



DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3019061

Address: 1415 East Fir Street

Applicant: Greg Squires of Alloy Design Group, LLC

Date of Report: Thursday, April 23, 2015

DPD Staff Present: Carly Guillory, Land Use Planner

SITE & VICINITY

Site Zone: Lowrise-Three (LR3)/23rd & Union Jackson Residential Urban Village

Nearby Zones: (North) LR3
 (South) Neighborhood
 Commercial 2 – 40 Foot
 Height Limit (NC2-40)
 (East) LR3
 (West) LR3

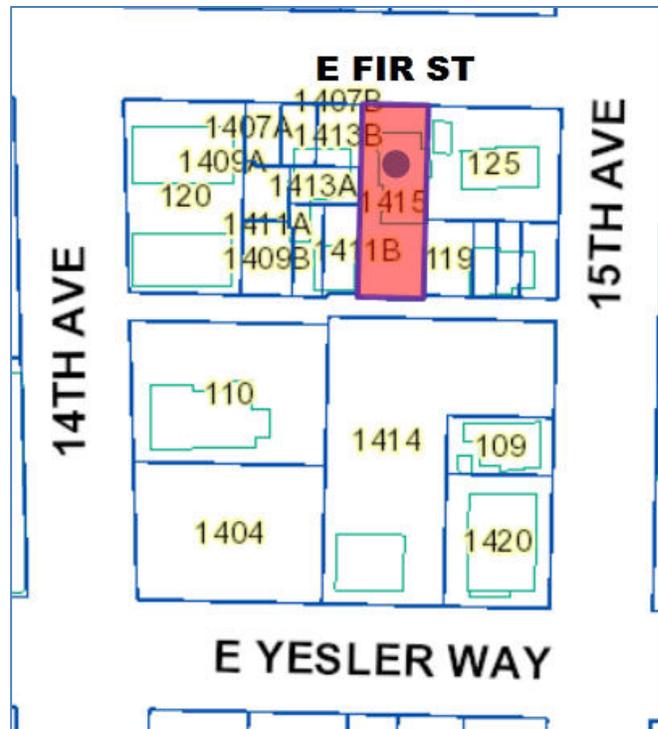
Lot Area: 4,800 square feet

Current Development:

The subject site is currently occupied by a single family structure.

Surrounding Development and Neighborhood Character:

The subject site is located in the Squire Park neighborhood, near Seattle University and Harborview Medical Center. A variety of parks are found nearby, such as Wisteria Park, Pratt Park, and Yesler Playfield. The neighborhood contains a variety of single- and multiple-family



structures. Abutting to the east is a single-family structure facing 15th Avenue. To the west is an eight unit townhouse development.

Access:

Vehicular access to the site is proposed via the alley abutting to the south. Pedestrian access is provided from East Fir Street via pedestrian walkways along the east and west property lines.

Environmentally Critical Areas:

None

PROJECT DESCRIPTION

Streamlined Design Review for two, three-story, two-unit townhouse structures (four residential units total). Surface parking for four vehicles to be provided. Existing structure to be removed.

DESIGN DEVELOPMENT

The project proposes two, three-story structures containing four townhouse units total. Two townhouse units face East Fir Street; the remaining two units take access from shared pedestrian walkways along the east and west property lines. Units are differentiated through the use of modulation, colors, materials, signage, and overhead weather protection. Vehicular parking is provided at the rear (southern) portion of the site, accessed via the alley. The existing tree on the south side of the site is proposed to be maintained.

PUBLIC COMMENT

The following public comment was received:

- Noted the existing black locust trees in the planting strip, as well as other trees on and around the property.
- Encouraged the project to maintain all existing trees on and around the site as the trees provide canopy, flowers, and fragrance on the street.

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](#).

1. **Site Planning and Public Realm.** Pedestrian access is provided via shared walkways along the east and west property lines. Vehicular access is provided via the alley abutting the south property line.
 - a. Create a lighting plan to demonstrate how the project will provide unit entry lighting, passageway lighting, and parking lighting without glare. Show and specify low level lighting along the walkways and at the residential entries (PL2-B, DC4-C).
 - b. It appears the pedestrian walkways end at a landscape planting areas adjacent the refuse screening area, thus prohibiting clear circulation to the vehicular parking area and alley. Further develop this area to create a cohesive sense of passageway and shared space (PL2-B, DC3-B, DC4-D).
 - c. Integrate the mailbox block into the structure's architectural concept (DC3-B).
 - d. Maintain clear signage along the street for residential units accessed from the shared walkway (PL3-A).
 - e. Maintain the entry canopies over the entry doors for weather protection (PL3-A).
2. **Privacy.** Development must provide privacy for adjacent development.
 - a. 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).
 - b. Maintain the narrow planting areas along the east and west property lines to further mitigate privacy impacts along the pedestrian walkways (CS2-D, DC1-B, DC4-D).
 - c. Use landscaping or other devise on the rooftops to mitigate privacy impacts between townhouse units (DC4-D).
3. **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 (CS2-D).
 - b. Choose durable materials to enhance the structure, add variety to the architectural form, and knit the structure into the neighborhood context (DC2-A).
 - c. The building envelope is modulated at the street facing façade to create small building components that better relate to the scale of the pedestrian and neighboring townhouse project. Maintain this modulation and variety in colors and materials (DC2-A).
 - d. Primary entries are highlighted with a contrasting color and material to be obvious, identifiable, and distinctive with clear lines of sight and visually connected to the street. Maintain the contrasting colors and materials and use of awnings at varying heights to highlight the primary entries (PL2-A, PL3-A).

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-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat 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-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.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

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.

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-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

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-B Residential Edges

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-C Parking and Service Uses

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

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-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

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-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-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.

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

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

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-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.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DEVELOPMENT STANDARD ADJUSTMENTS

Design Review Staff's recommendation on requested adjustment(s) is to 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, 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.