



City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN
REVIEW

DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3023849

Address: 8353 18th Ave NW

Applicant: Greg Squires, Cone Architecture, LLC on behalf of Shorewood Homes, Inc.

Date of Report: Wednesday, July 06, 2016

SDCI Staff: BreAnne McConkie, Land Use Planner

SITE & VICINITY

Site Zone: Lowrise 2 (LR2)

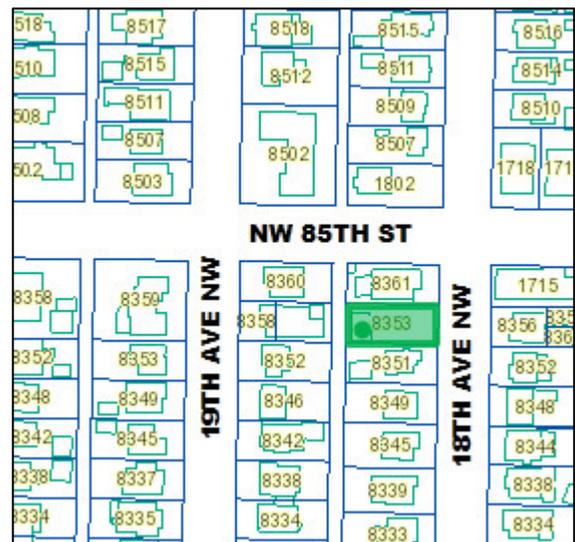
Nearby Zones: (North) LR2
 (South) Single Family 5000 (SF 5000)
 (East) LR2
 (West) LR1

Lot Area: 4,010 sq. ft.

Site Characteristics and Current Development:

The project site is located on 18th Ave NW between NW 85th St to the north and NW 83rd St to the south. The subject parcel is 4,010 SF and measures roughly 41'-6" wide by 96'-8' deep.

Immediately to the north and south of the project are single-family residences. The site slopes from the east to the west, with an overall grade change in this direction of approximately 6 feet. Currently there is one single-family dwelling on the site; a single-family residence of approximately 1,440 SF that is located near the rear of the site.



Surrounding Development and Neighborhood Character:

Development within the immediate vicinity is primarily comprised of single family structures with some multifamily and commercial located along NW 85th St.

Access: Current and proposed pedestrian access to the site is from 18th Ave NW. Vehicular access is proposed from the adjacent alley to the west.

Environmentally Critical Areas (ECAs): There are no mapped ECAs located on site.

PROJECT DESCRIPTION

Streamlined Design Review to allow two, 3-story two unit townhouse structures. Surface parking for 4 vehicles to be provided. Existing structures to be demolished.

PUBLIC COMMENT

The public comment period ended on June 8, 2016. Several comments were received and included the following issues:

- Impacts on neighborhood character and incompatibility with the existing Single Family streetscape.
- Need for additional trees and vegetation.
- Runoff and water conservation.
- Concerned with the loss of single family homes and affordability.
- Would like to see greater setbacks.
- Concerned with parking and traffic.
- Concerned with density.
- Concerned with impacts on the alley.
- Concerned with safety.
- Desire for enclosed or underground parking.
- Concerned about height, bulk, and scale impacts.

PRIORITIES & RECOMMENDATIONS

After 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 of highest priority for this project.

1. Streetscape & Entries

- a. In general, Staff has a strong preference for the primary entries of units 1A and 2A to be located on the street facing façade to create a more direct relationship to the street. Staff would support the entry design as shown provided that the street-facing secondary entries remain. (PL3-A-1)

- b. The first level recess at the entries and the northeast and southeast portions adjacent to the pedestrian walkways help to emphasize the side entry locations. These recesses, along with the level of detailing, use of a bold color, high quality materials at the first floor, and built in benches should remain. (PL3-A, DC2-C-2, DC2-D)
- c. A strong connection to 18th Ave NW, including street-facing secondary entries, high levels of transparency, and transitional spaces, should be maintained. (PL2-B-3, CS2-B-2, PL3-A)
- d. Look at historic patterns along the block to inform the “front porch/yard” transitional space between public and private realms. The taller fence proposed adjacent to the front patio should be lowered to provide a stronger connection to the street and the slat spacing should be increased to create a more porosity. Additionally, consider using landscaping in place of a fence at this location to create a softer buffer while maintaining some visual connectivity to the street. (DC3-A,B,&C, CS2-A-1, CS2-B-2, DC4-D)

2. Massing & Materials

- a. Staff strongly supports the omission of rooftop stair penthouses to minimize the overall height and bulk of the buildings. (CS2-D, DC2-A)
- b. The front façade reads as relatively flat, increasing the perceived height and overall mass from the street. Explore ways to further break down this facade such as recessing the lower level and continuing the soffit around to front. (DC2-A, DC2-B, DC2-C, DC2-D)
- c. Staff supports the inclusion of high quality materials including the cedar rain screen at grade and as an accent and glass (frosted) street facing doors. Explore ways to incorporate additional quality materials and detailing such as color integrated fiber cement panels and/or higher quality, durable materials for the soffit and near the entries. (DC2-D, DC4-A)

3. Solid Waste Storage

- a. For the building permit, identify where solid waste storage will be located. It should be designed to minimize negative impacts to the maximum extent feasible. (DC1-C-4)

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

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

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood 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-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-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.

DESIGN CONCEPT

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-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

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-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-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-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.

DEVELOPMENT STANDARD ADJUSTMENTS

At the time of Design Guidance, the 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.