



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3005448
Applicant Name: David Peterson, NK Architects for A2FT Fauntleroy, LLC
Address of Proposal: 4848 Fauntleroy Way SW

SUMMARY OF PROPOSED ACTIONS

Land Use Application to allow two, 3-story, four unit townhouse structures above a below-grade garage with parking for 14 vehicles. Existing residential structures to be demolished.

Administrative Design Review – Chapter 25.41. Seattle Municipal Code

SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

BACKGROUND DATA

Site and Vicinity

The site is in a Lowrise 3 (L3) zone on Fauntleroy Way SW between SW Hudson Street and SW Edmunds Street. There is an alley in this block. The site slopes up to the alley and across the alley is a very steep slope to the single family zone. The vicinity is quickly being built up to the L3 density with various new developments.

Proposal

Pedestrian access will be from the street and alley.

Public Comment

One comment letter was received during the official public comment period which ended April 25, 2007. The commenter mentioned that the density was increasing and the number of cars parked on the street was increasing as the L3 zone is built to zoned density.

EARLY DESIGN GUIDANCE - September 26, 2006

PRIORITIES:

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the DPD planner provides the siting and design guidance described below and identifies by letter and number those siting and design guidelines found in the City of Seattle's "Design Review: Guidelines for Multifamily and Commercial Buildings" of highest priority to this project. The corresponding West Seattle Junction Urban Village (WSJUV) design guidelines have been consulted for additional guidance. All city-wide guidelines apply, the following are of the highest priority.

A Site Planning

A-4 Human Activity)

New development should be sited and designed to encourage human activity along the street.

In this residential development human activity should be in the form of visible neighborhood street-side space for residents to enter and exit the development, kids feeling safe at the sidewalk edge, bicycle access at the sidewalk, mailboxes, newspaper drop off, delivery area, gathering space for a ride or to gather before setting out on foot.

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

Useable, attractive and active open space should be a priority for residents of this neighborhood and development.

C Architectural Elements and Materials

C-2 Architectural Concept and Consistency (city-wide and WSJUV)

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.

Buildings should exhibit form and features identifying the functions within the building.

In general, the roofline or top of the structure should be clearly distinguished from its façade walls.

A variety of residential forms should be explored. The development should be unified as it is viewed from Fauntleroy Way SW. The concept should be carried out from building form to small details, trim, roof treatment, fenestration etc. Color and modulation should be used to help define the units. Lighting and landscaping should be designed to enhance the overall concept.

D Pedestrian Environment

D-7 Personal Safety and Security.

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

The development should promote eyes on the street and eyes on the alley to give a sense of security to the pedestrian and small scale community structures. Lighting should be adequate and maintainable yet not glaring. Garage parking should be designed and secured to promote security for all users. This design goal should reach beyond the project property lines to the sidewalk and alley in the planning stages.

E Landscaping

E-1 landscaping to Reinforce Design Continuity with Adjacent Sites

Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

A landscaping plan following the above guidelines should be incorporated into the initial MUP plans. There are two trees in the planting strip which should be retained. If they need to be replaced then the architect will consult with the city arborist for replacement street trees. The design of this project should follow the direction of SDOT for tree preservation and removal where deemed necessary.

Departure from Development Standards:

The applicant has requested possible departures from the Land Use Code development standards. These include departures from structure depth, front and side setbacks, lot coverage and building depth, open space standards, vehicle access and building modulation. The full extent of the requests will be shown on the MUP proposal plans and supporting documentation. Any departures will need to demonstrate how the proposed design better meets the early design guidance above.

MUP Submittal

The applicant applied for a Master Use Permit on April 12, 2007.

RECOMMENDATION – July 5, 2007

The proposal is for eight (8) townhouses above a shared, below-grade parking garage. Access will be from the street. The proposed structure is massed into two buildings to minimize the impact to the adjacent buildings and to allow corner-oriented floor plans to allow views out and in. Planters and landscaping at ground level are grouped to emphasize the unit entries and the

access path as well as some semiprivate outdoor spaces. The primary open space for the residents is on individual roof decks. Stairs through the units to the roof are pulled to the center of the building in order to minimize the height of the roof penthouses on the adjacent open spaces.

Several departures are contemplated with this project proposal. The departures are described in the table below.

Summary of Requested Departures

DESIGN DEPARTURE MATRIX:

#	Development Standard	Requirement	Proposed	Departure Amount
1	Lot Coverage SMC 23.45.010	50% of 7,482 SF lot area (3,741 SF)	61% (4,612 SF)	11% (862 SF)
2	Structure Depth SMC 23.45.011	65% of 119'-9" depth of lot (77'-10")	78% (99'-10")	13% (22'-0")
3	Modulation: front façade, & interior cluster facades SMC 23.45.012	30' max. width of modulation	40'-4" width	10'-4"
4	Building Setbacks SMC 23.45.014	15' front 10' rear	8' front 5'-10" rear	7' front 4'-2" rear
5	Building Cluster Setbacks SMC 23.45.014.D	10' min., 15' average	10' -2" min., 12' -2" average	2'-10" at average

Related Design Review Guideline

- A4 (Sited and designed to encourage human activity)
- C2 (Architectural concept and consistency)

Building lot coverage, building depth, setback, and open space departure requests are all related to the project siting--lengthened and narrowed--in order to minimize the effect on the adjacent properties to the north and south, while still accommodating a reasonable floor plan and allowing

ground-to-sky townhouse relationship to the garage parking area and the stairs which straddle the drive aisle. The two-mass scheme necessarily requires pushing the units towards both the alley and street in order to open up space between.

6	Landscaping SMC 23.45.015.B	3' deep landscaping screening required across alley from a SF zone	No landscaping provided along alley at alley level	3'
7	Open Space SMC 23.45.016.A.3.a	Average 300 SF (min. 200 SF) at ground level	140 - 214 SF	86 - 160 SF
8	Open Space SMC 23.45.016.B.1.c.1	No area < 120 SF	25 - 115 SF	5 – 95 SF
9	Open Space SMC 23.45.016.B.1.c.1	No horizontal dimension < 10'	3'-4" – 8'-0"	2'-0" – 6'-8"

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

Building lot coverage, building depth, setback and open space departure requests are all related to the project siting—lengthened and narrowed—in order to minimize the effect on the adjacent properties to the north and south, while still accommodating a reasonable floor plan and allowing ground-to-sky townhouse relationship to the garage parking area and the stairs which straddle the drive aisle. The two-mass scheme necessarily requires pushing the unit towards both the alley and street in order to open up space between. Spacious and sunny roof decks are provided to each townhouse for primary usable open space. Open space at ground level is provided, but in smaller areas and with an emphasis on gardening or small area activities. .

10	Parking Standards SMC 23.54.030.G	10' x 10' sight triangles on each side of drive aisle	6'-10" x 6'-10" sight triangle on south side (north side complies)	3'-2"
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E1 (Landscaping to reinforce design continuity with adjacent sites)

Smaller sight triangles will help minimize the garage entry size and allow more landscaping. Mounted mirrors would be employed to ensure pedestrian safety.

Recommendation:

After considering the proposed design and the project context, hearing public comment, and has been addressed by the applicant. In addition, the planner supported the departure requests and **recommended approval with conditions.**

Recommended conditions are the following:

1. Maintain a full and healthy landscape for the life of the project with special attention to green architecture including vines and landscape screening and plants that trail over walls.
2. Provide a source of water at upper level landscaping.
3. Retain the planting strip at the sidewalk level.
4. Indicate form boarding in the concrete form for the 8 foot retaining wall that creates a small-scale desirable patterning on the wall using kerfs, etc.

ANALYSIS AND DECISION - DESIGN REVIEW

The Director of DPD has reviewed the project and finds that it is consistent with the City of Seattle Design Review *Guidelines for Multifamily & Commercial Buildings*. Townhouse developments are a very popular housing type for Seattleites. There are desirable features of the townhouse as a ground related unit such as outdoor entries, open space at grade, and often fee simple ownership of the townhouse in the development. Design departures 1, 2, 4, 7, 8 and 9 satisfy the priority guidance A4 (Sited and designed to encourage human activity) and C2 (Architectural concept and consistency) Building lot coverage, building depth, setback, and open space departure requests are all related to the project siting--lengthened and narrowed--in order to minimize the effect on the adjacent properties to the north and south, while still accommodating a reasonable floor plan and allowing ground-to-sky townhouse relationship. The two-mass scheme necessarily requires pushing the units towards both the alley and street in order to open up space between. Departure 3 and 5 regarding modulation and cluster setbacks is an appropriate departure in response to C2 guideline architectural concept and consistency. The design team has studied and presented a solution in keeping with the development concept and creates a modulation/break in forms on a different plane. Departure 6 and 10 satisfy to guidelines A4, and E1. They allow a better siting of the development for landscaping continuity and retain safety margins.

The Director **approves** the proposed design as presented in the official plan sets on file with DPD as of June 27, 2007 and as conditioned below.

CONDITIONS – DESIGN REVIEW

For the Life of the Project

1. Landscaping must be hardy and attractive with low maintenance and low water usage choices. Use native plants as much as possible. All landscaping areas will be irrigated. Street trees need to be protected and retained. This must be shown on all plans graphically and with notes.

2. Provide a source of water at upper level landscaping.
3. Retain the planting strip on private property at the sidewalk level.

Prior to issuance of MUP permit

4. Submit updated plans showing patterning of street retaining wall.

Non-Appealable Conditions

5. Any proposed changes to the exterior of the building or the site or must be submitted to DPD for review and approval by the Land Use Planner (Holly Godard 206-615-1254). Any proposed changes to the improvements in the public right-of-way must be submitted to DPD and SDOT for review and for final approval by SDOT.
6. Compliance with all images and text on the MUP drawings, design review meeting guidelines and approved design features and elements (including exterior materials, landscaping and ROW improvements) shall be verified by the DPD planner assigned to this project (Holly Godard 206-615-1254), or by the Design Review Manager. An appointment with the assigned Land Use Planner must be made at least three working days in advance of field inspection. The Land Use Planner will determine whether submission of revised plans is required to ensure that compliance has been achieved.
7. Embed all of these conditions in the cover sheet for the MUP permit and for all subsequent permits including updated MUP plans, and all building permit drawings and embed the colored MUP recommendation drawings in the building permit plan sets.

Signature: _____ (signature on file) Date: September 13, 2007

Holly J. Godard, Land Use Planner
Department of Planning and Development

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