

Current Development: Current development is a single family home.

Surrounding Development and Neighborhood Character: The surrounding area is single family and multifamily structures.

Access: Access to the site is via 5th Avenue. There is no alley in this block.

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

PROJECT DESCRIPTION

The project proposal is to build a three story building with 7 townhouse units with parking provided.

PUBLIC COMMENT

Several public comments were received which focus on requests to minimize the building, retain green open space, and which point out the steep roadways to the north and south of the subject property.

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-C Topography

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-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

Design a building which will profit from the natural context to gather light, air and use them in a creative design to provide interior light and natural ventilation. Use the topography of the site to locate and articulate the building units. Provide an adjacency window study to show that windows do not line up across property lines. Provide massing that minimizes impacts to adjacent properties by lowering some forms, providing transitioning elements such as trellises or providing screening, etc.

PUBLIC LIFE

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-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

Create areas where residents will meet to help build community by design. Areas could include common walkways, mail delivery areas, trash areas, and common outdoor seating.

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-A Massing

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

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.

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.

Provide more building articulation across all facades. Further modulate and articulate the building forms on the north side for more interest and variety. Lower the stair penthouse roofs. Use secondary architectural methods such as material, texture, and color to give scale to the building. The flat hardi is too prevalent, specify other materials for interest and relief. Include quality, enduring materials such as wood, stone, brick etc. The south façade is extremely flat and without interest. Redesign the south façade with modulation, articulation, color, material changes, secondary architectural features, and better relationship between the units and the outdoors by using balconies, etc. The east elevation should relate more to the ground plane. Add windows at the first level and/or an exit to the green space. Create a façade that relates to the public realm with more residential amenities in this neighborhood context, such as doors to the west, garden, windows, color interest and eyes on the street.

DEVELOPMENT STANDARD ADJUSTMENTS

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 guidance on how the project design will need to meet 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 a zoning MATRIX on your building permit plans. Example:

Code section and requirement name	required	provided	See plan set page
<i>23.45.XXX This and that</i>	<i>XX feet</i>	<i>XX feet</i>	<i>A X.X</i>