



## DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3018509

Address: 117 17<sup>th</sup> Avenue East

Applicant: Chris Jones of NK Architects

Date of Report: Thursday, April 16, 2015

DPD Staff Present: Carly Guillory

### SITE & VICINITY

Site Zone: Lowrise 3 (LR3), Capitol Hill Urban Center Village

Nearby Zones: (North) LR3  
 (South) LR3  
 (East) LR3  
 (West) Major Institutional Overlay-50  
 Foot Height Limit-LR3 (MIO-50-LR3)

Lot Area: 4,800 square feet

#### Current Development:

The subject site is currently occupied by two single-family structures.



### **Surrounding Development and Neighborhood Character:**

The surrounding development is a mix of old and new structures, including small single-family structures, townhouses, and midrise apartment buildings. The adjacent parcel to the north is a parking lot serving the nearby Group Health campus. The adjacent parcel to the south is occupied by a single family structure. Notable structures in the vicinity include churches, classic brick apartment buildings, and the Group Health campus. Multiple retail, restaurant, and café uses line 15<sup>th</sup> Avenue East.

### **Access:**

Pedestrian access to the site is provided via 17<sup>th</sup> Avenue East, and via a pedestrian easement to the alley to the west.

### **Environmentally Critical Areas:**

None.

### **PROJECT DESCRIPTION**

Streamline Design Review Application for one three-story townhouse structure containing four (4) residential units. Existing structures to be removed.

### **DESIGN DEVELOPMENT**

The project proposes one, three-story structure containing four townhouse units. Two townhouse units face and take direct access from 17<sup>th</sup> Avenue East; the remaining two units receive access via a shared pedestrian walkway along the south property line. Units are differentiated through the use of changes in colors and materials, signage, and overhead weather protection.

### **PUBLIC COMMENT**

The following design comments were received:

- Encouraged using mature landscaping of varying heights.
- Noted the neighborhood is a beautiful mix of housing types.
- Encouraged thoughtful attention to detail.
- Supported use of materials that are compatible with the neighboring structures.

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

1. **Context and Site.** The surrounding area consists primarily of one- and two-story single- and multiple-family structures.
  - a. Two townhouse units take direct access from the street via a pedestrian pathway. Maintain this direct connection, and to strengthen the connection to the street, explore signage, lighting, pavement patterns, and/or other architectural solutions to create a grander, more welcoming primary entrance for residents (CS2-B, CS2-I, CS3-I, PL1-B, PL2-B).
  - b. The project proposes a three-story structure exhibiting strong vertical changes in material and color. Few changes in plane are proposed. Review the datum lines of adjacent structures to better inform the design of the street-facing façade (CS2-A, CS2-C, CS3-A, CS3-B, DC2-B, DC3-I-iv, DC3-II).
  - c. Provide an architectural transition in massing and perceived massing to better relate, complement, or transition to adjacent development to the south (CS2-D).
  - d. Cut away upper level looming bulk on the street facing facade or make architectural adjustments to give a sense of reduced bulk (CS2-A, CS2-C, CS3-A, CS3-B, DC2-B, DC3-I-iv, DC3-II).
  - e. Employ design techniques and separation between buildings to create a more compatible relationship to neighboring properties, thereby reducing perceived bulk (CS2-C, CS3-A).
2. **Privacy.** Development must provide privacy for adjacent development.
  - a. Clarify the size, location, and type of windows shown. Obscuring glazing, landscaping, and fencing may be used to mitigate adverse privacy impacts to neighbors (CS2-C, CS3-A, DC2-D).
  - b. Locate windows with high use living spaces in areas that obscure direct line of site into adjacent structure windows, private yards, and along common pathways within the site (CS2-D).
  - c. Show how the design of the south facade will minimize views into abutting residential uses (CS2-D).
  - d. Maintain the planting areas along the north and south property lines to further mitigate privacy impacts to adjacent uses (CS2-D, DC1-B, DC4-D).
  - e. Use techniques such as setting back the roof deck or landscape planters along the south façade to maintain privacy for adjacent residents. Consider utilizing a landscape planter in the provided setback area to maximize greenery (CS2, DC4-D).
3. **Site Planning and Public Realm.** Pedestrian access is provided via a shared walkway along the north property line. Vehicular access is provided via a driveway along the south property line.
  - a. Create a lighting plan to demonstrate how the project will provide unit entry lighting and passageway lighting without glare. Show and specify low level lighting along the walkway driveway, and at the residential entries (PL2-B, DC4-C).
  - b. Provide integrated space for the development's mailbox block (DC3-B).
  - c. Create clear signage along the street for residential units accessed from the shared walkway (PL3-A).
  - d. Maintain the entry canopies over the entry doors for weather protection (PL3-A).

- e. Add an appropriate trash and recycling area to the site, ensuring adequate screening and odor control. Ensure the trash and recycle area is outside all access easements (DC3-I, DC3-II, DC3-III, DC4-I, DC4-II).
  - f. The site contains a pedestrian access easement for the benefit of the site adjacent to the west (Site B). Show this easement in the construction permit drawings, with appropriate landscape and hardscape materials to ensure pedestrian access from the alley to 17<sup>th</sup> Avenue East (CS2-I, PL1-B, PL2-B, DC3-I, DC3-II, DC4-D).
4. **Design Concept.** Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.
- a. Use native plants in the landscape planting plan. (DC4-D)
  - b. Use durable materials to enhance the structure, add variety to the architectural form, and knit the structure into the neighborhood context (DC2-A).
  - c. Clarify the exterior building materials. Exterior material transitions should reflect the articulation of the building and reinforce the architectural concept (CS2-A, CS2-C, CS3-A, CS3-B, DC2-B, DC3-I-iv, DC3-II).
  - d. The north, south, east, and west façade exhibit a vertical change in material and color creating legibility while differentiating each unit. This change in color and material, however, is marginally modulated. Create a more remarkable gesture to reduce the perceived bulk to adjacent uses (CS2-C, CS3-A, CS3-I, DC2-B, DC4A, DC4-I, DC4-II).
  - e. A number of existing structures in the neighborhood, including Historic Landmark structures, are clad with tan-colored brick with cream-colored terra cotta ornamentation. Use colors and materials that complement this existing neighborhood aesthetic (CS2-A, CS3-A, CS3-B, DC2-B, DC4-A, DC4-I, DC4-II)

## DESIGN REVIEW GUIDELINES

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

### CONTEXT & SITE

**CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.**

#### **CS2-A Location in the City and Neighborhood**

**CS2-A-1. Sense of Place:** Emphasize attributes that give a distinctive sense of place.

Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

**CS2-A-2. Architectural Presence:** Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

#### **CS2-C Relationship to the Block**

**CS2-C-2. Mid-Block Sites:** Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

***Capitol Hill Supplemental Guidance:***

**CS2-I Streetscape Compatibility**

**CS2-I-i. Sidewalk Width:** Retain or increase the width of sidewalks

**CS2-I-ii. Street Trees:** Provide street trees with tree grates or in planter strips

**CS2-I-iii. Entrances:** Vehicle entrances to buildings should not dominate the streetscape

**CS2-I-iv. Townhouse Orientation:** Orient townhouse structures to provide pedestrian entrances to the sidewalk

**CS2-I-v. Multiple Frontages:** For buildings that span a block and “front” on two streets, each street frontage should receive individual and detailed site planning and architectural design treatments.

**CS2-I-vi. Zoning Sensitivity:** Where possible, new development in commercial zones should be sensitive to neighboring residential zones.

**CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.**

**CS3-A Emphasizing Positive Neighborhood Attributes**

**CS3-A-1. Fitting Old and New Together:** Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

**CS3-A-3. Established Neighborhoods:** In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

**CS3-B Local History and Culture**

**CS3-B-2. Historical/Cultural References:** Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

***Capitol Hill Supplemental Guidance:***

**CS3-I Architectural Concept and Consistency**

**CS3-I-i. Signage:** Incorporate signage that is consistent with the existing or intended character of the building and neighborhood

**CS3-I-ii. Canopies:** Solid canopies or fabric awnings over the sidewalk are preferred.

**CS3-I-iii. Illuminated Signs:** Avoid using vinyl awnings that also serve as big, illuminated signs.

**CS3-I-iv. Materials:** Use materials and design that are compatible with the structures in the vicinity if those represent the neighborhood character.

**PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.**

**PL1-B Walkways and Connections**

**PL1-B-3. Pedestrian Amenities:** Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

**PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.**

**PL2-B Safety and Security**

**PL2-B-1. Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance.

**PL2-B-2. Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

**Capitol Hill Supplemental Guidance:**

**PL2-I Human Scale**

**PL2-I-i. Building Entries:** Incorporate building entry treatments that are arched or framed in a manner that welcomes people and protects them from the elements and emphasizes the building's architecture.

**PL2-I-ii. Pedestrian Character:** Improve and support pedestrian-orientation by using components such as: non-reflective storefront windows and transoms; pedestrian scaled awnings; architectural detailing on the first floor; and detailing at the roof line.

**PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.**

**PL3-A Entries**

**PL3-A-1. Design Objectives:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

**PL3-A-4. Ensemble of Elements:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

**DESIGN CONCEPT**

**DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.**

**DC2-B Architectural and Facade Composition**

**DC2-B-1. Façade Composition:** Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

**DC2-C Secondary Architectural Features**

**DC2-C-3. Fit With Neighboring Buildings:** Use design elements to achieve a successful fit between a building and its neighbors.

**DC2-D Scale and Texture**

**DC2-D-2. Texture:** Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

**DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.**

***Capitol Hill Supplemental Guidance:***

**DC3-I Residential Open Space**

**DC3-I-ii. Courtyards:** Create substantial courtyard-style open space that is visually accessible to the public view.

**DC3-I-iv. Upper-floor Setbacks:** Set back upper floors to provide solar access to the sidewalk and/or neighboring properties.

**DC3-I-v. Street Trees:** Mature street trees have a high value to the neighborhood and departures from development standards that an arborist determines would impair the health of a mature tree are discouraged.

**DC3-I-vi. Landscape Materials:** Use landscape materials that are sustainable, requiring minimal irrigation or fertilizer.

**DC3-I-vii. Porous Paving:** Use porous paving materials to enhance design while also minimizing stormwater run-off.

**DC3-II Landscape Design to Address Special Site Conditions**

**DC3-II-i. Aesthetic Consistency:** Maintain or enhance the character and aesthetic qualities of neighborhood development to provide for consistent streetscape character.

**DC3-II-ii. Mature Street Trees:** Supplement/complement existing mature street trees

**DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.**

**DC4-A Building Materials**

**DC4-A-1. 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.

**DC4-B Signage**

**DC4-B-2. Coordination with Project Design:** Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

**DC4-C Lighting**

**DC4-C-1. Functions:** Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

**DC4-C-2. Avoiding Glare:** Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

**DC4-D Trees, Landscape, and Hardscape Materials**

**DC4-D-1. Choice of Plant Materials:** Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

**Capitol Hill Supplemental Guidance:**

**DC4-I Height, Bulk, and Scale**

**DC4-I-i. Materials:** Masonry and terra cotta are preferred building materials, although other materials may be used in ways that are compatible with these more traditional materials. The Broadway Market is an example of a development that blends well with its surroundings and includes a mixture of materials, including masonry.

**DC4-II Exterior Finish Materials**

**DC4-II-i. 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.

1. Use wood shingles or board and batten siding on residential structures.
2. Avoid wood or metal siding materials on commercial structures.
3. Provide operable windows, especially on storefronts.
4. Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terracotta details, and concrete that incorporates texture and color.
5. Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood.
6. The use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) is discouraged, especially on ground level locations.

**DEVELOPMENT STANDARD ADJUSTMENTS**

Design Review Staff’s recommendation on the requested adjustments will be based upon the adjustment’s potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the adjustments.

At the time of Design Guidance, no adjustments were requested.

**STAFF DIRECTION**

**At the conclusion of the Design Guidance, the DPD Staff recommended the project should move forward to building permit application in response to the Design Guidance provided.**

1. Please be aware that this report is an assessment on how the project is meeting the intent of the Design Guidelines. This review does not include a full zoning review. Zoning review will

occur when the MUP plans and/or building permit is submitted. If needed and where applicable, SDR adjustments may be requested in response to zoning corrections.

2. If applicable, please prepare your Master Use Permit for SEPA review with a thorough zoning analysis listing the 23.45 and SMC 23.54 code section criteria, showing both required and proposed information (include page number where you graphically show compliance). You may want to review Tip 201 (<http://web1.seattle.gov/dpd/cams/CamList.aspx>) and may also want to review the MUP information here:  
<http://www.seattle.gov/dpd/permits/permittypes/mupoverview/default.htm>
3. Along with your building permit application, please include a narrative response to the guidance provided in this report.
4. All requested adjustments must be clearly documented in the building permit plans.