



City of Seattle

Gregory Nickels, Mayor
Department of Planning and Development
D. Sugimura, Director

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

Application Number: 2403933
Applicant Name: Tess Weiger for Seaquest Homes LLC.
Address of Proposal: 4603 Meridian Avenue North

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish use for construction of one, four unit townhouse structure.
Parking for each unit will be provided within a garage underneath each unit.

The following approval is required:

Design Review - Chapter 23.41 Seattle Municipal Code.

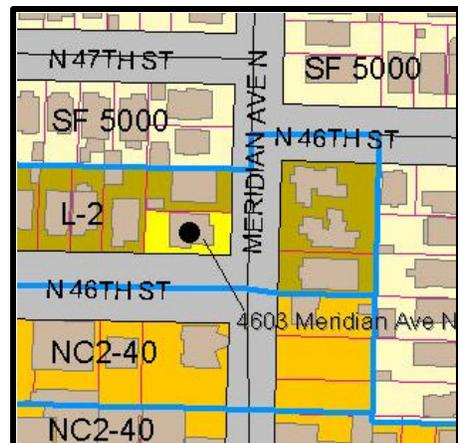
SEPA DETERMINATION: Exempt DNS MDNS EIS

DNS with conditions

DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction

BACKGROUND INFORMATION & PROPOSAL

The site is located in the Wallingford neighborhood on the west side of Meridian Avenue North. The site is zoned L-2 (Lowrise 2 with a 25' height limit) and developed with a single family residence. To the north the site abuts an L-2 zoned property then the zoning changes to Single Family 5000.



The west side of Meridian is developed with one and two story single family residences within both the L-2 zone and single family zone to the north. South of the site along both the east and west sides of Meridian the zoning changes to NC2-40 (Neighborhood Commercial with a 40' height limit) and is developed with a mix of commercial uses and a single family residence (on the east). The east side of Meridian is developed with two and three story apartments in the L-2 zone directly across from the site. To the north along this part of Meridian the zoning changes to Single family 5000 and is developed with single family residences and the campus of the House of Good Shepherd, a non-profit organization.

Zoning to the west of the site along North 46th Street is L-2 and is developed with one to two story single family residences on the north side of 46th. The south side of 46th is developed with a commercial structure (dry cleaners), a two story single family residence and two three-story apartment buildings that cover a majority of their sites.

The proposal calls for a four unit townhouse with parking within each unit and access proposed from N. 46th Street. The applicant is applying for Administrative Design Review in order to request the departures summarized below. Any departures need to demonstrate how the proposed design better meets the early design guidance.

DEPARTURES

Summary of Requested Departures

Development Standard	Requirement	Proposed	DPD Action
<i>Rear Setback</i> <i>25.45.014-B</i>	15'	Proposed 6'-5" (8'-6" Average)	The Department recommends approval of the departure based upon the applicant's response to the design guidance and meeting the recommendations analyzed below.
<i>Structure Depth</i> <i>Table 23.45.011-A</i>	65% depth of lot or 32.5'	74% depth of lot or 37.16'	The Department recommends approval of the departure based upon the applicant's response to the design guidance and meeting the recommendations analyzed below.
<i>Curbscut Width</i> <i>23.54.030-F1a</i>	10' at the curb and 10' at property line	10' at the curb and 14' at the property line	The Department recommends approval of the departure based upon the applicant's response to the design guidance and meeting the recommendations analyzed below.

EDG PUBLIC COMMENTS

Several comment letters were received during the public comment period for Early Design Guidance (EDG) from 9•2•2004 - 9•15•2004. The comments included the following:

- The city is selling out it's home based residences in favor of developers in the name of supporting dense growth
- The limited amount of detail provided with the early design guidance application
- Objections to reducing the rear setback requirement because of the proposed height of the new structure and concerns of an HVAC unit or other equipment that may cause additional noise
- Shading, Lot coverage, Privacy, Dust from construction, View blockage, Limited parking, and Height bulk and scale issues.
- Preserving the character of the neighborhood and desiring a transition between the adjacent single family houses and the new proposed project

MUP PUBLIC COMMENTS

Additional comments were received during the Master Use Permit Comment Period from 9•15•2004 - 9•28•2004. The comments included the following:

STAFF NOTES

The applicant resubmitted the plans on February 23rd 2005 and again on May 12th 2005. The site is a corner lot and where the front setback is located is an option available to the applicant. The setback proposal was altered from the original design. During the design process, the front lot line was changed by the applicant from Meridian Ave N to N 46 St. In turn the side and rear lot lines also changed. As a result the departure requests were modified. SDOT approval was requested for the work proposed in the right of way (see below). The SDOT permit number for the work in the right-of-way is Y7887.

DPD GUIDELINES AND RECOMMENDATIONS

After visiting the site, considering the analysis of the site, reviewing the design response by the proponents to the EDG, and reviewing the public comment, the Department identified by letter and number those siting and design guidelines found in the City of Seattle's "Design Review: Guidelines for Multifamily and Commercial Buildings" to be of highest priority to this project. In the text below, the guidelines are identified in italics, followed by specific recommendations for the project in regular text; the final DPD analysis is found in bold.

A Site Planning

A-1 Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities.

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

Builds 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.

The south façade proposes many features to minimize the impact of the automobiles:

- Curved garage entrances
- Transom garage door windows
- Patterned concrete for pedestrian walkups
- Prominent pedestrian entrance from N 46th St

The Department supports the location and design of the structure as proposed. The proponent has added stamped concrete pedestrian paths from the sidewalk to all townhouse entries adding to the pedestrian character of the street. The pedestrian paths are located on either side of the western driveway (to units A and B), just west of the eastern most driveway (to unit C) and from the sidewalk along Meridian Ave N (to unit D). This element is strongly supported by the Department as it provides a visual separation between the pedestrian and vehicular accesses. The proponent should take all opportunities to minimize paving along the streetscape whenever possible.

The applicant must work with DPD and obtain approval from Seattle Department of Transportation (SDOT) regarding approval of the location and design proposed for the stamped concrete and right-of-way plantings. The stamped concrete and plantings in the right-of-way are strongly supported by the Department.

The proponent should provide more appealing street/retaining wall finish materials along the streetscape. This could be done several ways:

- Appropriately placed reveals
- Veneer/cobblestone finish (match apartments across the street)
- Insets or panels
- Textured finish

The design provides softscape on either side and the in front of the projecting stair entrance. Also, the patterned concrete provides a nice gesture to the pedestrian. The applicant has made permit with SDOT for the work (landscaping and stairs) in the right of way. Also, the design provides for large western side setback of 15', where 5' is required, providing an appropriate siting of the structure. Lastly, the applicant submitted the requested color and materials board, showing cultered stone (Cobblefield San Francisco) along the street/retaining walls facing N 46th St. Proper conditioning is warranted to ensure the submitted materials boards showing this Department supported change are properly translated to the MUP and building permit plans. As a result the above guidance and recommendations are satisfied.

B Height, Bulk and Scale

B-1 Height, Bulk and Scale

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.

The block in which the site is located is comprised of two zones, the north half is zoned Single Family (SF 5000) and the south half is zoned Lowrise Two (L2). The subject site and both abutting lots (4607 Meridian Ave N and 1916 N 46th St.) are zoned L2 which allows a 25' base height limit. The north half of the block (SF 5000 zone) allows a 30' base height limit. The proposed street setbacks will be compatible with the scale in the area. The abutting lot and residence to the west (1916 N 46th St) provides an approximate setback of 7' - 2" from N 46th St, while the proposed setback for the proposal is 8'-7". The abutting lot and residence to the north (4607 Meridian Ave N) provides an approximate setback of 18' from Meridian Ave N, while the proposed setback for the proposal is 10'. The proposal is compatible with the scale of anticipated development in the area

The proposed development is compliant with the Height Bulk and Scale of the surrounding lots, zoning and anticipated development. The above Guideline is satisfied.

C Architectural Elements and Materials

C-1 Architectural Context

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complements 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 façade walls.

C-4 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.

C-5 Structured Parking Entrances

The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

The proposal shows a design that has a central pedestrian stoop which centers the structure and projects approximately 4' from the south façade. Steep pitches are used with the four dormers facing the streets which are well detailed producing well defined units and strong residential architecture. The proportion of the structure is broken up well with the use of windows, finish materials and roof forms. The Department supports the overall design and massing concept of the structure

The proposed composition and concept of finish materials uses many materials, some new to the vicinity. The proposed finished materials include:

- Prominent shingle facade cover
- Cobblestone base
- Cement beveled siding
- Scalloped edged shingles (found on all four pitched dormers)
- Asphalt composite Shingles (roofing)

The applicant should provide a color and materials board with true color samples and provide color elevations from N 46th St and Meridian Ave N.

The proposal is meant to appear more single family in character as opposed to typical townhouse development, with its strong roof pitches and specifically the central stoop entrance off of N 46th St. Also, the curved garage (parking) entrances and matching curved stoop entrance provide a nice design concept that transitions nicely into the single family (SF 5000) zone and structures to the north. The design provides appealing 9 over 1 window above the garage doors, 6 over 1 window at the top floor and a curved window at the center and top of the southern façade. Also windows are provided on the south facing garage doors which provides an appropriate vertical rhythm. The proposal is made up distinctive finished materials as noted above. The applicant submitted the required color and materials board for review. The applicant makes use of front setback averaging pursuant to SMC 23.86.012-A2a. Portions of the south façade are setback at varying dimensions with the projecting center stoop brought closer to the front lot line. As a result, the proposal is compliant with above design guideline and recommendation.

D Pedestrian Environment

D-1 Pedestrian Open Spaces and Entrances

Provide convenient, attractive and protected pedestrian entries.

D-6 Screening of Dumpsters, Utilities and Services Areas

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible.

The open space has been to be brought to the street where possible and is well designed in relation to existing grades moving north along Meridian Ave N. The overall open space design is supported by the Department.

The open space for units B, and D abut the street (N 46th St.) and is well designed with retaining walls, which currently exist at the site. This allows the open space to be just above the street from 1.5' for unit D, and 7' for unit B, keeping eyes on the street. Unit C open space abuts Meridian Ave N and is at the street grade as this portion of the site is aligned more with the existing street grade. Trash receptacles will be located within each unit's garage. As a result the proposal meets the design guidelines and recommendations.

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.

E-2 Landscaping to Enhance the Building and/or site

Landscaping, including living plants, special pavement, trellises, screenwalls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

The applicant proposes substantial landscaping along the east property line abutting Meridian Ave N which is a feature found on many lots in the area. The street trees species should be carefully selected, the applicant should work with DPD and SDOT about location and species compatibility.

The design provides trees within the side setback abutting Meridian Ave N as they cannot be accommodated in planting strip. Substantial landscaping is common in street side setbacks and the design attempts to mirror this pattern. Street trees are accommodated within the N 46th St planter's strip. As a result the proposal meets the design guidelines and recommendations.

DEPARTURE ANALYSIS

The proponent provided proper and appropriate responses to the initial guidance issued on November 30, 2004. The spatial standards are reinforced along N 46th St with the proposed front setback (10' average) (A-2). The individual entries are very well defined and highly visible (A-3). The proposed northern façade is stepped facing the northern property line with an 8'-6"

average rear setback. The portion of the structure closer to Meridian Ave N containing units C and D is setback from the north property line 10' (A-5). The stoop style walk up entries, small retaining walls and sidewalk to building transition promotes interaction (A-6). The open space is well designed and separate for each unit (A-7). The treatment of the street facades, stamped concrete pedestrian walkups from the sidewalk, stoop style pedestrian entries reduce the impact of automobiles (A-8) and treated retain walls provide an appropriate design. The roof forms are steeply pitched reducing the bulk of the top half of the structure while providing context for a good transition to the single family zone to the north (B-1). The landscaping shows a great street presence in concert with the low retaining walls at the street (E1 – E2).

DECISION - DESIGN REVIEW

Conditionally approved, including departures.

CONDITIONS – DESIGN REVIEW

Prior to issuance of the MUP and building permit and for the life of the project:

Non-Appealable Conditions

1. 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 (Lucas DeHerrera, 615-0724). 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 (street use permit).
2. Correct sets 1 and 2 of the MUP and building permit plans to clearly show and document the updated three (3) departures, as stated in this document. For the three departures, the applicant must clearly state and document the required and provided development standard departures.
3. Provide on the MUP and building permit plans the front yard averaging documentation calculations on the architectural site plan (AS-101) pursuant to SMC 23.86.012-A2a. All calculations must be shown.
4. 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.
5. Update the MUP and building permit elevation drawings to match the materials boards submitted to the Department during the design review process. All materials and updates made on the materials and color boards must be transferred to the MUP plans. Adding color to the elevations plans is not required.
6. Compliance with all images and text on the MUP drawings, design review recommendations materials board and approved design features and elements shall be verified by the DPD planner assigned to this project (Lucas DeHerrera, 615-0724), or by the Design Review Manager. An appointment with the assigned Land Use Planner must be made at least (3) 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.

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Signature: _____ (signature on file) _____ Date: September 29, 2005

Lucas DeHerrera, Land Use Planner

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