



City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN
REVIEW

DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

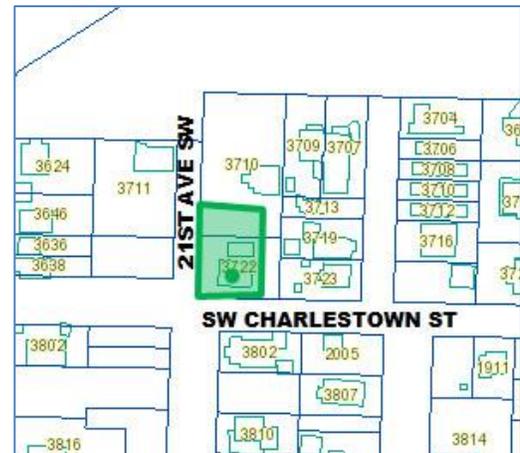
Project Number: 3023805
Address: 3722 21st Avenue SW
Applicant: Bradley Khouri, B9 Architects
Date of Report: Thursday, August 25, 2016
DPD Staff Present: Lindsay King

SITE & VICINITY

Site Zone: LR1

Nearby Zones: (North) LR1
(South) LR1
(East) SF5000
(West) LR1

Lot Area: 9,406 sq. ft. as proposed per Lot Boundary Adjustment #3023767



Current Development:

The proposed development is one of a two parcel development located at the northeast corner of 21st Avenue SW and SW Charlestown Street on Pigeon Point in West Seattle. The site is being developed in conjunction with an abutting lot to the north. A lot boundary adjustment is currently under review, SDCI #3023767, which will alter the line location between the two parcels. The adjacent lot to the north is currently completing Streamlined Design Review (SDR) under DPD project 3023805. Separate SDR Guidance will be provided for that project. The majority of the supplied guidance pertains to both projects as the two projects have been reviewed holistically for compliance with Seattle Design Review Guidelines. Many areas of guidance will pertain to both lots while other guidance is specific to the condition present on the subject lot.

The subject lot slopes down from SW Charlestown Street to the north property line. The lot also slopes down to the adjacent unimproved right-of-way, 21st Avenue SW, abutting the west property line. The lot does not contain a significant grade change but the grade drops significantly in the unimproved right-of-way.

The site and adjacent land contains mature trees.

SW Charlestown Street right-of-way does not currently contain a planting strip and appears to provide insufficient width to accommodate street trees.

Surrounding Development and Neighborhood Character:

To the east across the unimproved 21st Avenue SW right-of-way, is a single family home located nearly 15 feet below the subject lot. The property to the north is being developed in conjunction with the subject lot. Lots to the east are zoned SF5000 and contain existing single family residences. Lots to the south are developed with single family homes.

Views of Seattle and Puget Sound exist to the north.

The neighborhood consists of multifamily development and single family structures. A variety of architectural styles exist in the immediate vicinity.

Access:

Access is proposed from SW Charlestown Street. A street improvement exception request was approved for 21st Avenue SW.

Environmentally Critical Areas:

No ECAs have been identified on site.

PROJECT DESCRIPTION

Streamlined Design Review proposing one, 3-story three unit townhouse, one 3-story two unit townhouse and one single-family residence (total of 6 units). Surface parking to be provided for five vehicles. Existing structure to be demolished.

PUBLIC COMMENT

The following public comments were received:

- Would like additional parking provided.
- Expressed concerns regarding traffic, congestion and pedestrian safety at the corner of 20th Avenue SW and SW Charlestown Street.
- Felt that multifamily housing is inappropriate for this area. Would like to see single family homes developed on the site.
- Expressed concern regarding the slope stability within the 21st Avenue SW right-of-way.
- Would like to see areas of park land restored.

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 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.** Pedestrian access should be developed to provide a gracious entry for residents and visitors to the site.
 - a. Maintain existing trees within the site plan along shared walkways where possible. The tree on the southwest corner of the lot is particularly important for the visual terminus of 20th Avenue SW (CS1).
 - b. Provide space for street trees within the front setback (CS1).
 - c. Continue use of multiple paver style and colors and grasscrete to identify pedestrian walkways, parking areas, private spaces and shared spaces while adding visual interest to the large expanse of paving (DC1-C2, DC2-D1, DC4-D2).
 - d. Provide more detail on the elevation changes across the site. Provide spot elevations within each setback, at the residential entries and in the amenity spaces. Where possible minimizes the use of walls and steps to transition grade.
2. **Massing Compatibility.** Proposal locates six residential units within three separate structures.

- a. The project is located at the edge of a single family zone and will be very visible above the adjacent single family home to the east. Provide an appropriate transition or complement to this lower scaled, adjacent zone. The 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-D3).
 - b. Maintain three structures, separated by shared walkways bordered with substantial landscape buffers, and amenity spaces, to reduce the overall massing of the six unit development (DC2-A2, CS2-D).
3. **Further Treatment of Setbacks.** Setbacks provided at the perimeter of the site should provide usable outdoor rooms for residents while also acting as a transition area to adjacent uses.
 - a. Utilize multilayered native landscaping to provide a buffer between the proposed development and the adjacent property lines and support the natural landscapes along the north and west property line (DC4-D).
 - b. Utilize window location, cut-off lighting and low-level buffer landscaping within each setback to create private, defensible, safe pedestrian spaces. Focused attention should be provided on the entries, common pedestrian pathways and in the rear amenity space (DC4-C).
 - c. Provide sufficient width along the east property line adjacent to the parking court to incorporate vertical landscaping elements and solid fencing. Vertical screening should be designed to help mitigate privacy impacts at ground level along the pedestrian pathways and buffer adjacent residential uses from the parking court (DC1-C2).
4. **Develop Amenity Space.** The development provides common and private ground level amenity in the courtyard and common pedestrian pathway.
 - a. Design the common and private amenity space for intended users. If amenity space is to be used by all tenants, consider providing gracious wide spaces at the primary walkway, seating areas and focal landscaping. For the private amenity area, utilize landscaping to achieve a semi-private buffer between the common amenity and private amenity. The spaces should flow naturally and provide visual cues on whether the space is common or private (DC2-D, DC3).
 - b. Supply additional detail on the intended programming of each amenity space. Document the materials, amenities, landscaping, and lighting used to meet the needs of each program (DC3).
 - c. Supply more information showing materials used for paving, landscaping, lighting and fencing within the building permit package (DC3, DC4-D).
5. **Maximize Privacy.** Development must provide privacy for the adjacent structures.

- a. Locate window along the east property line to maximize privacy to the adjacent single family homes (CS2-D).
 - b. Treat walls facing residential units to maximize privacy while avoiding large blank, untreated walls (DC2-B2).
 - c. Setback the usable deck area for home 5 from the east wall line to prevent line of site to the single family years next door (CS2-D).
6. **Identifiable Residential Entries.** Residential entries are an introduction to the site for residents and visitors.
- a. Consider use of residential entry canopy, lighting and signage as a point of continuity in the overall development (PL3-A).
 - b. Provide more detail on use of lighting, signage, pavers and landscaping to frame and guide residents and visitors from the street to individual units (PL2, PL3-A).
 - c. Provide residential signage along SW Charlestown Street to identify the appropriate points of access for each unit (PL2, PL3-A).
7. **Develop Massing, Architectural Concept and Material Palette to Relate to the Existing Context.** Choose durable materials to enhance the structure, add variety to the architectural form and knit buildings into the neighborhood context.
- a. Consider a more restrained and simplified material palette facing SW Charlestown Street consistent with the existing architectural character of the street. The existing homes are stately, with a uniform material application, strong horizontal detailing and simplified straight roof form facing the street. Consider ways the architectural concept can relate to the existing context (CS2-A2).
 - b. Utilize durable, neutral material colors facing the street and the single family zone (DC4-A).
 - c. Consider an architectural concept that treats the two street facing townhouse units as a single family home. The building would have a similar proportion to the other single family homes on the street (CS2-A2).
8. **Develop the Parking Area and Placement and Screening of Solid Waste and Recycling.**
- a. Further develop the concept of the woonerf, shared vehicular and pedestrian spaces. Consider ways that the parking area could also be used as an amenity space. Provide additional details for the programming of the space, paving, lighting and landscaping. The space must be designed to function for all users. (PL2-B, DC1-B, DC1-C, DC3-B, DC3-C, DC3-D).
 - b. Locate solid waste and recycling space to minimize visual impacts to existing and proposed residential units (DC1-C4).
 - c. Provide more detail on proposed screening for storage space (DC1-C4).

9. **Restoration on the West and North Property Lines.** The site is located adjacent to the City of Seattle Duwamish Greenbelt to the north and the unimproved 21st Avenue SW to the west.
 - a. Work with SDOT to revegetate 21st Avenue SW and install ADA ramps per the approved street improvement exception request (CS1-D).
 - b. Locate residential living space windows fronting the 21st Avenue SW right-of-way to embrace the natural setting within the dense urban environment (CS1-D).
 - c. Position buildings to maintain tree protection area for the mature trees in the adjacent right-of-way (CS1-D).

PRIORITY DESIGN GUIDELINES

The Neighborhood specific guidelines are summarized below. 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-D Plants and Habitat

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

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-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-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

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

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-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-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.

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-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

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-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

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-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-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-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-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-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-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-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

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-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

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. Landscaping in Amenity Space (SMC 23.522 D5b1):** The Code requires that the 50% of the total amenity area be landscaped with grass, ground cover, bushes or trees. The applicant proposes 25% of the area be landscaped.

DPD staff indicated a favorable response towards the requested adjustment provided that the amenity space is developed to be usable by residents including a specific program, amenity features such as table/chairs, paving, and texture to support active use of the space. With incorporation of this provided guidance the proposed building will better meet the intent of Design Guideline DC3 Open Space Concept.

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.