City of Seattle

Department of Planning & Development
D. M. Sugimura, Director

DESIGN REVIEW

DESIGN GUIDANCE
STREAMLINED DESIGN REVIEW

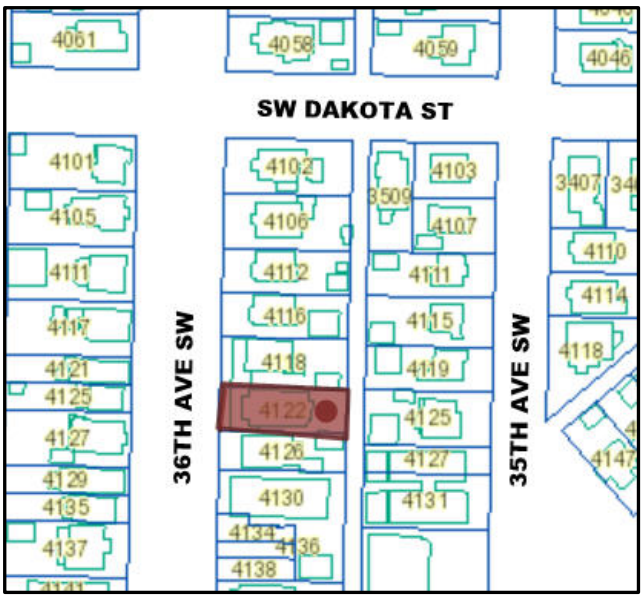
Project Number:	3021374
Address:	4122 36th Ave SW
Applicant:	Greg Squires for Alloy Design Group
Date of Report:	Thursday, November 05, 2015
DPD Staff:	Holly J. Godard

SITE & VICINITY

Site Zone: Lowrise 3 (LR3)

Nearby Zones: (North) Single Family 5000 (SF 5000)
(South) Lowrise 3 (LR3)
(East) Single Family 5000 (SF 5000)
(West) Single Family 5000 (SF 5000)

Lot Area: 4,600 square feet.



Current Development:

Current development at the site is a single family home in the Lowrise 3 (LR3) zone.

Surrounding Development and Neighborhood Character:

Surrounding development is predominantly single family homes to the north, east and west and multifamily structures to the south. The subject property is located at the edge of a change in zoning. The property is zoned Lowrise 3 (LR3) while the properties to the north, east, and west are zoned Single Family 5000 (SF 5000). The Lowrise zoning continues to the south.

Access:

Access is via 36th Avenue SW or the platted alley.

Environmentally Critical Areas:

No Environmentally Critical Areas are mapped at this site.

PROJECT DESCRIPTION

The applicant proposes to build 20 small efficiency dwelling units (SEDU) in two separate structures. No parking is required or proposed. The existing structure is proposed to be demolished.

PUBLIC COMMENT

Many public comment letters were received which focused on the following issues:

- There is not enough parking.
- Parking should be required and provided.
- The building materials should be more residential in nature.
- The adjustment requests do not appear to help the project meet design guidelines.
- The density is too high.
- Microhousing tenants are a transient population which is problematic.
- There is no place for service vehicles or visitor parking.
- Construction noise should be mitigated.
- Abutting lots will lose privacy.

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-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-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.

Provide units with operable windows on at least two sides to capture light and air. Connect the development to the street with street facing unit entries and windows. The project needs to create a better zone transition by using alternative stepped building massing like one or two story forms; secondary architectural features like façade modulations, roof forms, etc and landscaping at the north property line, the zone edge. The project does not need to use all of the suggested features, but some scale giving features or a combination of several features.

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-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

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.

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.

PL3-B Residential Edges

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

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.

Continue with bicycle access and bicycle storage, but reconfigure the bicycle access. Create a rill for walking bicycles up the walk and omit the bicycle ramp that occupies the front setback. Ground level residential entries are important at this site and should be configured to be transparent, lightly screened, residential in nature, and recognizable. Provide for more view screening at the kitchen/lobby and north neighboring side yard.

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.

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.

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-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.

The design concept should continue to explore the façade composition. Provide a privacy diagram by comparing window, plaza, and door openings with the houses on either side. Avoid openings that align. The façade composition is residential in nature and the peaked roofs are a positive design element to retain. Provide a study which further breaks down the facades in residential forms with unitization material breaks and accent materials to signify units or floors. Provide one or two unit front doors on 36th Avenue SW. Provide a front yard and stoop design for one or two units to face onto the street.

Provide material samples and sketches which identify proposed materials. The images appear to have vertical cedar siding which would be an appropriate material to select. Where is the hardie panel proposed to be located? Landscaping should be full and striving to give a sense of scale and buffer.

If you plan to allow parking in the rear, off the alley, then please show the parking(s) spaces you propose. If you do not plan to allow parking at the rear then redesign the area for outdoor amenity space, that is for activities that do not allow the car.

Please provide site and building elevations in your next submittal.

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. **Side Setback. (SMC 23.45.518):** The Code requires side setbacks for facades greater than 40 feet in length of 7 average and 5 feet minimum. The applicant proposes 6.34 feet for the north setback and 6.27 feet for the south setback average and 5 foot minimum.

DPD staff indicates that the adjustment does not appear to help the project better meet guidelines and that the adjustment request should be omitted as design development continues.

STAFF DIRECTION

At the conclusion of the Design Guidance, DPD Staff recommended that 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 all materials and colors.

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

6. Please provide pdf studies to me to post in the public electronic file which address guidance requests. These will be considered interim studies before you commit to building permit

drawings. Schedule at least one meeting with me to discuss your design response to the guidance above.