



DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3020522

Address: 9033 17th Ave SW

Applicant: Summer McEneny for Julian Weber Architects

Date of Report: Monday, August 24, 2015

DPD Staff: Holly J. Godard

SITE & VICINITY

Site Zone: Lowrise 3 (LR3)

Nearby Zones: (North) Lowrise 3 (LR3)
(South) Lowrise 3 (LR3)
(East) Lowrise 3 (LR3)
(West) Lowrise 3 (LR3)

Lot Area: 5,132 Square feet



Current Development:

Currently there is a single family home and garage on the site.

Surrounding Development and Neighborhood Character:

The surrounding area is a mix of lowrise townhomes, apartments, and single family dwelling units.

Access:

Access is via the platted alley and 17th Avenue SW. There is one vehicle parking space and curb cut off of 17th Avenue SW.

Environmentally Critical Areas:

There are no mapped Environmentally Critical Areas (ECA) at the site.

PROJECT DESCRIPTION

The project proposal is to build three townhouses, renovate the existing single family dwelling unit, and provide three vehicle and three bicycle parking spaces off of the alley.

PUBLIC COMMENT

One public comment letter was received during the comment period. The commenter objected to the height of the townhouses and noted some structures that would need to be removed.

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](#).

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-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

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.

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

Review the proposed design to determine that solar exposure and natural ventilation are maximized for each unit and the single family home. Create more opportunities for residents to relate to the out-of-doors via large windows, decks, "Juliet" balconies etc. especially along the alley façade. Provide safe, operable windows. Create opportunities to support and create connections to the street for the single family home with patio space, garden, and entry design.

Please provide the city permits for the curb cut on 17th Ave SW and the parking space in the front of the existing house. If there are no permits, the parking will need to be provided elsewhere on site.

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.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

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.

Ensure that the single family home retains opportunities for eyes on the street. Place landscaping for both transparent screening and to allow views to the sidewalk and street. Open the townhouse alley façade with larger windows and decks for increased eyes and ears on the alley. Continue in the direction of the Early Design Packet with visible unit entries. Create opportunities for full landscaping at the entries and provide for feature plantings at the entries. Consider indicating townhouse entries with specialty plantings. Provide a privacy study to compare this proposal with building openings to the north and south.

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

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-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-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building façades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all façades 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 façades 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 façades, 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).

Take advantage of light, air, and views by providing alley decks, small or large as integrated architectural elements. Continue with the location and design of the trash, parking and bicycle parking. Use a softer color for the accent color to blend with the less urban, residential nature of the neighborhood. Retain the wood siding. Retain the variation in materials as shown in the packet or similar. Clarify the west entrance on the alley unit. Why is that entry necessary or proposed? An extra door can be added if and when the proposed unit is permitted.

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. 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. Include colored building elevations and colored landscape plans in the MUP (if applicable) and the building permit. Call out materials and colors.
5. All requested adjustments must be clearly documented in the building permit plans.