



# City of Seattle

Department of Construction and Inspections  
Nathan Torgelson, Director



## DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3023557

Address: 1106 23<sup>rd</sup> Avenue South

Applicant: Julian Weber, Julian Weber Architecture and Design

Date of Report: Friday, May 27, 2016

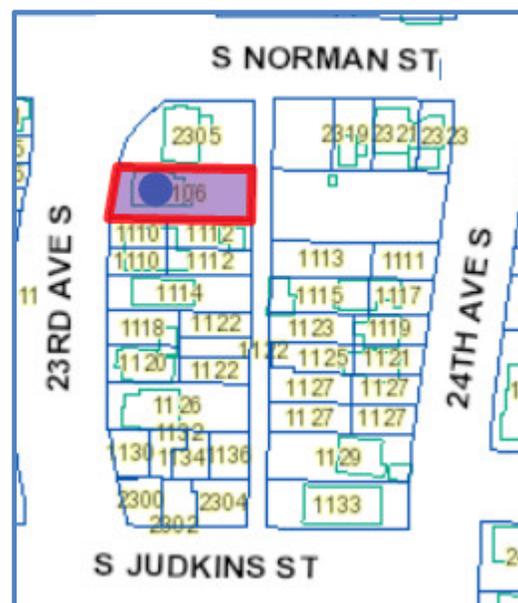
DPD Staff: Holly J. Godard

### SITE & VICINITY

Site Zone: Lowrise 2 (LR2)

Nearby Zones: (North) Lowrise 2 (LR2)  
(South) Lowrise 2 (LR2)  
(East) Lowrise 1 (LR1)  
(West) Lowrise 2 (LR2)

Lot Area: 5,249 square feet



**Current Development:** Currently there is a single family house on the property.

**Surrounding Development and Neighborhood Character:** Surrounding development is characterized by older single family homes and newer multifamily developments

**Access:** Access is via 23<sup>rd</sup> Avenue South or the alley

**Environmentally Critical Areas:** There are no Environmentally Critical Areas (ECA) mapped at the site.

### **PROJECT DESCRIPTION**

Project proponents plan to build five, three story townhouses. Surface parking for four vehicles is proposed. The single family residence is slated to be demolished.

### **PUBLIC COMMENT**

One public comment was received during the official comment period. The commenter noted that the property to the north may be adding three (3) townhouses at the back of the lot and retaining the older multifamily building. Also there will be discussion of a retaining wall and fence at or near the property line between owners.

### **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-B-2. Daylight and Shading:** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

**CS1-B-3. Managing Solar Gain:** Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

**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-1. Sense of Place:** Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

**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-B Adjacent Sites, Streets, and Open Spaces**

**CS2-B-3. Character of Open Space:** Contribute to the character and proportion of surrounding open spaces.

#### **CS2-C Relationship to the Block**

**CS2-C-2. Mid-Block Sites:** Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

#### **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-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.

**CS3-A-2. Contemporary Design:** Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

**CS3-A-3. Established Neighborhoods:** In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

**CS3-A-4. Evolving Neighborhoods:** In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

**Design townhouse units which take advantage of local wind patterns and which provide natural ventilation and good solar exposure. Show how passive ventilation will work in each townhouse by showing the operable windows.**

**Use the urban design framework to organized site access, unit access, and vehicle access. Use the scale of neighboring buildings to site and design this building. Show graphically how the proposal will fit into the neighborhood in height, bulk and scale. Provide a window privacy study in relation to neighboring development to ensure windows do not line up with one another.**

**Create a design that fits old and new together. The building to the north will be retained for some time so show how this project is a compatible neighbor in building articulation, scale, fenestration, details, complementary materials, and forms.**

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

**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.

**PL4-B-2. Bike Facilities:** Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

**PL4-B-3. Bike Connections:** Facilitate connections to bicycle trails and infrastructure around and beyond the project.

**Create more entry articulation to help identify the entry, the entry sequence, and to create greater secondary architectural elements for an individualized and intimate entry. Provide a full palette of elements for the entry including quality materials, lights, addresses, focal landscape, etc. Create opportunities for easy wayfinding for visitors to identify and find units. Provide opportunities for residents to interact. Create easily accessed and convenient bicycle parking to encourage biking and visitors on bikes.**

**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-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 Façade Composition**

**DC2-B-1. Façade Composition:** Design all building façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades 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-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.

**Design the façade composition to reflect the eclectic neighborhood design and to refer to the neighboring multifamily building. Use secondary architectural features to create interest and fit with neighboring buildings. Reduce the building scale to fit the site and the neighborhood so the development is not gawky, overly modern, or boxy. Provide reduced building scale and unique façade textures to integrate the building into the neighborhood. Create a break in the façade at the upper level and stair penthouse. Avoid one, single façade plane reaching to the top of the penthouse. Ensure that there is a plane change at every color change on a façade. Provide high detail elements as a means to relate to the older building to the north. Obviously, not the same details, but a similar level of detail such as an appropriate cornice, window lintel, sash, sill, corner post, brackets, window screens, scuppers and gutters, awnings etc.**

**Provide striving landscape to soften the proposal, and to give scale and shade. Provide opportunities for residents to garden in their yards and to individualize their front entries with plants and garden structures.**

**Use the pea patch concept you've identified to more deliberately inform your design throughout the project. Make it strong at the alley. For instance, use trellises to buffer the parking and trash, create garden plots or design references to garden plots and garden structures throughout. Separate the trash enclosure on the front unit from the second unit's fence. Move the front unit so it does not shade the second unit on the southwest side so fully.**

## **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 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 a zoning analysis like the following in your plan sets.

Design review departure ANALYSIS MATRIX example

Departure item number	Code section and requirement name	required	provided	Amount of requested departure	Reasoning (The adjustment helps the project better meet which design guidelines?)	See plan set page
<i>1</i>	<i>23.45.XXX This and that</i>	<i>XX feet</i>	<i>XX feet</i>	<i>XX feet</i>		<i>A X.X</i>
<i>2 etc.</i>						