



DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3018965

Address: 4229 7th Avenue NE

Applicant: Peter Anderson for Imago de Lineo Architecture

Date of Report: Friday, March 06, 2015

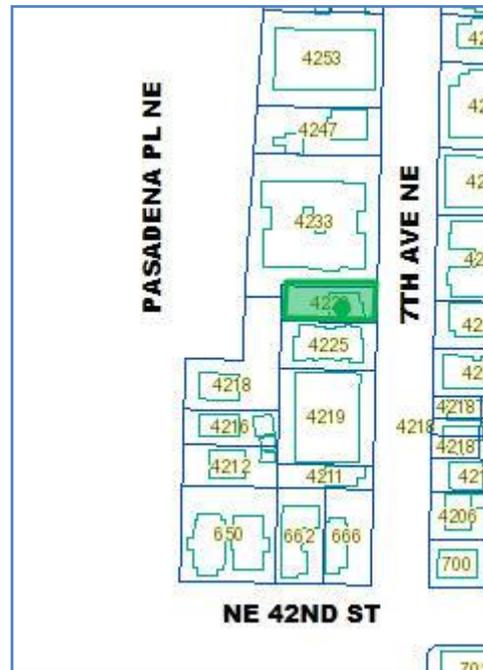
DPD Staff Present: Holly J. Godard

SITE & VICINITY

Site Zone: Multifamily zone, Lowrise 3 (LR3)

Nearby Zones: (North) Multifamily zone, Lowrise 3 (LR3)
(South) Multifamily zone, Lowrise 3 (LR3)
(East) Multifamily zone, Lowrise 3 (LR3)
(West) Multifamily zone, Lowrise 3 (LR3)

Lot Area: 3,700 square feet



Current Development:

Currently there is a single family dwelling unit on the site.

Surrounding Development and Neighborhood Character:

The surrounding development is a mix of Lowrise multifamily buildings and a few single family dwelling units, some converted to multifamily use.

Access:

Access to the site is via 7th Avenue NE. There is no alley in this block.

Environmentally Critical Areas:

There are no mapped Environmentally Critical Areas on the site.

PROJECT DESCRIPTION

The proposal is to build 23 Small Efficiency Dwelling Units (SEDU) at this site with shared amenity spaces at the ground level and at the roof deck. The proposal also includes indoor storage space, bicycle parking and shared laundry facilities. No vehicle parking or access is proposed.

PUBLIC COMMENT

No public comments were 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

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-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.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

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

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

Retain the strong street façade but explore a design treatment with more transparency as an alternative to the wall and tall fences at the sidewalk. Allow views into the development while creating a sense of privacy. Continue in the direction of the early design packet with quality materials and interesting forms which will contribute to the evolving architectural character of the area. Choose materials which help establish the neighborhood’s residential character such as the wood, metal and, concrete that are specified. Minimize the Hardi panel where possible.

PUBLIC LIFE

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-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

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.

Create comfortable site walkways and gathering patios to allow for good site circulation. Create strong connections from the development to the sidewalk that also serve as recognizable entries and serve to provide a sense of security with transparency, low level lighting, and natural surveillance. Provide more transparency in and out of the development. Provide an arborist's report to identify trees and to create a tree protection plan for the neighboring sequoia.

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).

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

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.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

University Supplemental Guidance

IV. Architectural Elements and materials

- ii. Buildings in Lowrise zones should provide a “fine-grained” architectural character. The fine grain may be established by using building modulation,

articulation and/or details which may refer to the modulation, articulation and/or details of adjacent buildings. To better relate to any established architectural character encountered within the community, consider the following building features:

- a. Pitched roof;
- b. Covered front porch;
- c. Vertically proportioned windows;
- d. Window trim and eave boards;
- e. Elements typical of common house forms.

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

DC3-C Design

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

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

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

Retain the unit arrangements which help provide interesting floor plans, articulate the building facades, and capture light and air for each unit. Wood siding is a positive element to retain for the architectural concept in a residential setting. Continue to refine the secondary architectural features to reinforce the design concept by giving special attention to window trim, residential secondary architectural elements, and human scale. Solar roof panels are a positive addition if possible. Consult the Land Use Code to see if the rooms under the panels would be allowed. Determine if the fir tree is exceptional by providing an arborist's report and design the back patio to be a practical amenity for the development. Examine the pedestrian sequence from sidewalk to building entry to provide security and landscaping. Provide for site amenities such as mailboxes, signage, and small open space compression and openness.

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. **Side setbacks (SMC 23.45.518):** The Code requires five feet. The applicant proposes 2.5 feet for a portion of the façade at the bay window feature on the north side of the building.
DPD staff indicated that they are favorable to the small linear foot adjustment request to provide additional interest along that façade.

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>

This project is subject to SEPA. See Tip 208. 20 Units is exempt for SEPA at this location.

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.