



## DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3021129

Address: 8342 Mary Avenue Northwest

Applicant: Mark Haizlip of Alloy Design Group, LLC

Date of Report: Monday, September 14, 2015

DPD Staff Present: Carly Guillory, Land Use Planner

### SITE & VICINITY

Site Zone: Lowrise Three Residential Commercial (LR3 RC)

Nearby Zones: (North) LR3 RC  
 (South) Single Family 5000 (SF 5000)  
 (East) SF 5000  
 (West) Neighborhood Commercial Three  
 Pedestrian Zone 40-Foot Height Limit (NC3P-40)

Lot Area: 7,920 square feet



### Current Development:

The subject site is currently occupied by two one-story structures with onsite parking.

### Surrounding Development and Neighborhood Character:

Surrounding development consists primarily of single- and multiple-family residential structures. Retail commercial uses are within proximity of the site. The subject site is within the Crown Hill Residential Urban Village. Baker Park abuts the site to the north.

**Access:**

Proposed vehicular access to the site is proposed via one curb cut at the south property line. Pedestrian access is provided via individual walkways to the three units facing the street and shared walkways along the north and south property lines.

**Environmentally Critical Areas:**

None.

**PROJECT DESCRIPTION**

Land Use Application for Streamlined Design Review to allow one, 3-unit townhouse, and one, 4-unit townhouse structure (7 units total). Parking for 6 vehicles to be provided. Existing structures to be demolished.

**PUBLIC COMMENT**

Public comment received identified existing neighborhood concerns including crime in the adjacent park, persons living in vehicles on the street near Safeway, and a lack of on-street parking. Additional on-site parking was encouraged.

**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.

1. **Site Planning and Public Realm.** The project proposes a total of seven units. Three units comprise one building, and face the street. The second building contains four units and receives access from shared walkways along the north and south property lines.
  - a. A narrow landscape strip is proposed between the vehicular parking spaces and the shared walkway at the north property line. Maintain this buffer to mitigate glare and create clear separation of vehicle and pedestrian spaces. (PL1-B, PL2-B, PL2-D, PL3-B, PL4-A, DC1-B, DC1-C, DC2-C, DC3-B, DC4-C, DC4-D)
  - b. Unit 1A obtains access from the street via a pedestrian walkway. This walkway is separated from the driveway by low vegetation. Maintain this separation to promote safety for pedestrians. (DC2-D, DC3-B)
  - c. The configuration of the structures results in a compact, central vehicle court accommodating cars, trash, open space, and circulation. These elements obscure direct lines of sight from the unit entries to the walkway, and create a site that may be difficult to navigate. To mitigate poor sight lines and improve navigation, use secondary architectural features and wayfinding to guide pedestrians through the site to all townhouse entries. (PL3-A, PL3-B)

- d. Direct pedestrian access is not provided to the units from the central court. Consider adding secondary entries for all units that abut the court. Design the court with all users in mind: vehicles and pedestrians (PL2-D, PL3-A, DC1-A, DC1-B)
- e. Baker Park abuts to the north. Take inspiration from this condition to create visually interesting elevations. Use a lighter color on the north elevation of Building B and add windows to the lower elevations of both Buildings A and B. (DC4-A)
- f. 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).
- g. Provide information describing the hardscape materials proposed for the pedestrian walkways, vehicle court, and main entry. Differentiate these shared on-site circulation areas from the public sidewalk (PL1-B).
- h. Abutting the site to the north and east is Baker Park. Two of these trees, both *Taxus Brevifolia* (*Pacific Yew*), are identified as Exceptional and abut proposed units 1B and 3B. These trees require compliance with tree protection area standards. Ensure the tree protection areas are clearly delineated on all site and landscape plans. (DC3-C, DC4-D)
- i. Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Provide a respectful response to the park while promoting safety and security. Consider ways that design can enhance the features and activities of Baker Park. Example may include: locating the driveway along the north property line to create a deeper buffer and allow more sunlight into the park, or orienting unit entries to the park. (CS2, PL1, DC1, PL2-B)

## 2. Architectural Concept.

- a. The street facing elevation differentiates the three units with the use of two-story framing detailing, window placement, and the application of materials. Maintain this architectural composition differentiating the three units. Use secondary architectural features to clearly articulate the three units at the first level (PL2-B, PL3-A, DC2-C, DC2-D).
- b. Choose durable materials to enhance the structure, add variety to the architectural form, and knit the structure into the neighborhood context (DC2-A).
- c. The stair penthouses on the townhouse units are grouped, contributing to the perceived height, bulk, and scale of the structure. Reduce and separate the stair penthouses to the greatest extent possible to mitigate height, bulk, and scale as well as privacy impact to adjacent structures (CS2-C, CS2-D).
- d. A majority of the elevations have 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).

- e. 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).
- f. The location of the penthouses on building at the street are pushed to the rear of the roof, reducing perceived height, bulk, and scale from the street. This location is preferred. To further reduced height, bulk, and scale, ensure the penthouse are the smallest necessary (CS20-C, CS2-D)
- g. Clarify the exterior building materials. Exterior material transitions should reflect the articulation of the building and reinforce the architectural concept (CS2-A, CS2-C, CS3-A, CS3-B, DC2-B, DC3-II).

## 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-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-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.

### 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-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-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-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.

**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.

**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-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.

**DC1-C Parking and Service Uses**

**DC1-C-2. Visual Impacts:** Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

**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-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.

**DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.**

**DC3-A Building-Open Space Relationship**

**DC3-A-1. Interior/Exterior Fit:** Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

**DC3-B Open Space Uses and Activities**

**DC3-B-3. Connections to Other Open Space:** Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

**DC3-C Design**

**DC3-C-1. Reinforce Existing Open Space:** Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting,

buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

**DC3-C-3. Support Natural Areas:** Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

**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-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-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**

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. All requested adjustments must be clearly documented in the building permit plans.