

Noteworthy elements of the neighborhood include the Lenin statue, Burke Gilman trail, Troll's Knoll park, Seattle Public Library, A.B. Ernst Park, and the Fremont Bridge.

Access:

Access to the site is to be proposed via Evanston Avenue North.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

Streamlined Design Review proposal to allow two, three-story townhouses (a two unit and a three unit, five units total) with parking for five vehicles located below grade. Existing structure to be demolished.

PUBLIC COMMENT

Public comment received included concerns that five on-site parking spaces is insufficient, and the structure will block views.

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.**
 - a. A number of trees exist adjacent the site to the south and west. According to the arborist report, these trees form a grove, and achieve Exceptional status. The design responds to this grove by shifting north and east. A side setback is requested as a result. Show all tree protection areas on all site and landscape plans.
 - b. Two of these Exceptional trees are proposed for removal. One tree is on site, the other is on the site adjacent to the west, both cherry trees. According to information from the arborist, these trees are hazardous and should be removed. The applicant

- submitted a letter signed by the neighbor, indicating agreement of removal of the tree. A hazardous tree removal request shall be made at time of permit application by the applicant and the neighbor to the west. The shifting of the proposal away from the grove is an appropriate response and staff supported.
- c. Vehicular access to the site is proposed via one curb cut near the south property line. The driveway is screened from the adjacent property to the south by a vegetated wall and narrow planting strip. Maintain landscaping in this area to ensure privacy for residents and adjacent development.
 - d. Townhouse 5 faces the driveway and beyond to Evanston Ave N. Add a landscape planter or other design solution to increase privacy and mitigate impacts from the driveway to Townhouse 5.
 - e. An existing rhododendron is located near the northeast corner of the site. According to the arborist report, this shrub is in good health. To respond, the design proposes relocating the shrub further east, between Townhouse 1 and the street. Employ proper relocation techniques to ensure successful relocation of the shrub.
 - f. Pedestrian access to the site is provided via a shared walkway along the north property line. this walkway leads to the shared central courtyard above the vehicular parking. Each unit has direct access to this courtyard, encouraging human interaction and safety through natural surveillance. Maintain direct pedestrian access to the courtyard from each townhouse unit.
 - g. It appears there may be private outdoor space for Townhouse 5 at the rear of the site; however, the elevations show no direct access. Clarify the proposed treatment of the rear setback and incorporate opportunity for these units to directly access the area behind the structure
 - h. The landscape plan includes a planter strip in the right-of-way at the terminus of the shared walkway at the sidewalk. Remove this planter
2. **Architectural Concept.**
- a. The east elevation of the street-facing structure (Townhouses 1 and 2) is designed to differentiate the two units using modulation, materials, color, and raised stoops. Maintain the architectural composition of the street-facing façade to ensure each unit is identifiable and the perceived mass of the structure is reduced.
 - b. An angled roofline is proposed at the stair penthouses and on the east elevation of Townhouse 2. This angled roofline responds well to the existing residential development in the area. Maintain this angled roofline, and ensure the stair penthouses are the minimum height necessary.
 - c. The primary entrance for Townhouse 3 is relatively lackluster without the treatment of modulation, overhead weather protection, or upper story bump out. Further

articulate this entry with secondary architectural features or other design solution to ensure all entries are obvious, identifiable, and welcoming.

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-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-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-D Height, Bulk, and Scale

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.

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.

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

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.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

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-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

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.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

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-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

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-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

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-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-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

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.

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.

DC3-B Open Space Uses and Activities

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

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

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

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.

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.

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. Front Setback, Entry Porches (SMC 23.45.518.H.5.):** The Code allows unenclosed porches or steps to project into the front setback. The applicant proposes increasing the height of the porch by one-foot, eight-inches.

DPD staff indicated support for the request finding it better meets the intent of the design guidelines as the reduced rear setback provided allowance for a larger setback at the northeast portion of the site to retain the two existing Exceptional trees on site.

- 2. Side Setback, North Property Line (SMC 23.45.518.I.):** The Code requires a five-foot minimum, seven-foot average side setback. The applicant proposes a reduction in the setback at three locations along the north property line to a minimum setback of three-feet 11 ¾-inches. The reduced setback allows for projections at Townhouse 1, Townhouse 3, and the partially below grade parking.

DPD staff indicated support for the request finding it better meets the intent of the design guidelines as the reduced side setbacks provide allowance for a larger setback at the rear of the site to accommodate the tree protection area for the existing Exceptional trees on the adjacent property and a larger central, shared courtyard.

- 3. Side Setback, South Property Line (SMC 23.45.518.I.):** The Code requires a five-foot minimum, seven-foot average side setback. The applicant proposes a reduction in the setback to a three-foot, 6-inch minimum setback. This reduced setback allows a second and third floor building projection for Townhouse 5.

DPD staff indicated support for the request finding it better meets the intent of the design guidelines as the reduced side setbacks provide allowance for a larger setback at the rear of the site to accommodate the tree protection area for the existing Exceptional trees on the adjacent property.

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.