



## DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

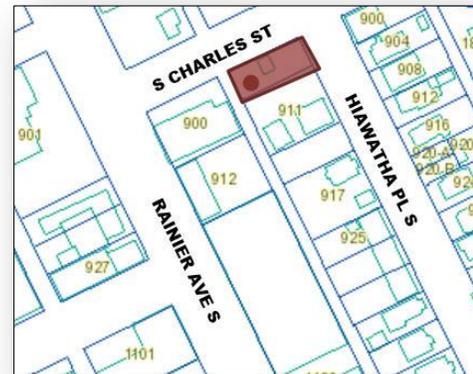
Project Number: 3020354  
 Address: 901 Hiawatha Pl S  
 Applicant: David Neiman  
 Date of Report: Monday, October 12, 2015  
 DPD Staff Present: Colin R. Vasquez

### SITE & VICINITY

Site Zone: Neighborhood Commercial Three  
w/40' height, NC3-40  
23rd and Union-Jackson  
(Residential Urban Village)

Nearby Zones: (North) NC3-40  
(South) NC3-40  
(East) Lowrise One (LR1)  
(West) IC-65

Lot Area: 4,000 square feet (sq.ft.)



### Current Development:

The project site is a rectangular-shaped parcel located southwest of the intersection of S Charles St and Hiawatha Pl S; bounded by S Charles St on the north property line, Hiawatha Pl S on the east property line, an improved alley located on the west property line, and a single family residence on the south property line. The 4,000 sq.ft. site has never been developed. The parcel measures 40' wide by 100' deep. The site slopes up from the west to the east, with an overall grade change in this direction of approximately ten feet. The site abuts a 31.7" West Red Cedar (*Thuja plicata*) an exceptional tree to the southeast. Another Western Red Cedar (*Thuja plicata*) is located along the south property line with a diameter at breast height (DBH) of 9.5". The threshold diameter for exception status for a Western Red Cedar (*Thuja plicata*) is 30 inches.

### **Surrounding Development and Neighborhood Character:**

Half a block west of the site is Rainier Ave W that is evolving commercial corridor. Some small scale commercial spaces are located along Hiawatha Pl S. The Pontedera Apartments, with 94 units, is also located along Hiawatha Pl S. The low rise zone east across the street includes single and multifamily residences. At the southeast end of Hiawatha Pl S, the I-90 trailhead begins and nearby the future Sound Transit rail station is proposed.

Development along the S Charles St block front is a mix of various architectural styles and generations, that include mid-century buildings, late 20<sup>th</sup> century apartment style buildings, and contemporary style buildings. The adjacent buildings include a 2-story single family residence and a 4-story contemporary apartment building. Recently built projects have been in the contemporary style.

### **Environmentally Critical Areas:**

Liquefaction Zone.

### **PROJECT DESCRIPTION**

The project proposes the construction of a 3-story congregate residence with 33 rooms and 1,280 square feet of ground level commercial use. No onsite parking is proposed.

### **Access:**

No onsite parking or vehicle access is proposed for the site. A 16'-0" western alley connects to S Charles St and S Norman St. Pedestrian access will be from S Charles St and Hiawatha Pl S.

### **PUBLIC COMMENT**

DPD received five comment letters during the public comment period ending on August 30<sup>th</sup> 2015. Their concerns included the following:

- The lack of parking for the proposal.
- The new bike path on Hiawatha Pl S has decreased street parking capacity.
- The future light rail station will increase parking demand in the area.
- Micro-housing does not address artist's needs. The design features tiny congregate living, or communal work areas, that are not appealing. The objective is aggressive crowding of the site.
- There are no outdoor areas, and very little space between the sidewalk on S Charles St.
- One comment objected to the arborist's plan to intrude on the needed space for the tree.

## PRIORITIES & STAFF 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.

### STREAMLINE DESIGN GUIDANCE:

1. **Site Planning.** The proposed 3-story congregate residence with 33 rooms and 1,280 square feet of ground level retail is oriented to S Charles St. Pedestrian access has been proposed that provides street facing entries. No onsite parking is proposed.
  - a. Maintain the setback for the structures to maximize light and air opportunities. (CS2-D-5)
  - b. All development coverage needs to be outside of the inner root zone protection area identified by the arborist. This includes the structural support column, hard surface materials, and any underground utilities. (DC4-D)
2. **Massing.**
  - a. Maintain the setbacks and the overall massing of the development. (DC2-A2, CS2-D-5)
3. **Further Treatment of Setbacks.** Setbacks provided with the adjacent site should acting as a transition area.
  - a. Utilize low-level buffer landscaping and cut-off lighting to create private, defensible and safe spaces. (DC4-C)
4. **Maximize Privacy.** Development must provide privacy for the adjacent structures.
  - a. Locate windows with high use living spaces in areas which obscure direct line of site into adjacent structures window, private yards and also along common pathways through the site. (CS2-D)
5. **Develop Architectural Concept and Material Palette.** Choose durable materials to enhance the structure, add variety to the architectural form and knit the structures into the neighborhood context.
  - a. Future permits needs to demonstrate how the structure utilizes material patterning, color and size to add visual interest and break the façades into discrete sections. The structure form should articulate a clear architectural concept while providing a unified material palette. The structures need to be visually distinguished by individual forms and fenestration. The architectural concept needs to have material and modulation to present scale and visual interest for the structures and should be shown in the building permit submittal. (DC4-A)
  - b. Clarify the texture and construction of the exterior materials on the structures. It is important to make sure there is a good contrast between the artistic grill work and the background materials. (DC4-A)

## DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines are summarized below. For the full text please visit the [Design Review website](#).

### 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-B Sunlight and Natural Ventilation**

**CS1-B-2. Daylight and Shading:** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

**CS1-B-3. Managing Solar Gain:** Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

**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-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-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-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.

**CS3-A-4. Evolving Neighborhoods:** In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

## **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.

**PL1-B-3. Pedestrian Amenities:** Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

### **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-A-2. Access Challenges:** Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

#### **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-B-3. Street-Level Transparency:** Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

### **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-B Planning Ahead for Bicyclists**

**PL4-B-1. Early Planning:** Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

**PL4-B-2. Bike Facilities:** Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

**PL4-B-3. Bike Connections:** Facilitate connections to bicycle trails and infrastructure around and beyond the project.

## 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 gathering spaces.

**DC1-A-3. Flexibility:** Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

#### DC1-C 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-B-2. Blank Walls:** Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

#### 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.

**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-A-2. Climate Appropriateness:** Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

**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.

**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.

**DC4-D-3. Long Range Planning:** Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

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

## DC4-E Project Assembly and Lifespan

**DC4-E-1. Deconstruction:** When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

## 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, 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. All requested adjustments must be clearly documented in the building permit plans.
3. Your permit application shall include a narrative response to the guidance provided in this report. Colored elevations, a colored landscape plan and material details shall also be included in the building permit application.
4. Tree protection measures shall be included with your permit application. See *Evaluation of Trees at 901 Hiawatha Pl S*, Brian K. Gilles with Gilles Consulting, Revised September 22<sup>nd</sup> 2015.
5. 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>