



# City of Seattle

Department of Construction and Inspections  
Nathan Torgelson, Director

DESIGN  
REVIEW

## DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3024015

Address: 5224 Fauntleroy Way SW

Applicant: Julian Weber, JWA Architects

Date of Report: Wednesday, September 07, 2016

SDCI Staff: BreAnne McConkie

### SITE & VICINITY

Site Zone: Lowrise 2 (LR2)

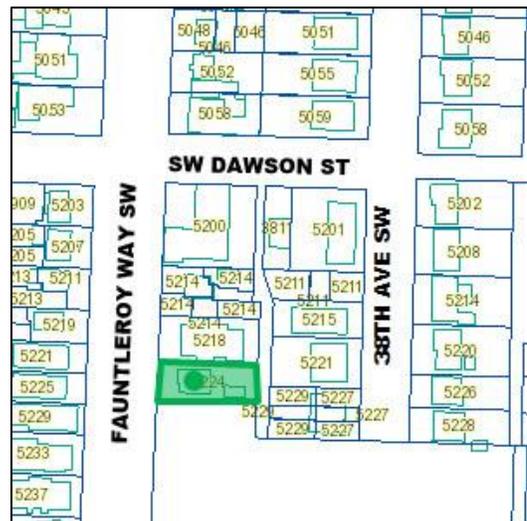
Nearby Zones: (North) LR2  
(South) LR2  
(East) LR2  
(West) LR1

Lot Area: 5,279 SF

**Current Development:** The site contains a single family structure with a detached carport.

### Surrounding Development and Neighborhood Character:

The site, located in the lower central area of West Seattle, is bound by Fauntleroy Way SW to the west, Fairmount Park to the south, and an alley to the east. Development in the immediate vicinity is comprised primarily of a mix of lowrise, multifamily structures built in the mid- to late-20<sup>th</sup> century and early 2000<sup>'s</sup> with some single family structures along Fauntleroy way still remaining.



Fairmount Park is directly south of the site and contains several large, mature trees along the park's northern edge abutting the project site.

**Access:** Existing and proposed vehicular access to the site is from the adjacent alley to the east. Primary pedestrian access is from Fauntleroy Way SW to the west.

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

## **PROJECT DESCRIPTION**

Streamlined Design Review to allow a 5-unit townhouse structure with surface parking for five vehicles. Existing structures to be demolished.

## **PUBLIC COMMENT**

The following public comments were received:

- Questions regarding soil stability and construction, solid waste storage, and impacts of landscaping on adjacent property.
- Desire for solid waste to be fully enclosed and located at the alley.
- Noted the project is adjacent to Fairmont Playground/Park.
- Concerns related to demolition and construction impacts on alley condition. Desire for alley to be improved.
- Alley safety concerns, noting that the alley is frequently used by children.

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 of highest priority for this project.

### **1. Amenity Spaces & Indoor/Outdoor Relationship:**

- a. Staff strongly supports the indoor/outdoor relationship concept presented (as shown in the precedent images on pg. 8 of the SDR booklet). Specifically, the sets of tall, transparent double doors opening onto the adjacent private amenity spaces, location of the living room and kitchen adjacent to these spaces, and the mix of hardscape pavers, landscaping, planters and building in benches in the amenity spaces are supported and should be carried through to the final design. (DC1-A, DC3-A, DC3-B, DC3-C, PL1-C)

## **2. Massing, Siting, & Materials**

- a. Staff supports the north/south staggering of the massing because it helps to delineate the individual units, creates visual interest, and reduces the perceived bulk and scale. (DC2-A, PL3-A, CS2-B)
- b. Staff supports the stepped massing above the street-facing entry to help reduce the visual mass from the street while denoting the entry. (CS2-D, PL3-A, DC2-A)
- c. The size and color of the black vinyl windows creates a high-quality appearance and works well with the color and material pallet. These should remain as shown in the renderings (SDR booklet pg. 21-23). (DC2-B, DC2-C, DC4-A)
- d. The reduced penthouses for the rear units and omission of penthouse from the front unit helps to minimize height and bulk of the structure and should remain as shown. (DC2-A, DC2-B, DC2-C, DC4-A)
- e. A continuation of the cornice, coping, or other horizontal break between the material change of the penthouse and west facing wall of the unit second from the street should be included. (DC2-A, DC2-B, DC2-C, DC4-A)
- f. In general, staff was supportive of the color pallet but felt that a further simplified color composition may be more successful. Specifically, the color composition of the southern façade worked well because it appeared intentional with color changes occurring at plane shifts and to group fenestration. The color composition of the north and east facades was less successful. Consider omitting the change in color of the base and using color changes only at plane changes or to group fenestration. (DC4-A, DC2-B, DC2-C)
- g. Consider reducing the parapet height and including an open railing along the southern façade to reduce height and bulk of the massing while maximizing light and views for the rooftop amenity spaces. (DC2-A, CS1-B, CS2-B)

## **3. Streetscape Relationship, Entry Sequence, & Solid Waste Storage**

- a. The terraced entry sequence along the north with more generous open space is successful at announcing the pedestrian entry to the rear units and should remain. Consider locating a specimen tree near the west facing, blank façade of the second unit from the street to create a visual terminus for pedestrians and minimize the scale of the mostly blank façade. (CS1-C, CS2-B, PL1-B, PL2-D, DC3-B, DC4-D)
- b. Staff supports the street-facing entry orientation and raised front porch because it creates a strong connection to the street and is a successful response to the topography of the site. (PL3-A, CS2-B)
- c. Consider relocating the solid waste storage areas to the alley, away from the shared pedestrian path. Solid waste storage areas should be fully enclosed using high quality materials. (DC1-C, DC3-C)

## **DESIGN REVIEW GUIDELINES**

The priority Citywide and Neighborhood 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-B Sunlight and Natural Ventilation**

**CS1-B-1. Sun and Wind:** Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

**CS1-B-2. Daylight and Shading:** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

### **CS1-C Topography**

**CS1-C-1. Land Form:** Use natural topography and desirable landforms to inform project design.

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

### **CS2-D Height, Bulk, and Scale**

**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-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-C Outdoor Uses and Activities**

**PL1-C-1. Selecting Activity Areas:** Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

**PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.**

**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.

**DESIGN CONCEPT**

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

**DC1-A Arrangement of Interior Uses**

**DC1-A-1. Visibility:** Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

**DC1-A-2. Gathering Places:** Maximize the use of any interior or exterior gathering spaces.

**DC1-A-4. Views and Connections:** Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

**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-1. Site Characteristics and Uses:** Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

**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 façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades are attractive and well-proportioned.

**DC2-B-2. Blank Walls:** Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage façades 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).

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

## DEVELOPMENT STANDARD ADJUSTMENTS

At the time of Design Guidance, the no adjustments were requested.

## 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.