



**DESIGN GUIDANCE
 STREAMLINED DESIGN REVIEW**

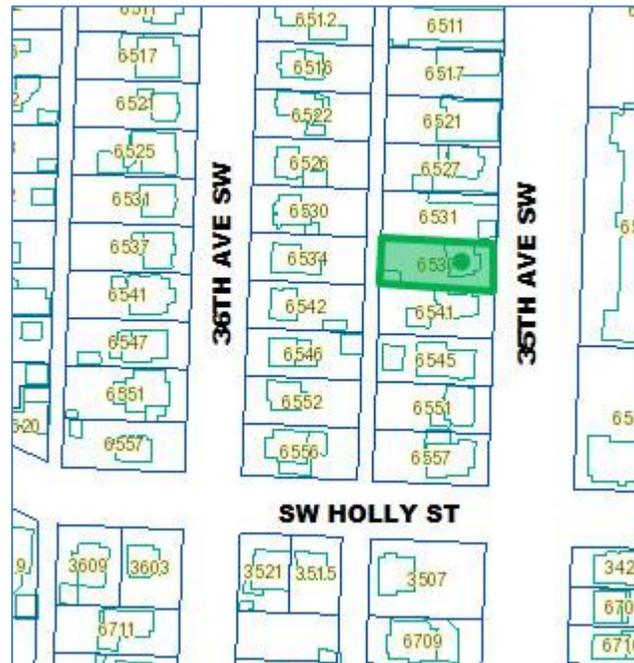
Project Number: 3024388
 Address: 6537 35th Avenue Southwest
 Applicant: Samuel Parish, David Vandervort Architects
 Date of Report: Friday, September 02, 2016
 DPD Staff Present: Carly Guillory, Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 2 – 40-Foot Height Limit (NC2-40)
 Nearby Zones: (North) NC2-40
 (South) NC2-40
 (East) NC2-40
 (West) Single Family 5000 Minimum Lot Size (SF 5000)
 Lot Area: 6,480 square feet

Current Development:

The site contains an existing single-family structure and detached garage at the alley. The site contains two holly and two Birch trees, all below the threshold to be considered an Exceptional tree (SMC 25.11).



Surrounding Development and Neighborhood Character:

The site is located on 35th Ave SW, a principal arterial street and SEPA scenic route. The arterial contains a variety of uses and architectural styles including a community resource center, medical offices, restaurants, and multiple-family structures. Common materials include brick, masonry, wood, and metal. Immediately abutting the site to the west, across the alley is a single-family residential neighborhood with a predominance of single-story wood frame homes. Other notable uses nearby include West Seattle Elementary School, the West Seattle Community Resource Center Food Bank, Southwest Myrtle Street Reservoir, and High Point Community Center.

Access:

Vehicular access to the site is proposed via the alley abutting to the west.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

Streamlined Design Review proposing one 4-story structure containing 4 townhouses and 2 live-work units. Surface parking for five vehicles to be provided. Existing structures to be demolished.

PUBLIC COMMENT

The public comment period ended August 17, 2016. The following comments were received:

- Concerned about improvement to the existing alley abutting the site to the west.
- Concerned about construction impacts.
- Concerned about removal of the existing trees in the alley right-of-way.
- Recommended greater setbacks.
- Concerned project is not compatible with the character of the neighborhood.
- Concerned about structure height.
- Concerned about impacts to parking.
- Concerned about impacts to affordable housing.
- Recommended a “less box-like” architectural concept.
- Recommended no roof decks to mitigate noise impacts.
- Concerned about impacts to privacy, particularly from the roof decks and windows on the west facade.
- Recommended a reduction in the proposed density.

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.

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines are summarized below. For the full text please visit the [Design Review website](#).

1. Context and Site Planning.

- a. Pedestrian access to the rear residential units is provided via a shared walkway along the south property line. Create a safe and comfortable walking environment within the project that is easy to navigate and is well-connected to the existing sidewalk. Further develop this area to create an identifiable and a cohesive sense of passageway and shared space using a variety of hardscape materials to create a transition from semi-public to private space (PL1-B, PL2-B, DC3-B, DC4-D).
- b. The adjacent project to the south (3024390) proposes a similar site plan concept with primary residential entries facing north. Create an attractive central courtyard that is well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape this space (DC3-C)
- c. Maintain clear signage along the street for residential units without street frontage (PL3-A).
- d. Privacy was identified in public comment as a concern. Clarify the size, location, and type of windows shown. Obscuring glazing, landscaping, and fencing may be used to mitigate adverse privacy impacts to neighbors (CS2-C, CS3-A, DC2-D).
- e. Ensure the solid waste and recycle storage areas are adequately screened and incorporated into the architectural concept. (DC1-C)
- f. Two Holly and two Birch trees exist near the north and west property lines. These trees do not meet the criteria for designation as an Exceptional trees per Director's Rule 16-2008.

2. Architectural Concept.

- a. The north and south elevations express the live-work units with two concepts or treatments: the first is a commercial character with barnwood siding and metal siding; the second a blank wall treated with fiber cement panel. Simplify this expression by extending the wood and metal material the length of the live-work units.
- b. The base of the live-work units is treated with brick veneer, providing texture and pattern. Extend this treatment to the third and fourth floors of the live-work units to complete the architectural expression of the live-work units. (DC2-B)
- c. The street-facing façade is composed of a taller first story in response to the existing context of the block. The wall contains storefront glazing with transom windows flush with the façade to express a commercial character. Maintain this glazing on the street-facing façade (DC2-D).
- d. The roof decks on the townhouse units are located along the north edge of the structure, allowing for a lower parapet along the along the south side to keep the scale of the linear courtyard appropriate, which is supported. (CS1-B, DC2-B, DC3-A)

- e. Concerns about height and scale were expressed by public comment. Ensure the stair penthouses are the smallest allowable by code to reduce perceived height and bulk and reduce impacts to sunlight availability (CS1-B, DC2-B, DC3-A).
- f. Townhouse entry doors face a shared linear courtyard, and are differentiated with metal siding. Maintain this metal siding at the townhouse unit entries to ensure entries are obvious and identifiable. Ensure doors are of quality material (PL3-A, PL4-A, DC2-C, DC2-D).
- g. Locate windows with high use living spaces in areas that obscure direct line of site into adjacent structure windows, private yards, and along common pathways within the site (CS2-D).
- h. Show how the design of the west facade will minimize views into adjacent residential uses across the alley (CS2-D).
- i. Use techniques such as setting back the roof deck or using landscape planters along the west façade to maintain privacy for adjacent residents (CS2, DC4-D).

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-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.

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-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-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-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.

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-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.

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-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

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

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-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.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

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.

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-B Signage

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

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

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 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.