City of Seattle

Department of Planning and Development
D. M. Sugimura, Director

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

Application Number: 3014558

Applicant Name: Greg Squires, Alloy Design Group

Address of Proposal: 1935 42nd Avenue E

SUMMARY OF PROPOSED ACTION

Administrative Design Review to allow a 2-unit rowhouse with surface parking for 2 vehicles. Existing single family residence to be demolished.

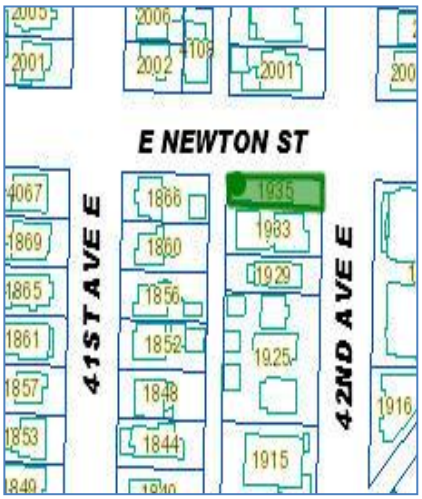
The following approvals are required:

Administrative Design Review – SMC Chapter 23.41, including departures from development standards:

Development Standard Departure to locate parking within 6 feet of a street side lot line. (SMC 23.45.536 B2)

Current Development:

The proposed development is located on the northwest corner of E Newton Street and 42nd Avenue E. The site is situated between an existing three-story multifamily structure to the south and a single family residence to the west across the alley. To the east across 42nd Avenue are three-story multifamily structures and to the north and northwest on the opposing street corners are 1-2 story single family structures.



Site topography slopes approximately 3 feet east to west, with the alley lot line as the low point of the site. Structures located south and west of the subject lot are located at approximately the same grade as the subject lot. To the east, the structure is built at a slightly higher grade than the subject lot.

Access:

Existing vehicular access is from an alley along the west property line. Pedestrian access is access is via E Newton Street and 42nd Avenue E.

Surrounding Development and Neighborhood Character:

The neighborhood consists of primarily of single family structures with a few multifamily developments. A variety of architectural styles exist in the immediate vicinity but the prevailing style is one to two story craftsman residential structures and newer wood construction townhouse and apartment structures.

Lot is located within the Madison Park neighborhood, and is 1 block from the neighborhood commercial center to the south and 3 blocks to Madison Park beach. The site has excellent recreational opportunities and transit service due to its central location.

ECAs:

No Environmentally Critical Areas are on or adjacent to the property.

Proposal:

The proposed development consists of two rowhouse units within one structure. Two surface parking spaces are located along the west portion of the site and are accessed by the alley.

Landscaping is proposed along the north, south, east and west property line.

The lot has potential views to the east due to its location near Lake Washington. Views to Lake Washington and the Cascade Mountains are available to the east.

ADMINISTRATIVE DESIGN REVIEW

The EDG packet includes materials presented is available online by entering the project number(s) (3014558) at this website:

http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The EDG packet is also available to view in the 3014558 file, by contacting the Public Resource Center at DPD:

Mailing Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

DPD received written comments and phone calls during the public comment period ending on March 13, 2013. The primary concerns included the following:

- Felt the public noticing was misleading regarding requested departures.
- Noted that the proposed structure is too large for the small lot.
- Felt the proposed project does not meet City adopted Design Guidelines for respecting adjacent sites.
- Felt the proposed project does not adequately address Height, Bulk and Scale concerns.
- Would like to see larger setbacks provided along the east and south property lines.
- Would like to see window location and deck location minimize privacy infringement on adjacent residential structures.
- Felt structure width/length and height should be reduced.
- Noted design should include more modulation.
- Locate outdoor light to avoid light spillage into adjacent residential lots.

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 provides the following siting and design guidance. The Design Review Planner also identified the following Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

EARLY DESIGN GUIDANCE (APRIL 10, 2013):

1. **Massing Compatibility.** Location and massing of adjacent residential structures should inform the context for this development.
   a. Existing site is 110 feet long and 23 feet wide. In order to mitigate the proposed length and height of the building, massing should clearly distinguish individual units. Consider a combination of entry location, modulation, unit staggering, fenestration and material application to break massing into unit scaled sections. Massing Alternative One provides modulation that breaks the façade to visually identify each unit. Massing Alternative Two provides individual entry locations allowing for unit specify entry detailing and material application. Each of these alternatives should inform the evolved building massing (B-1).

   b. Locate proposed stair penthouses away from the south wall edge. Massing alternative 1 minimizes the bulk facing adjacent residential units. Consider use of open railing for rooftop decks versus a solid parapet to reduce the overall perceived height of the structure (B-1, A-5).

   c. Consider utilizing larger south side setback or building modulation to respond to the existing courtyard location at the center of the adjacent south lot (A-1, A-5, B-1).

   d. Consider utilizing architectural detailing, window location, or material treatment to visually identify the prominent street corner (A-10).

   e. Investigate shifting building massing in the east/west direction to limit parking area setback and increase front setback to provide a more generous transition between the subject lot and the substantial south front setback. The space may also be utilized to provide a more generous ground level amenity space (A-1, A-2, A-5, A-6, A-7).

f. Show how the structure location along the front will achieve a successful transition between the larger front setbacks to the south and the smaller setback proposed (A-2, A-5, A-6).

2. **Parking Location and Access.** Provide more details for the treatment of the parking area and driveway.
   a. Maintain access from the existing alley (A-1).
   b. Consider utilizing a combination of landscape pavers and solid concrete slabs within the parking court. Incorporating greenery will visually integrate the parking area to the adjacent landscaping and add visual interest to the 560 square foot space (A-1, A-8, E-1).
   c. Maintain substantial landscape buffer and low level fencing between the proposed parking area and the north property line (E-2).
   d. Incorporate dense year-round landscape screen, or solid fencing, to screen parking area from adjacent residential uses along the west lot line (D-5, E-1).

3. **Further Treatment of Setbacks.** Setbacks provided at the perimeter of the site should provide usable outdoor rooms for residents while also acting as a transition area to adjacent uses.
   a. Utilize window location, cut-off lighting and low-level buffer landscaping within each setback to create private, defensible, safe pedestrian spaces. Focused attention should be provided on the entries, common pedestrian pathways and parking court (A-6, D-7, E-2).
   b. Maintain front and street side setbacks, with sculptural landscaping to differentiate the semi-private resident setback from the public sidewalk (D-7, E-1, E-2).
   c. Provide sufficient width along the south property line to incorporate privacy fencing and vertical landscaping elements where possible. Vertical screening should be designed to help mitigate privacy impacts (C-3, D-2, D-3, D-8, E-1, E-2).

4. **Maximize Privacy.** The development should provide privacy for the adjacent structures.
   a. Use location of existing windows on southern structure to inform location of proposed windows. Provide a privacy study in plan and elevation views documenting existing windows and outdoor yards whose privacy will be impacted by proposed development. Document architectural mitigation techniques utilized to mitigate adverse impacts (A-5).
   b. Locate windows with high use living spaces in areas which obscure direct line of site into adjacent structures window and private yards (A-5).
   c. Treat walls facing residential units to maximize privacy while avoiding large blank untreated walls (A-5, D-2).
   d. Setback the guardrail and usable rooftop deck area from the south facades to maintain privacy for adjacent residents (A-5).

5. **Identifiable Residential Entries.** The residential entries are an introduction to the site for residents and visitors and should be gracious and inviting.
   a. Consider providing one entry facing Newton Street and another entry facing 42nd Avenue E, allowing each entry and façade to be distinct to the unit (A-1).
   b. Entries should be easily identifiable and create moments of pause, transitioning users from public spaces to private homes. If unable to incorporate use of stoops due to the

flat site, consider other transition spaces that define semiprivate entry space from the adjacent sidewalk. This may include small ground level terraces with landscape buffers (A-3, A-6, E-1, E-2).

c. Consider use of residential entry canopy, lighting and signage as a point of continuity in the overall development (A-3, C-2).

d. Provide more detail on use of lighting, pavers and landscaping to frame and guide residents and visitors from the street to individual units (A-4, A-6).

6. **Develop Architectural Concept and Material Palette.** Choose durable materials to enhance the structure, add variety to the architectural form and knit buildings into the neighborhood context.
   a. Provide more information on the proposed architectural concept. Building massing and design parti should integrate proposed structure into the existing neighborhood architectural context (C-1).
   b. The two units should relate but not duplicate exact effort of a material, texture or color change (C-1, C-4).
   c. Provide additional detail on the proposed material palette (C-4).
   d. A light material palette for the primary material is encouraged to reduce building bulk and massing of the structure and provide light reflectivity to adjacent residential buildings (C-4).
   e. Utilize materials that complement the existing neighborhood material context providing finer grain detailing complementary to the residential character of the street (C-1, C-4).
   f. Utilize architectural and material treatment to provide varied texture, color and plane change to divide front and side façades into multiple massing sections, creating visual interest and breaking the uniformity of those wall sections (C-4, D-2).

7. **Placement and Screening of Solid Waste and Recycling.** Provide location of proposed solid waste and recycling storage.
   a. Provide more information on location and screening for solid waste and recycling storage spaces (D-6).
   b. Locate solid waste and recycling space to minimize visual impacts to existing and proposed residential units (D-6).
   c. Provide more detail on proposed screening for storage space (D-6).

DESING REVIEW RECOMMENDATOIN AUGUST 14, 2013

The packet includes materials presented during the Master Use Permit review, and is available online by entering the project number (3014558) at this website:

http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

or contacting the Public Resource Center at DPD:

Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
Seattle, WA 98124

Email: PRC@seattle.gov

PUBLIC COMMENT

Two additional comments were received during the Master Use Permit review comment period ending on June 5, 2013. The following comments, issues and concerns were raised:

- Felt a larger front setback should be provided.
- Would like to see open railing on the roof deck rather than solid parapet walls.
- Concerned about the size, bulk and density of the proposed development.

PRIORITIES & BOARD RECOMMENDATIONS

After receiving the Early Design Guidance the applicant has submitted a Mater Use Permit demonstrating how early design guidance and identified priority Citywide Design Guidelines & Neighborhood specific guidelines have been incorporated to provide the approved project.

1. **Massing Compatibility.** Location and massing of adjacent residential structures should inform the context for this development.
   a. The proposed building successfully utilizes a combination of modulation and material changes to clearly identify the individual units (B-1, C-4).
   b. Stair penthouses have been maintained along the south property line in order to mitigate additional height and bulk along the two street fronts. The wood sided stair well was modified to a traditional beveled siding painted off white which provides a textured, light material that will reflect light toward the adjacent units and center courtyard while reducing the perceived bulk of the penthouse structure (B-1, A-5).
   c. The project will utilize material changes, large windows and open railings at the corner of 42nd Ave E and E Newton Street to visually identify the prominent street corner (A-10).
   d. Building massing has been revised from the proposed 7.5-foot front setback along 42nd Avenue E to 14 feet to provide a more generous transition between the subject lot and the substantial south front setback. The provided setback includes a pedestrian access pathway and landscaping to maintain landscaping continuity with adjacent sites. (A-1, A-2, A-5, A-6, A-7, E-1).

2. **Parking Location and Access.** Provide more details for the treatment of the parking area and driveway.
   a. Parking access is maintained from the alley (A-1).
   b. The parking area includes pervious pavers, a 6-foot cedar fence along the south property line, a 3-foot cedar fence along with a dense landscaping buffer between the parking area and the sidewalk along the north property line. The treatment of the parking area incorporates substantial landscaping and provides visual interest to the parking area (A-1, A-8, E-1).

3. **Further Treatment of Setbacks.** Setbacks provided at the perimeter of the site should provide usable outdoor rooms for residents while also acting as a transition area to adjacent uses.
   a. Ground level windows have been incorporated on each façade, entries are located to face each street and the pedestrian pathways are illuminated with cut off lighting to provide a safe walking space while avoiding light spillage on adjacent sites.

Landscaping is provided in each street setback to create semi-private, and defensible pedestrian spaces (A-6, D-7, E-2).

b. A 6-foot cedar fence will be provided along the south property line to mitigate privacy impacts at the ground level between the subject development and the adjacent residential units (A-5).

4. **Maximize Privacy.** The development should provide privacy for the adjacent structures.
   a. New windows have been located to offset existing windows within high use living spaces to obscure direct line of site into adjacent structures window and private yards (A-5).
   b. South facing walls have been treated with a variety of materials including cementious panel and painted lap siding to avoid large blank untreated walls (A-5, D-2).
   c. The usable rooftop deck area has been setback 2.5 feet from the south wall line to maintain privacy for adjacent residents. The setback area has been provided as a green roof area with landscaping. (A-5).

5. **Identifiable Residential Entries.** The residential entries are an introduction to the site for residents and visitors and should be gracious and inviting.
   a. Two primary residential entries are provided along E Newton Street. An additional secondary entry is provided for Unit A along 42nd Avenue E (A-1).
   b. Entries include a pedestrian pathway to the street, sculptural landscape frame, entry canopies with signage and lighting. Each entry approach guides residential and visitors to the site while including a transition space to differentiate the semiprivate entry from the adjacent sidewalk (A-3, A-6, E-1, E-2).
   c. Development utilizes residential entry canopy, lighting and signage as a point of continuity in the overall development (A-3, C-2).

6. **Develop Architectural Concept and Material Palette.** Choose durable materials to enhance the structure, add variety to the architectural form and knit buildings into the neighborhood context.
   a. Project utilizes variety in massing location, setbacks, modulation, material patterning, color and size to add visual interest and break uniform façade into discrete sections. The project utilizes light colored hardi panel siding with accents of darker colored hardi panel siding between windows, the interior circulation is provided as wood siding along the north façade and a light painted lap siding to the south with accents of the dark hardi panel. The overall architectural concept reads as two units within the hardi siding connected by the wood and lap siding circulation stair. The three masses are visually distinct on each façade. By dividing the structure into three distinct masses the overall horizontal length of the building is visually minimized. The architectural concept, use of material and modulation presented are important to the scale and visual interest of the structure and are consistent with the Early Design Guidance provided (B-1, C-4).
   b. Project utilizes a variety of light colored material along the south façade to maximize the light reflectivity for the adjacent residential structure and center courtyard space directly south (A-5, C-4).

7. **Placement and Screening of Solid Waste and Recycling.** Provide location of proposed solid waste and recycling storage.

a. Solid waste and recycling storage space will be located adjacent to the parking area adjacent to the alley. (D-6).

b. Solid waste and recycling will be screened by a cedar fence to minimize visual impacts to existing and proposed residential units (D-6).

DESIGN REVIEW GUIDELINES

The Design Review Planner identified the following Citywide Design Guidelines of highest priority for this project. The full text of the guidelines is available on the City of Seattle Department of Planning and Development website.

A-1 **Responding to Site Characteristics. The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.**

A-2 **Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.**

A-3 **Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.**

A-5 **Respect for Adjacent Sites. Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.**

A-6 **Transition Between Residence and Street. For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.**

A-7 **Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.**

A-8 **Parking and Vehicle Access. Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.**

A-10 **Corner Lots. Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.**

B-1 **Height, Bulk, and Scale Compatibility. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.**

C-1 **Architectural Context. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.**

C-2 **Architectural Concept and Consistency. 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 facade walls.**

C-4 **<u>Exterior Finish Materials</u>. 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.**

D-2 **<u>Blank Walls</u>. Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.**

D-6 **<u>Screening of Dumpsters, Utilities, and Service Areas</u>. Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.**

D-7 **<u>Personal Safety and Security</u>. Project design should consider opportunities for enhancing personal safety and security in the environment under review.**

E-1 **<u>Landscaping to Reinforce Design Continuity with Adjacent Sites</u>. Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.**

E-2 **<u>Landscaping to Enhance the Building and/or Site</u>. Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.**

<u>DEVELOPMENT STANDARD DEPARTURES</u>

The Department's recommendation on the requested departures is based upon the departure's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departures.

1. **Location of Parking (SMC 23.45.536 B2):** The Code allows parking anywhere on a lot except within 7 feet of a street lot line. The applicant proposes parking located 6 feet of the north street property line.

   The requested departure results in an overall development that better met the intent of multiple Design Review Guidelines including A-2 Streetscape Compatibility, A-5 Respect for Adjacent Sites, A-6 Transition between residence and Street, A-7 Residential Open Space, B-1 Height, Bulk and Scale Compatibility, C-2 Architectural Concept and Consistency, C-4 Exterior Finish Materials, D-8 Treatment of Alleys, and E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites.

   The development includes a front setback beyond what is required by code which meets Design Review Guideline A-2 Streetscape Compatibility and A-5 Respect for Adjacent Sites and A-6 Transition between Residence and Street.

   The building includes a quality material application on each of the building facades meeting Design Guideline C-4 Exterior Finish Materials and meet Design Guideline C-2 by providing a clear architectural concept. The treatment of the alley access, parking space and the substantial landscape buffer between the proposed parking and the street sidewalk better meets Design Review Guideline D-8 Treatment of Alley and E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites. Staff feels the applicant adequately demonstrated the

relationship of each departure request in response to the existing site and surrounding residential uses

SUMMARY OF ADMINISTRATIVE DESIGN REVIEW RECOMMENDATION

The recommendations summarized above were based on the boards submitted to DPD on July 15, 2013. Design, siting or architectural details not specifically identified or altered in these recommendations are expected to be reflected in all future plans submitted to DPD.

After considering the site and context, public comments, the response to the design guideline priorities and reviewing the plans the Director recommends APPROVAL of the subject design with conditions, as well as the requested departures summarized above.

DECISION – DESIGN REVIEW

The proposed design is **CONDITIONALLY GRANTED** subject to the conditions listed below.

DESIGN REVIEW - CONDITIONS OF APPROVAL

Prior to Certificate of Occupancy

1. The Land Use Planner shall inspect materials, colors, and design of the constructed project. All items shall be constructed and finished as shown at the design recommendation meeting and the subsequently updated Master Use Plan set. Any change to the proposed design, materials, or colors shall require prior approval by the Land Use Planner (Lindsay King 206-684-9218 or lindsay.king@seattle.gov).
2. The applicant shall provide a landscape certificate from Director's Rule 10-2011, indicating that all vegetation has been installed per approved landscape plans. Any change to the landscape plans approved with this Master Use Permit shall be approved by the Land Use Planner (Lindsay King 206-684-9218 or lindsay.king@seattle.gov).

For the Life of the Project

3. The building and landscape design shall be substantially consistent with the materials represented at the Recommendation Phase and in the materials submitted after the Recommendation Phase, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner (Lindsay King 206-684-9218 or lindsay.king@seattle.gov).

Signature: (signature on file) Date: August 29, 2013
Lindsay King, LEED AP
Senior Land Use Planner
Department of Planning and Development

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