

**RECOMMENDATIONS
OF THE
AT-LARGE DESIGN REVIEW BOARD**

June 19, 2001

BACKGROUND INFORMATION:

Project Number: 2007096

Address: 1816 – 19th Ave

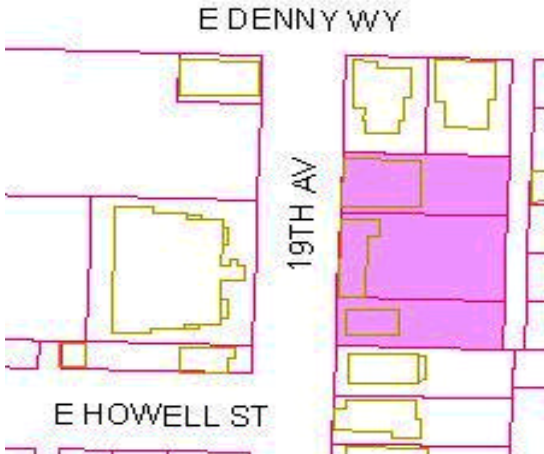
Applicant: Jeff Oaklief of Johnson Architecture and Planning

Board Members Present: Carol Tobin (Chair)
Robert Hall
J Andrew Miller

DCLU Staff: Michael Jenkins

PROPOSAL

The applicant is proposing a 47 unit residential building comprised of three stories of residential space above a partially below grade parking garage for 60 automobiles. The project is located approximately one block north of the intersection of 19th Ave and E. Madison. Three one-story abandoned structures will be demolished as a result of the project. An Administrative Conditional Use Permit is required, as Single Purpose Residential structures in an NC2/R 40 zone requires this additional type of review. The review will be part of the Master Use Permit decision.



DESIGN REVIEW PROCESS

EARLY DESIGN GUIDANCE

On October 21, 2000 the At-large Design Review Board held their Early Design Guidance meeting. After visiting the site, considering the analysis of the site and context provided by proponents and hearing public comment, the Design Review Board members provided the following siting and design guidance, identifying by letter and number those siting and design guidelines found in the City of Seattle's "*Design Review: Guidelines for Multifamily and Commercial Buildings*" that are of the highest priority to this project:

- 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 features.**
- A-3 Entrances visible from the street – Entries should be clearly identifiable and visible from the street**
- A-4 Human Activity - New Development should be sited and designed to encourage human activity on 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.**
- 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 the 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-3 Human Scale - The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.**
- 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.**
- D-1 Pedestrian Open Spaces and Entrances - Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.**
- D-2 Blank Walls - 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 Screening of Dumpsters, Utilities and Service Areas - 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 can not 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 Personal Safety and Security - Project design should consider opportunities for enhancing personal safety and security in the environment under review.**
- E-2 Landscaping to Enhance the Building and/or Site - Landscaping, including living plant material, special pavements, trellises, screen wall, planter, site furniture and similar features should be appropriately incorporated into the design to enhance the project.**

Departure from development standards

At the early design guidance meeting, the applicant sought a design departure from the minimum open space requirements. The proposal included 6,170 square feet of Open Space while the required minimum for the site was thought to be approximately 7,898 square feet of usable open space, under SMC 23.47.024. At a requested departure of 22% from the minimum requirement, the Board indicated that they were not convinced that the departure was essential to the project due to the potential for rooftop open space or to extend balconies to meet the minimum usable

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open space requirements. The Board did indicate that a departure would be considered if there were some public benefit incorporated into the project, such as street level art, decorative grating along the front and the alley or other features to justify the 20% reduction in required open space.

DESIGN REVIEW BOARD RECOMMENDATION

The At-large Seattle Design Review Board held their second meeting on this proposal on June 19, 2001. The applicant brought additional materials, including photographs and renderings, to indicate how the project had developed since the early design guidance meeting. Specifically, the Board had requested further response from the applicant on the following points:

- The development of the design departure and the rationale behind the request
- How the Height, Bulk and Scale had been addressed, particularly to the residential units to the north
- How the garage entry and detailing had been developed, to mitigate its appearance to properties to the east
- How the entrance area had been detailed, including the individual entrance areas to the ground floor units
- How the project responded to the slope of the site
- How materials had been used

Design Departure

Since the early design guidance meeting, the applicants revised their request for an Open Space departure. The modification was due in part to the input by the Board from their early design guidance meeting, where concerns were raised about a 22% departure in the quantity of Open Space. The Design Departure, per SMC 23.41, was revised to request that the minimum dimension for balconies counting as required Open Space (SMC 23.47.024B) be modified from a minimum of 6 feet by 10 feet to 4'6" by 13' 4", while still meeting the 60 square foot minimum requirement.

The applicants are required to have 8,261 square feet of open space. The open space without balconies total 6,998 square feet. The total amount attributable to the balconies in their present dimensions totaled 1,680 square feet for a total of 8,678 square feet, approximately 1% greater than required by code. The applicant reduced the amount of the departure from 22% to 15%, turned the requested departure from the total amount of Open Space to a departure from dimensional standards and finally increased the amount of Open Space provided to a figure slightly in excess of the minimum requirement.

In their presentation, the applicants provided information on how the balconies could be used, showing with diagrams and scaled furniture how the decks would still be considered 'usable' despite their reduced size. The board, impressed with this novel approach, recommended approval of the departure.

Public Comment

One person from the neighborhood attended the public meeting and expressed general support for the project and complimented the architect for their solution to the garage and the east façade.

Board Comment

- Could the deck departure be dropped and still have the 13 foot long deck
- Type of materials used for project
- Access to ground floor units from 19th
- Type of garage detailing
- Method of construction

In their deliberation and discussion on the project, the Board also highlighted the following Design Guidelines, indicating how the project met each guideline:

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 features.

The Board felt that the sloping roof provided a response to the slope.

A-3 Entrances visible from the street – Entries should be clearly identifiable and visible from the street

The Board felt the project responded to this guideline with the development of the entrance canopy, street trees and landscaping framing the entrance and the use of color and materials.

A-4 Human Activity - New Development should be sited and designed to encourage human activity on the street.

The Board felt that the individual courtyard entrances and the entry area in general met this guideline

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.

The Board felt that the courtyards in the front yard and fencing meet these guidelines

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

The Board liked the fact that the front courtyards allowed residents to personalize their individual spaces for the benefit of the building.

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 Board felt that the garage access from the north portion of the site was a good response to the issues raised by the surrounding neighbors

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.

The Board was particularly supportive of the applicant's response to this guideline in their choice of detailing, color and overall choice of materials. The board specifically gave the applicant leeway on the choice of color for the window framing, due to legitimate concerns in meeting the Energy Code if the window framing was other than white or almond.

D-6 Screening of Dumpsters, Utilities and Service Areas - 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 can not 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.

The Board pointed out the importance in having sight obscuring doors on the entrance are to the garbage/recycling.

E-2 Landscaping to Enhance the Building and/or Site - Landscaping, including living plant material, special pavements, trellises, screen wall, planter, site furniture and

similar features should be appropriately incorporated into the design to enhance the project.

The Board requested that staff look into the possibility of allowing the applicant to incorporate planting area in the 2-foot dedication strip for future alley widening. This planting area would allow vertical landscaping opportunities to accommodate plantings while the landscaping that will grow over the top of the garage to screen this area matures.

SUMMARY OF DECISION

After considering the proposed design and the project context, hearing public comment, and reconsidering the previously stated design priorities, the Design Review Board members felt that all of the guidance they had given in their previous meetings had been addressed by the applicant. In addition, all of the board members in attendance supported the Departure request with no further modifications.