



City of Seattle

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



DESIGN GUIDANCE STREAMLINE DESIGN REVIEW

Project Number: 3013454

Address: 1144 10th Avenue E

Applicant: Michael Pollard, Caron Architecture

Date of Report: Friday, September 21, 2012

DPD Staff: Lindsay King

SITE & VICINITY

Site Zone: Lowrise Three (LR3)

Nearby Zones: (North) Lowrise Three(LR3)
(South) Lowrise Three (LR3)
(East) Single Family (SF5000)
(West) Lowrise Three (LR3)

Lot Area: Approximately 10,000 square feet.

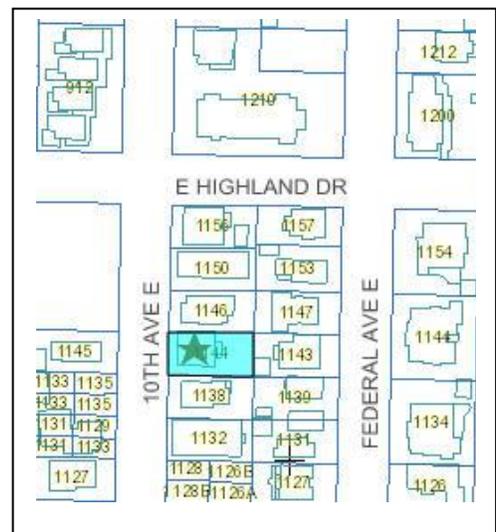
Current Development: One single family on each lot.

Access: 10th Ave E.

Surrounding Development: Multifamily structure to the north.
Single family structures to the south and east.

ECAs: None.

Neighborhood Character: Neighborhood is composed of single family and multifamily structures of multiple styles and generations.



PROJECT DESCRIPTION

Land use application for Streamlined Design Review to allow four 2-unit townhouse structures (total of 8 units). Parking for 8 vehicles to be provided below grade. Existing structure to be removed.

DESIGN DEVELOPMENT

The proposed development is located on the east side of 10th Avenue E between E Highland Drive and E Prospect Street. The site is situated between an existing apartment building to the north and single family structure to the south. Single family residents exist to the east where zoning changes to Single Family. Across 10th Avenue E, development is varied including newer townhouse development and a recently permitted 70 unit apartment building.

Site topography is generally flat, elevated from the sidewalk by a 3 foot retaining wall. Abutting lots to the north and south are also located approximately 3 feet above sidewalk grade and are generally flat. Single family structures to the east are generally flat but are located approximately 2 feet higher than the subject lot.

While the subject lot contains a single tree, adjacent sites contain a variety of mature vegetation along the abutting property lines, including a mature laurel hedge on the east property line and mature trees on both the north and south property lines.

The lot has potential views from proposed roof decks to Lake Union and Downtown located west.

The neighborhood consists of multifamily development and single family structures. A variety of architectural styles exist in the immediate vicinity.

The proposed development consists of four separate two-unit townhouse structures. A courtyard located near the center of the site separates the structures along the street from those provided at the rear of the site. Structure located at the back of the lot will be accessed by pedestrian pathways provided along the north and south property lines.

A driveway located along 10th Avenue E accesses a shared parking garage located under the courtyard space. The provided driveway also provides a ten foot separation between the two street facing structures. Pedestrian access from the garage is provided from a common stair to the courtyard space.

Landscaping is proposed along the north, south, east and west property line, within the shared courtyard space and front setback, where required street trees will be accommodated.

PUBLIC COMMENT

DPD received one phone call during the public comment period ending on September 13, 2012. The primary concerns included the following:

- Maintain mature hedge along the east property line to maintain privacy for single family structures to the east.

PRIORITIES & 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:

1. **Site Planning.** Existing mature vegetation offers unique opportunities to site buildings to maintain privacy for existing uses.
 - a. Maintain existing laurel hedge on along the east property line to reduce visual impacts of proposed development on lower-density single family structures (A-1, A-5, B-1).
 - b. Position buildings to maintain tree protection area for any exceptional trees with tree canopy extending onto subject lot (A-1).
2. **Massing Compatibility.** Division of eight units into four separate structures relates well to the scale of surrounding residential structures.
 - a. Continue use of four separate two-unit structures, separated by courtyard, driveway and setbacks, to reduce the overall massing of the eight-unit townhouse development (A-1, B-1).
 - b. Maintain the proposed three story front façade; the massing datum line relates well to the existing streetscape pattern on 10th Avenue E (C-1, B-1).
 - c. Retain architectural fins and vertical stair element at center of structure which clearly articulates each individual unit (B-1, C-2).
 - d. Variety in window mullion widths and location divides street facing façade into smaller units and should be maintained (B-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 the north and south setback area to create a private, defensible, safe pedestrian pathway (A-6, D-7, E-2).
 - b. Maintain front setback, with low retaining wall, sculptural landscaping, open fencing to differentiate the semi-private resident walkway area from the public sidewalk (D-7, E-1, E-2).
 - c. Provide a front setback consistent with adjacent structure to the north and south, while also sizing setback appropriately to accommodate street trees that will not fit within the right-of-way (A-2).
 - d. Provide a side setback with sufficient width to incorporate vertical landscaping elements, which will help mitigate long blank walls at ground level along the pedestrian pathways (C-3, D-2, D-3, D-8, E-1, E-2).
 - e. Provide more information on location and screening for solid waste and recycling storage spaces within the right-of-way (D-6).
4. **Develop Courtyard Amenity Space.** The development provides a courtyard space between the townhouse structures.
- a. Supply more information showing materials used for courtyard paving, lighting and fencing (A-4, A-7, D-7 and E-2).
 - b. Maintain elements which organize the courtyard space for individual units. Pathway pavers, landscaping, low-level fencing define location of units' entries, terraces, and gardens while also allowing visual accessibility for all units (A-7).
 - c. Minimize visibility of garage pedestrian stair access in courtyard while also incorporating lighting and strategic landscaping to create a safe defensible space (A-8, D-7).
5. **Maximize Privacy.** The development is located adjacent to a number of residential structures which may impact privacy.
- a. Continue primary unit orientation in east west direction to minimize transparency facing adjacent residential units to north and south (A-5).
 - b. Maintain large multistory hedge on east property line to mitigate privacy impacts to adjacent single family structures to the east (A-5)
 - c. Utilize strategic location of trees within interior courtyard to minimize site-lines from living spaces in facing units (A-5).
 - d. Continue use of high windows along the north and south facades which allow light to enter structure while minimizing direct site lines to adjacent structures (A-5).

- e. Treat walls facing residential units to maximize privacy by avoiding large blank untreated wall sections (A-5, D-2).
6. **Identifiable Residential Entries.** Residential entries are an introduction to the site for residents and visitors.
- a. Entries should be easily identifiable and create moments of pause, transitioning users from public spaces to private homes (A-3).
 - b. Maintain four proposed residential entries along 10th Ave E. (A-3)
 - c. Provide clear signage along the street for residential units at the rear of the site (A-3).
 - d. Consider use of architectural detailing for residential entries as a point of continuity in overall development (A-3, C-2).
 - e. Provide more information on use of lighting, pavers and landscaping to guide residents and visitors from the street to individual units (A-4, A-6)
 - f. Maintain organization of residential entries off the courtyard which provide opportunities for interaction between all residents of site (A-4, C-3).
7. **Maintain Material Palette.** Continue use of materials consistent with Streamlined Design Review packet.
- a. Utilize high quality durable materials with colors that complement the existing neighborhood material context (C-1, C-4).
 - b. Maintain use of wood vertical element as a counterpoint to the modern glass and cementitious panel (C-4).
 - c. Choose material that will include fenestration to break up large blank walls along the north and south facades where transparency has been excluded (D-2).
 - d. Provide more information on material used for low-level fencing. Material should be durable and sturdy, complementing the window mullion framing (C-4).
8. **Parking and Vehicle Access.** Project provides parking in a below-grade garage accessed from 10th Avenue E.
- a. Maintain parking in a below grade garage, reducing visual impacts of proposed garage (A-8).
 - b. Maintain sufficient sight lines from driveway when approaching sidewalk, providing a safe pedestrian experience at the sidewalk (A-8).
 - c. Provide more detail on framing of garage entry, use of garage door, and material of door if applicable (A-8).

At the Master Use Permit submittal, the applicant should provide the following additional information:

1. *Provide a tree protection plan documenting the outer drip line for the mature trees on the adjacent property.*
2. *Supply a landscape plan showing location and size of all proposed features.*
3. *Document type and location of all materials proposed.*
4. *Provide more detail on paving, signage, lighting, and landscape treatment within the setbacks.*
5. *Provide perspective sketch showing how garage pedestrian entry will relate to courtyard space.*
6. *Detail material used for low-level fencing.*
7. *Document garage entry treatment, material, and screening.*

PRIORITY DESIGN GUIDELINES

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

A. Site Planning

- 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-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. Height, Bulk and Scale

- 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. Architectural Elements and Materials

- 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.
- 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.

D. Pedestrian Environment

- 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-3 **Retaining Walls.** Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible. Where higher retaining walls are unavoidable, they should be designed to reduce their impact on pedestrian comfort and to increase the visual interest along the streetscapes.
- D-5 **Visual Impacts of Parking Structures.** The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape.

Open parking spaces and carports should be screened from the street and adjacent properties.

- 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, 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 **Personal Safety and Security.** Project design should consider opportunities for enhancing personal safety and security in the environment under review.

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 plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

DEVELOPMENT STANDARD DEPARTURES

Design Review Staff's recommendation on the requested adjustment(s) will be based upon the adjustments' 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

Staff recommends the project should move forward to Building Permit incorporating the guidance provided.