



City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director



DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3020743

Address: 513 Delridge Way SW

Applicant: Chaohua Chang, CHC Architects

Date of Report: Wednesday, March 16, 2016

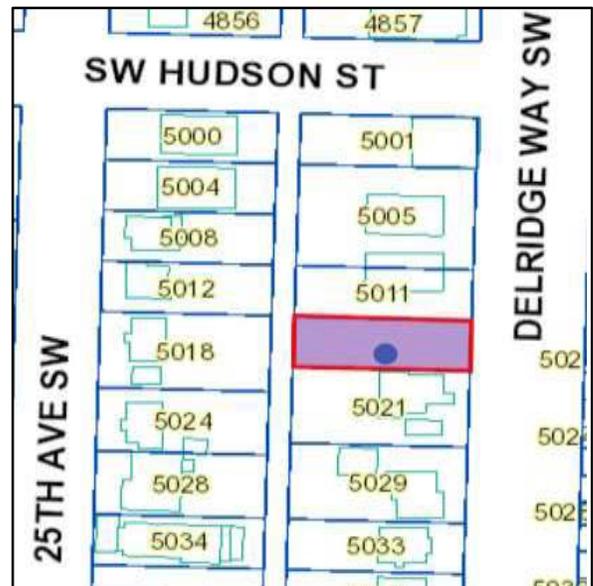
DPD Staff: Holly J. Godard

SITE & VICINITY

Site Zone: Lowrise 2 (LR2)

Nearby Zones: (North) Lowrise 2 (LR2)
(South) Lowrise 2 (LR2)
(East) Lowrise 2 (LR2)
(West) Single Family 5000 (SF 5000)

Lot Area: 4,969 Square Feet



Current Development: The lot is a vacant lot.

Surrounding Development and Neighborhood Character: The surrounding area is a lowrise zone along Delridge Way SW with many multifamily developments. A few single family homes remain in the lowrise zone. To the west there is predominantly single family housing.

Access: The applicant has received a street/alley improvement exception (project numbers 6495811 and 30215453). The topography of the lot along the rear property line and within the alley make alley access difficult to achieve. SDCI has granted the request to provide vehicular access from Delridge Way SW.

Environmentally Critical Areas: Steep slope Environmentally Critical Areas (ECA) are mapped at this site.

PROJECT DESCRIPTION

The project proposal is for a 3 story, 5 unit townhouse building. Parking for 5 vehicles will be located within the structure.

PUBLIC COMMENT

One public comment was received which pointed out stormwater flooding in the area, drainage needs for the alley and lack of on-street parking in the area.

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-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the 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-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-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-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

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.

Design the building to respect the steep slopes by staying out of the slopes and buffers. Use the steep slope and vegetation as a site amenity by including windows and decks out to the slope on the unit that faces it. Provide a sense of bulk reduction by using architectural details and massing at this zone edge. Observe the setbacks as much as possible to respect adjacent sites to the north and south.

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.

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-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.

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.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

Create street level interaction and views to unit entries from Delridge Way. Provide safe connections from units to Delridge by providing enough space for pedestrians, walkways and paving patterns to show a walking area. Detail individual entries to create identifiable and individual entries. Plan the entry experience primarily for pedestrian use and secondarily for vehicle use.

DESIGN CONCEPT

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

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.

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-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-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

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.

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.

Some of the design elements shown are interesting and fresh and should be retained as you move forward: color, unique box feature, wood siding and large windows. The façade design is a good start. You may want to modulate portions of the façade on upper floors to create more interest. Keep the sculpted stairway towers. Use lighting to highlight the interesting features of the proposal. Find a way to meet development standards which have no design adjustment relief. Use full and striving landscaping. A landscape architect will need to design it for the building permit. Use native plants as much as possible. It appears that there is too much building for this narrow site; reduce the expectations for floor area/units etc and you may have a good building fit.

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. (SMC 23.45.518A Setbacks):** The Code requires 7 feet average and 5 feet minimum setback from the property lines. The applicant proposes 3.5 foot average and minimum along the southern property line and 5 foot average and minimum along the northern property line. No rationale was presented in the packet. DPD staff indicated that the departure does not appear to meet any design guidance, but the applicant may still be in design development to create a design that includes a setback departure to help it better meet design guidance.

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.
6. Provide an arborists report with the building permit submittal which classifies the trees on site as exceptional or not per DCI definitions of exceptional trees.
7. Provide information regarding the steep slopes. You may want to apply for a steep slope exemption. You will see the link in the Portal. Steep slopes and their buffers may not be disturbed without a steep slope exemption. You will need to provide a survey with slopes of 40% indicated on it. (If there are none then have your surveyor make a note to that.)