consistency with the existing architecture. To create cohesiveness in the Junction, identifiable and exemplary architectural patterns should be reinforced. New elements can be introduced - provided they are accompanied by strong design linkages. Preferred elements can be found in the examples of commercial and mixed-use buildings in the Junction included on this page.

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

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

PL4-B Planning Ahead for Bicyclists

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

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-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-D Scale and Texture

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.

West Seattle Supplemental Guidance:

DC2-II Human Scale

DC2-II-i. Pedestrian-Oriented Facades: Facades should contain elements that enhance pedestrian comfort and orientation while presenting features with visual interest that invite activity.

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-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.

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

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, no adjustments were requested.

STAFF DIRECTION

At the conclusion of the Design Guidance, the SDCI 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.