



City of Seattle

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

DESIGN
REVIEW

DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3019869

Address: 8517 Midvale Avenue North

Applicant: Einar Novion

Date of Report: Tuesday, July 21, 2015

DPD Staff Present: Carly Guillory

SITE & VICINITY

Site Zone: Lowrise Three (LR3)

Nearby Zones: (North) LR3
(East) LR2
(South) LR3
(West) LR3

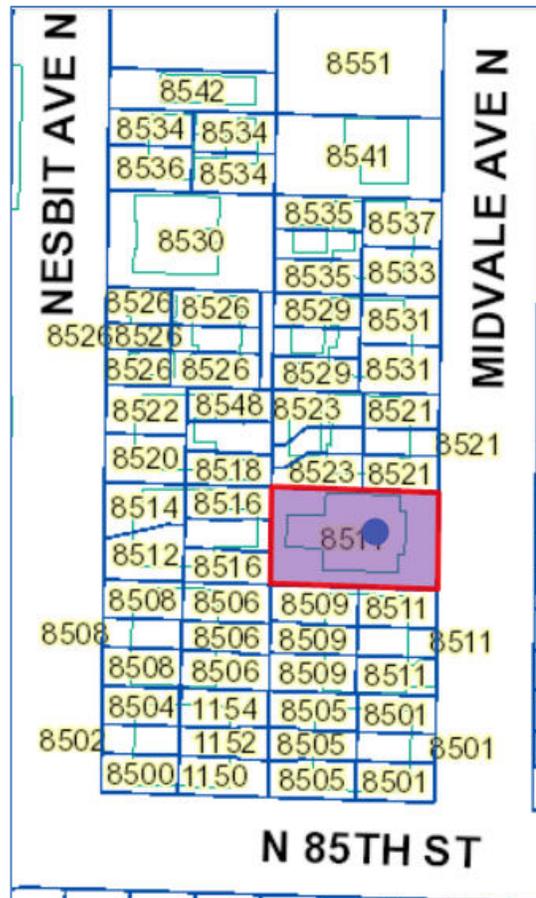
Lot Area: 6,150 square feet.

Current Development:

The subject site currently contains a single-family structure.

Surrounding Development and Neighborhood Character:

The neighborhood is comprised primarily of three-story multiple-family townhouse structures. Common architectural language includes pitched roof lines, balconies, and horizontal slat wood siding.



Access:

Vehicular access to the site is provide via a shared access easement at the rear (west) portion of the lot. Pedestrian access is provided via shared walkways along the north and south property lines. The three units abutting Midvale Avenue North have direct access to the street.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

Streamline Design Review to allow two, 3-story, three unit townhouses (six units total). Surface parking for 6 vehicles to be provided. Existing structure to be demolished.

DESIGN DEVELOPMENT

The project proposes two, three-story townhouse structures containing six units total. Direct access is provided the units facing the street, while access to the rear units is provided via walkways along the north and south property lines. A simple, contemporary building form is proposed, including strong geometric shapes, recessed entries, and large windows. Units are differentiated through the use of modulation, colors, materials, signage, and overhead weather protection. Vehicular parking is screened from street view with the placement of the structure.

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 of highest priority for this project.

1. Site Planning.

- a. The trash and recycle areas are located along the north and south property lines at the rear (west end) of the site, adjacent the shared access easement. Include in the plan set information describing this area. Ensure the area is screened with materials that are consistent with the architectural concept of the structure (DC1-C, DC2-B, DC4-A).

- b. Thin landscape strips are proposed between the pedestrian walkways and the building facades. Maintain this landscaping to mitigate privacy impacts to residents (PL3-B, DC4-D).
- c. Use lighting to increase site safety and highlight architectural or landscape details such as entries or planters. Take care to provide illumination to serve building needs while avoiding off-site night glare and light pollution. Include in the plan set a lighting plan (DC4-C).

2. Architectural Concept.

- a. The street facing elevation differentiates the three units with the use of two-story projecting bays, window placement, and the application of materials. Maintain this architectural composition differentiating the three units (PL2-B, PL3-A, DC2-C, DC2-D).
- b. Recessed entries, canopies, and upper level setbacks compose the street-facing façade. These design features respond well to the datum lines of adjacent structures, resulting in a reduced perception of height (CS2-D, DC2-C).
- c. Interior spaces are expressed on the façade through the use of color. Color wraps facades, connecting the two planes. Maintain this application of color to minimize the emphasis on planes of the facades and to highlight the volumes (CS2-D, CS3-A, DC2-C, DC2-D).
- d. The primary entries on the rear structure are recessed, providing weather protection. Add design elements to enhance the importance of the entries on this elevation. (PL2-B, PL3-A, DC2-C, DC2-D)
- e. Primary entries on the rear building are accessed via shared walkways. Use design features as a means of wayfinding to these entries. Maintain features such as the recessed entries, lighting, and/or signage (PL1-B, PL2-A, PL2-B, PL2-C, PL2-D, PL4-A, PL3-B).
- f. The elevations propose three main horizontal elements, differentiated horizontal score lines and changes in material. This horizontal differentiation mitigates the building's vertical composition; thereby reducing the perceived height, bulk, and scale and creating a concept more compatible with existing development. Maintain this façade composition (CS2-D, CS3-A, CS2-A, DC2-B, DC2-C, DC2-D).
- g. A majority of the elevations propose the upper two floors in a lighter color, breaking the composition into a lower and an upper layer. Maintain this change in color to reduce the perceived height, bulk, and scale (DC2-A, DC2-B, DC2-C, DC2-D).
- h. 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. Obscure glazing, landscaping, and fencing may be used to mitigate adverse privacy impacts to neighbors (CS2-D).
- i. Care should be taken to design the north and south facades to minimize views into abutting residential uses (CS2-D).

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.

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-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.

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-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

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-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.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

DESIGN CONCEPT

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

C1-C Parking and Service Uses

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-A Massing

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

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-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.

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.

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.

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-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

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.