



DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3018698

Address: 928 13th Avenue

Applicant: Rafi Samzay, Studio Zarnegar

Date of Report: Wednesday, May 06, 2015

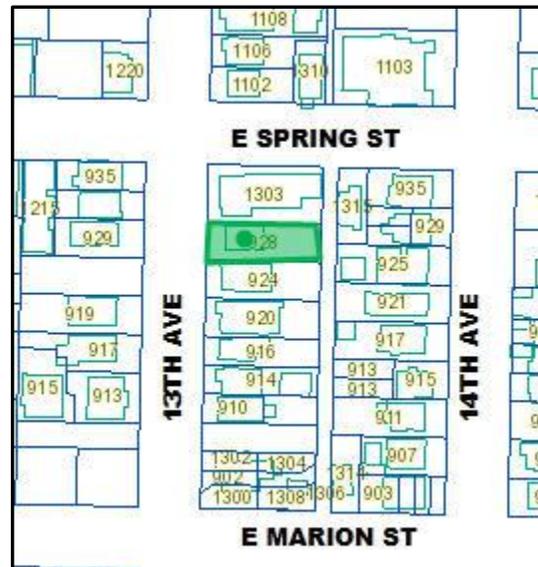
DPD Staff: Holly J. Godard

SITE & VICINITY

Site Zone: Lowrise 3 (LR3)

Nearby Zones: (North) Lowrise 3 (LR3)
 (South) Lowrise 3 (LR3)
 (East) Lowrise 2 (LR2)
 (West) Lowrise 3 (LR3)

Lot Area: 4,800 square feet



Current Development: There is a single family dwelling on the site.

Surrounding Development and Neighborhood Character: The surrounding development is a mix of single family homes and multifamily developments. Seattle University buildings are located a block away as part of a major institution overlay.

Access: Access is via the alley.

Environmentally Critical Areas: No Environmentally Critical Areas (ECA) are mapped at this site.

PROJECT DESCRIPTION

The applicant proposes to build five townhouses with at grade parking for four or five vehicles. Pedestrian access is proposed along the north side of the site and at grade and rooftop outdoor amenity space is proposed.

PUBLIC COMMENT

No public comments have been received.

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.

DESIGN REVIEW GUIDELINES

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

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

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

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

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

Explore sun and wind patterns to capture both, where possible, at this infill site. Explore ways to strengthen neighborhood forms and meet urban infill patterns with reserved and creative architectural forms.

PUBLIC LIFE

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.

Explore ways for the building, and building residents, to relate to the street context, urban lifestyles, and to encourage positive pedestrian interaction.

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-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

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-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.

Develop the architectural concepts presented in the EDG packet. Reinforce the architectural concepts with quality materials, highly detailed entries and facades, and articulated and specific uses within the development. Research and specify native plants where possible and feature plantings for way finding and color.

DEVELOPMENT STANDARD ADJUSTMENTS

Design Review Staff’s recommendation on the requested adjustment(s) 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 adjustment(s).

At the time of Design Guidance, the following adjustments were requested:

- 1. (SMC 23.45.518A setbacks):** The Code requires 7 feet average and 5 feet minimum side setbacks. The applicant proposes a 20% reduction in setback average and minimum. The code allows only a 10% reduction if the reduction adjustment helps the project better meet design standards. DPD staff indicated that the 20% request is not allowed through Streamlined Design Review, see 23.41.018 D4. The applicant may adjust the request to 10% or below for further consideration or elect to go through full Design Review.
- 2. (SMC 23.45.527 Façade length):** The Code allows a maximum façade length of 65% of the lot line and streamlined design review adjustments allow 10% additional. The applicant proposes 85 feet which is within the allowable amount.

DPD staff indicated that the interesting cant of the buildings makes for a more visually interesting project and may enhance the resident's experience, and is amenable to the adjustment if it helps better meet guidance above.

3. **(SMC 23.54.030A Parking):** No adjustment is available for this code section. Pedestrian and emergency access must connect to the alley.

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.