



DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3019471
 Address: 1121 34th Avenue
 Applicant: Mark Wierenga of David Vandervort Architects
 Date of Report: Monday, July 27, 2015
 DPD Staff Present: Carly Guillory

SITE & VICINITY

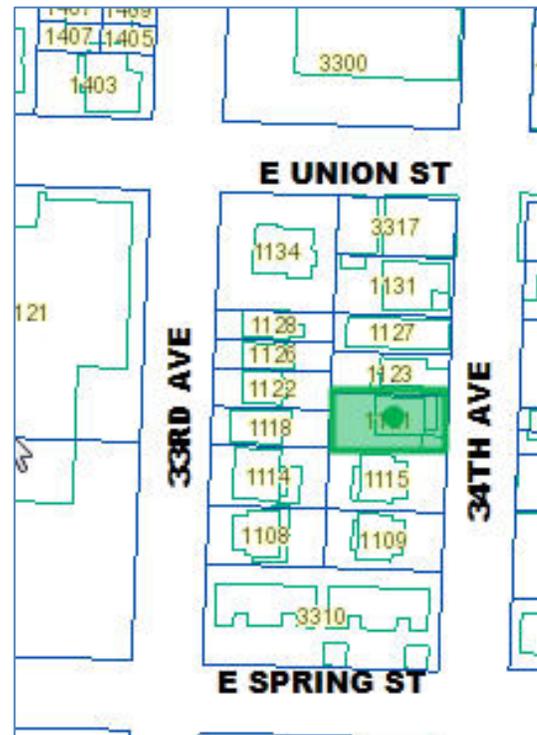
Site Zone: Neighborhood Commercial One – 30
Foot Height Limit (NC1-30)

Nearby Zones: (North) NC1-30
(South) NC1-30
(East) NC1-30
(West) NC1-30

Lot Area: 4,700 square feet

Current Development:

The subject site currently contains a single-family structure.



Surrounding Development and Neighborhood Character:

Surrounding development consists of a variety of residential and commercial development including Madrona Library, St. Theresa church, restaurants and townhouse units. Abutting development is comprised of single family structure and commercial use.

Access:

Access to the site is currently provided via one curb cut on 34th Avenue. Vehicular access is proposed to remain in its current location along the south property line.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

Streamlined Design Review for 2, 3-story structures. One containing 4 townhouse structures and one containing 2 live-work units. Parking for 4 vehicles to be provided. Existing structure to be removed.

DESIGN DEVELOPMENT

The project proposes two live-work units fronting 34th Avenue and four townhouses at the rear of the lot, accessed via a driveway along the south property line. The structures are three-stories with roof decks and stair penthouse. Parking is proposed for four vehicles, to be screened from street view by the structure and garage door. The rear four townhouse units take primary pedestrian access via the shared courtyard. The two live-work units front and take primary access from 34th, with secondary access from the shared courtyard. Proposed materials include a concrete block horizontal lap siding, vinyl windows, hardie-panel cladding, and cedar.

PUBLIC COMMENT

The public comment period ended June 28, 2015. Comments regarding construction impacts 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](#).

1. **Context and Site Planning.** Vehicular and pedestrian access is provided via one curb cut and driveway along the south property line.
 - a. Pedestrian access to the rear units is provided via the vehicular driveway at the south property line. Create a safe and comfortable walking environment within the project that is easy to navigate and is well-connected to the existing sidewalk. Further develop this area to create an identifiable and a cohesive sense of passageway and shared space using a variety of hardscape materials (PL1-B, PL2-B, DC3-B, DC4-D).
 - b. Maintain clear signage along the street for residential units without street frontage (PL3-A).
 - c. Integrate the mailbox block into the structure's architectural concept (DC3-B).
 - d. Maintain the planting areas along the north and west property lines to further mitigate privacy impacts to adjacent development (CS2-D, DC1-B, DC4-D).
2. **Architectural Concept.**
 - a. The structure facing the street contains two live-work units. The street facing elevation differentiates the two units through the vertical application of ground face concrete masonry. This material application creates texture and relief thereby reducing the perceived bulk of the structure. Maintain this material application on the street facing façade (DC2-D).
 - b. The street-facing façade is composed of a taller first story in response to the existing context of the block. The wall contains storefront glazing with transom windows, bay windows, and recessed entries to break down the scale of the building. Maintain this glazing on the street-facing façade (DC2-D).
 - c. Despite the visual break in the penthouses on the front structure, the penthouses of the rear structure fills this void, resulting in a larger perceived height and scale. Realign and/or reduce the size of the stair penthouses as much as possible to reduce perceived height and scale (CS2-D, CS3-A, DC2-B).
 - d. The roof decks on the rear building are located along the north edge of the structure, allowing for a lower parapet along the along the south side to keep the scale of the courtyard appropriate (DC2-B, DC3-A).
 - e. The green wall trellis along the south elevation of the front building serves well to address blank wall impacts. The trellises are constructed of metal verticals and stained wood horizontal elements to provide effective texture during and after the growing season. Maintain this green wall and ensure appropriate landscaping (DC2-A, DC2-B, DC2-C).
 - f. Townhouse entry doors face the shared vehicle court, and are differentiated with stained cedar cladding. Maintain this cedar cladding at the townhouse unit entries to ensure entries are obvious and identifiable. Ensure doors are of quality material and welcoming (PL3-A, PL4-A, DC2-C, DC2-D).

- g. *South Elevation 2* is composed primarily of eight-inch horizontal hardie panel and ground face concrete block, resulting in a blank wall. Further develop this elevation in a manner that is consistent with the overall architectural concept (DC2-B, DC2-D).

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-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.

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-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.

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.

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-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.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

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-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-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-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-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 was 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.

At the time of Design Guidance, the 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.