



DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3020801

Address: 4108 Fremont Avenue North

Applicant: Matt Hutchins for Cast Architecture

Date of Report: Thursday, October 01, 2015

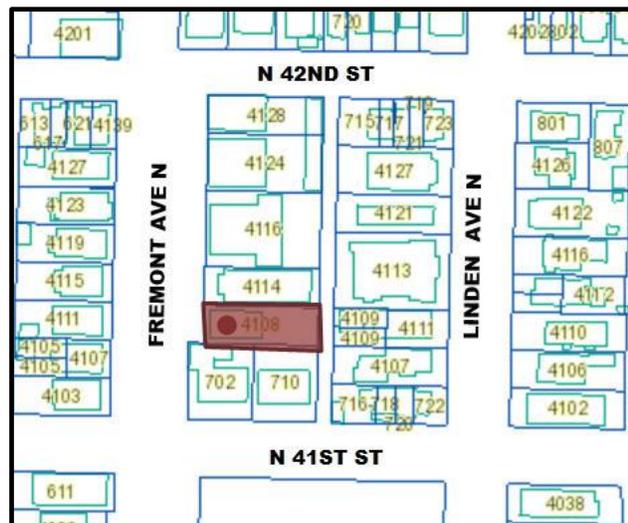
DPD Staff Present: Holly J. Godard

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: 4,800 square feet



Current Development:

Currently there is a 6 unit apartment on the site which is proposed to remain.

Surrounding Development and Neighborhood Character:

The surrounding area is a mix of single family homes and multifamily structures.

Access:

Vehicle access to the site is via the platted alley.

Environmentally Critical Areas:

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

PROJECT DESCRIPTION

The proposal is to add a 3 story, 4 unit apartment structure behind the existing building. The existing 6 unit apartment building will remain. Parking for four vehicles will be provided off the alley.

PUBLIC COMMENT

Public comment was received and included the following:

- Construction work hours should adhere to city code with no work before 7 am on weekdays and no work before 9 am on weekends.
- More parking should be provided.
- Low income housing is preferred.

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.

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-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.

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.

As much as possible, create building forms that support and provide natural ventilation and allow solar exposure. Ensure that each unit has operable windows in all directions for ventilation choices. Capture solar access via large windows and access to the east and west at-grade areas. Control the sense of height and bulk by employing architectural features to reduce bulk including parapet rails or glass instead of solid walls, unitization of façade elements, fenestration presentation on each façade, and landscaping and building modulation. Fit old and new together using methods as noted in CS3-A.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

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.

Contribute to the public life of the neighborhood by encouraging passive outdoor uses on the alley, ease for using bicycles, and walking connections.

DESIGN CONCEPT

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-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-C Lighting

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.

Create an architectural composition that fits with its neighbors in a traditional or modern idiom. Locate building openings away from neighboring windows and openings to encourage a sense of privacy. Use secondary architectural elements to create building scale, interest, and functionality. Specify building materials with interesting and appropriate texture and color. Provide a lighting plan in the building permit that illuminates the ground plane and avoids glare and light spillage onto neighboring properties. Create a full and striving landscape plan.

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. Structure depth (SMC 23.45.527):** The Code allows 65% of lot or 78 feet. The applicant proposes 10% additional for 85.8 feet. DPD staff indicated they are favorable to the adjustment with further information from the applicant showing how the adjustment helps the project better meet design guidelines.
- 2. Side setback (23.45.518):** The Code requires 7 feet average and 5 feet minimum. The applicant proposes 6 feet average on the north side. DPD staff indicated they are favorable to the adjustment with further information from the applicant showing how the adjustment helps the project better meet design guidelines.
- 3. Amenity space (23.45.522):** The Code requires 25 % of the lot area. The applicant proposes a 10% reduction. DPD staff indicated they will consider the adjustment with further information from the applicant showing how the adjustment helps the project better meet design guidelines.

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.