City of Seattle

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

DESIGN REVIEW

DESIGN GUIDANCE
STREAMLINED DESIGN REVIEW

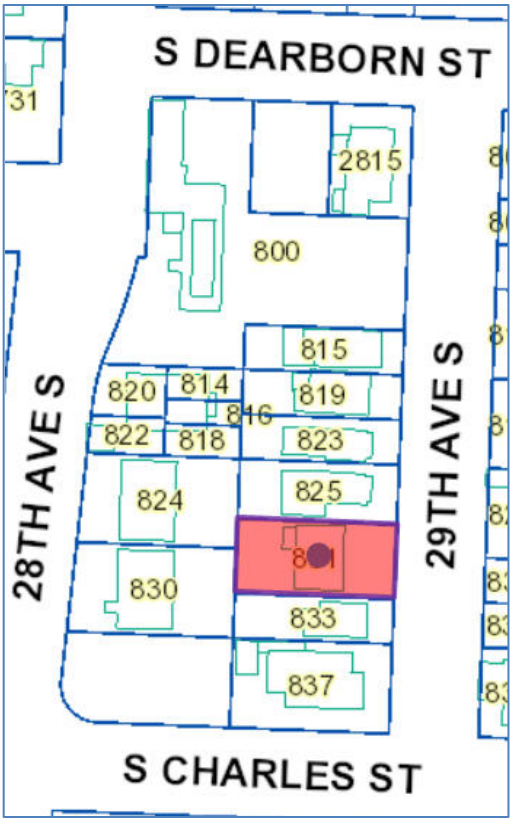
Project Number:	3019246
Address:	831 29th Avenue South
Applicant:	Julian Weber of Julian Weber Architecture and Design, Inc.
Date of Report:	Monday, April 06, 2015
DPD Staff Present:	Carly Guillory

SITE & VICINITY

Site Zone: Lowrise Two (LR2)

Nearby Zones: (North) LR2
(East) LR2
(South) LR2
(West) LR2

Lot Area: 5,300 square feet.



Current Development:

The subject site currently contains a single-family structure with accessory structures.

Surrounding Development and Neighborhood Character:

The neighborhood is comprised primarily of single- and multiple-family structures between one and three stories. A variety of architectural styles can be found here, including traditional, craftsman, contemporary, and modern.

Access:

Vehicular and pedestrian access to the site is provided via 29th Avenue South. The driveway is proposed along the south property line, providing vehicular access to three surface parking spaces. A pedestrian walkway is provided along the north property line, providing pedestrian access to the four rear townhouse units. The front townhouse unit takes direct access from the street.

Environmentally Critical Areas:

Steep slope

PROJECT DESCRIPTION

Streamlined Design Review for a 5 unit townhouse structure with surface parking for three vehicles located on the site. Existing single family dwelling unit to be demolished.

DESIGN DEVELOPMENT

The project proposes one, three-story structure containing five townhouse units. One townhouse faces and takes direct access from 29th Avenue South; the remaining four units take access from a shared pedestrian walkway along the north property line. Units are differentiated through the use of modulation, colors, materials, signage, and overhead weather protection. Vehicular parking is screened from street view and adjacent properties with the placement of the structure and fencing.

PUBLIC COMMENT

The following design comments were received:

- Concerned about location of structure on the site, and proximity to adjacent structures;
- Concerned about the height, bulk, and scale of the structure;
- Concerned about impacts to direct sunlight on adjacent property;
- Concerned about the increase in density on the site;
- Concerned the proposed roof decks will impact the privacy of adjacent development;
- Described the neighborhood as "single-family" in character;
- Noted views to the west;
- Concerned about impacts to the view to the west;
- Encouraged building height to be set back from the street;
- Encouraged more landscaping;
- Encouraged less impervious surface;
- Encouraged structure placement that will maximize daylight for interior and exterior uses while minimizing shading on adjacent sites;

- Concerned the proposal does not emphasize the existing neighborhood attributes that contribute to a distinctive sense of place;
- Encouraged design that includes pitched rooflines as is prevalent in the neighborhood;
- Encouraged a design that creates a strong connection to the street; and
- Encouraged further consideration of existing, adjacent structures, and using the datum lines to inform the design.

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 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. Immediately adjacent to the north and south are one-story single-family structures with pitched roof forms and direct pedestrian access to the street.
    a. Townhouse unit one takes direct access from the street via a pedestrian pathway. Maintain this direct connection, and to strengthen the connection to the street, explore a design treatment with more transparency as an alternative to the wall and fence at the sidewalk (CS2-B).
    b. The project proposes a three-story structure with recessed ground floor and strong vertical lines. Review the datum lines of adjacent structures to better inform the design of the east, street-facing façade (CS2-C).
    c. Provide an architectural transition in massing and perceived massing to better relate, complement, or transition to adjacent development to the north and south (CS2-D).
    d. Cut away upper level looming bulk on the street facade or make architectural adjustments to give a sense of reduced bulk (CS2).
    e. Employ design techniques and separation between buildings to create a more compatible relationship to neighboring properties, thereby reducing perceived bulk (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-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. Care should be taken to design the north and south facades to minimize views into abutting residential uses (CS2-D).

d. Maintain the narrow planting areas along the south property line to further mitigate privacy impacts along the driveway (CS2-D, DC1-B, DC4-D).
e. Set back the guardrail and usable rooftop deck area, on unit five, from the north wall line to maintain privacy for adjacent residents. Consider utilizing a landscape planter in the provided setback area to maximize greenery (CS2).
f. Investigate use of landscaping on the rooftops, such as adding a planting buffer between rooftop amenity areas, to mitigate privacy impacts among townhouse units (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, passageway lighting, and parking lighting without glare. Show and specify low level lighting in the vehicle court, along the walkway and driveway, and at the residential entries (PL2-B, DC4-C).
    b. It appears the paving material along the north property line is disjointed by the residential entry for unit five, thus creating the sense of two separate pedestrian walkways. Further develop this area to create a cohesive sense of passageway and shared space (PL2-B, DC3-B, DC4-D).
    c. Provide integrated space for the development's mailbox block (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).
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. The neighborhood built context is varied and slowly renewing the housing; create a design and materials *vocabulary* to bridge the transition. Use native plants in the landscape planting plan. (CS2-D)
    b. The strong architectural concept proposed should include more roof form and a design and color palette that is more in keeping with the neighborhood (DC2-A).
    c. Choose durable materials to enhance the structure, add variety to the architectural form, and knit the structure into the neighborhood context (DC2-A).
    d. Clarify the exterior building materials. Exterior material transitions should reflect the articulation of the building and reinforce the architectural concept (DC4-A).
    e. The south façade, adjacent the driveway, consists of a retaining wall. Provide design treatments or landscaping of human scale to avoid blank walls. (DC2-B)

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-B Adjacent Sites, Streets, and Open Spaces

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

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-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

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.

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.

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.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

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-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.

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

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

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-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

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.

DEVELOPMENT STANDARD 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.