



DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3023981

Address: 9221 Ashworth Avenue N

Applicant: Steve Bull, Workshop AD

Date of Report: Friday, July 22, 2016

DPD Staff Present: Carly Guillory, Land Use Planner

SITE & VICINITY

Site Zone: Lowrise Three (LR3)

Nearby Zones: (North) LR3
(South) LR3
(East) LR2
(West) LR3

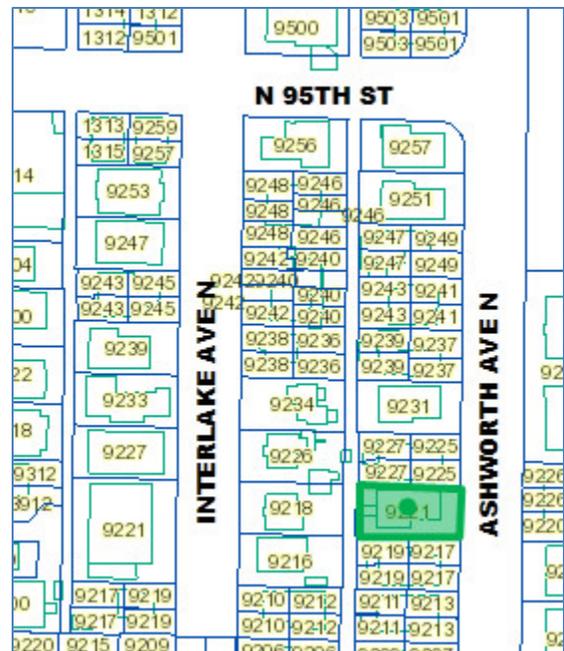
Lot Area: 5,000 square feet

Current Development:

The site is currently developed with one duplex residential structure with on-site parking accessed from Ashworth Ave N.

Surrounding Development and Neighborhood Character:

The surrounding development and neighborhood character consists largely of three-story townhouse structures and two-story multiple-family structures. The topography of the south end of the block is such that a majority of the structures are above the street with retaining walls and fences concealing private yards. Licton Springs Park is approximately 200-feet north of the site, and Seattle School District property 200-feet south of the site contains Wilson Pacific Elementary School and Wilson Middle School (scheduled to open in 2017).



Access:

Pedestrian access to the site is proposed via Ashworth Ave N.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

Streamlined Design Review proposal to allow a 4-story, apartment building containing 24 Small Efficiency Dwelling Units. Existing structure to be demolished.

PUBLIC COMMENT

The following public comments were received:

- Noted the construction of a new elementary and middle school near the site.
- Expressed concern regarding impacts to the availability of on-street parking.
- Noted that pedestrian safety should be a priority consideration.
- Concerned about the increase in density.
- Described the neighborhood as a quiet community of young families in mostly townhouses and single-family structures.
- Described Ashworth Ave N as a narrow street with parking on one side.
- Concerned about noise impacts.
- Recommended the project be designed to accommodate families.
- Recommended the project propose townhouses instead.
- Concerned about lack of maintenance of landscaping.
- Concerned the proposal is out of scale with existing nearby development.
- Noted that N. 95th St is unpaved, and provides pedestrian access from Ashworth Ave N to Interlake Ave N.
- Concerned the proposal is not compatible with the neighborhood, and is better suited on a commercial corridor such as Aurora Ave N or Greenwood Ave N.
- Noted that public transit in the area is poor.
- Supported the proposal, noting the additional units will help alleviate the housing shortage.
- Noted a proposal to remove parking on N. 90th St from Stone Way N to Aurora Ave N.
- Noted the addition of bike lanes on N. 92nd St. east of Wallingford Ave N.
- Recommend parking be provided on-site.

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 and Public Realm:

- a. The subject site is within walking distance of a number of public parks and open spaces, including Licton Springs Park, Wilson-Pacific Baseball Field, and the future Wilson-Pacific Elementary School and Wilson Middle School. Design the building and open spaces to positively contribute to the broader network of open spaces in the neighborhood. (PL1-A)
- b. As noted in public comment, pedestrian safety should be of utmost importance. Connect on-site walkways with existing public infrastructure, thereby supporting pedestrian connections within and outside the project. Use a variety of hardscape materials to signify the various spaces (public, semi-public, private) on site (PL1-B).
- c. A plaza is proposed at the primary entry, flanked by raised landscape planters. These planters respond to the abutting context of retaining walls with raised yards screened by fences. The recessed entry allows for security and privacy by providing a semi-private space between the development and the street. To increase the useable space to foster human interaction, explore increasing the size of the plaza and decreasing the size of the raised planters. Develop an open space concept fosters human interaction and provides ample space for pedestrian with amenities such as seating or other street furniture. (PL1-A, PL1-B, PL3-B)
- d. The plaza and entry sequence is designed with an ensemble of elements, including seat walls, lighting, paving and landscaping. Maintain this ensemble of elements to ensure the primary entry is obvious, identifiable, and distinctive with clear lines of sight to the street (PL3-A).
- e. The trash storage area is located within the building, which is supported. (DC1-C)
- f. As noted in public comment, safety is a concern in this neighborhood. The conceptual lighting plan proposes a variety of lighting types for safety at the entry and along the shared walkway, which is supported. Include a lighting plan in the plan set (PL2-B).

2. Architectural Concept.

- a. The use of design elements to achieve a successful fit between the proposal and its neighbors is important. The proposal responds to the datum lines of abutting townhouse units through an application of materials that results in a horizontal band expression. This expression helps reduce perceived height, bulk, and scale, a concern voiced by public comment. Maintain the horizontal band expression (DC2-C).
- b. The façade is articulated by inflecting the windows at depths between 12- and 30-inches. This articulation and the varied window pattern successfully adds depth to the facades. Maintain this design concept (DC2-B, DC2-C).
- c. The entry into the trash storage area should be designed so as not to dominate the pedestrian entrance located at the center of the facade. Include in the plan set details describing the door selection for this storage area (DC1-C).
- d. The penthouses are designed to be the minimum necessary for over-run clearance, which is supported. Reduced penthouse height reduces perceived height, bulk, and scale (CS2-D).

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-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-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

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-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

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.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

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

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.

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-C Weather Protection

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

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

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-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.

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-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-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

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.