



## DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Numbers: 3022700 and 3023631

Address: 3525 Wallingford Ave N and 3531 Wallingford Ave N

Applicant: Peter Tallar of Caron Architecture LLC

Date of Report: Friday, March 11, 2016

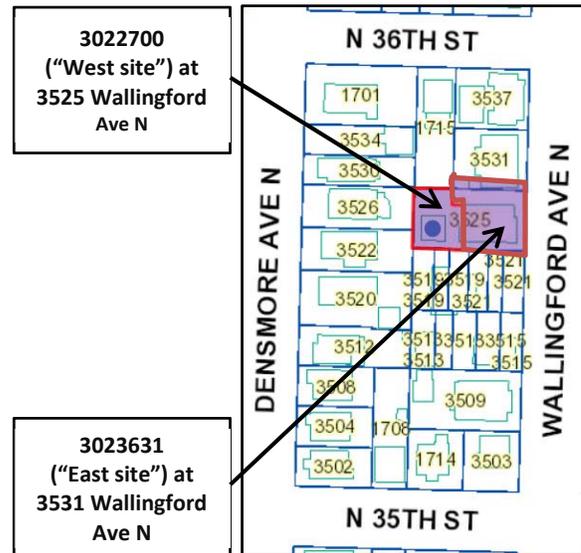
SDCI Staff: Magda Hogness

### SITE & VICINITY

Site Zone: Lowrise (LR2)

Nearby Zones: (North) LR2  
(South) LR2  
(East) LR2  
(West) Single Family (SF 5000)

Lot Area: A short subdivision under project number 3022206 is currently underway to reconfigure the sites. The west site, (3022700) is proposed to be 3,470 sf (Parcel D). The lot size for the east site (3023631) is proposed to be 4092 sf (Parcel C).



### Current Development:

The combined site is currently occupied with a duplex and detached garage.

## **Surrounding Development and Neighborhood Character:**

The project sites lie within the south part of the Wallingford neighborhood. Prevailing attributes of the neighborhood include its slope, the views toward Lake Union and downtown, the street grid and the nature of the nearby building forms and uses.

Adjacent to the west are single family structures as the zoning transitions to single family. The lower scaled Densmore Ave N has modest sized single family homes. Other than the multi-family structures, single family houses, many known as bungalows and craftsman style houses, comprise the dominant character of the area.

The city has designated Wallingford Ave, north of 34th St, as a collector street. Recent development along Wallingford Ave N includes sizeable, midrise multi-family structures. To the North and south are duplexes and multi-family structures. Directly across Wallingford Ave N to the east, is a duplex and two story apartment.

Several important recreational features anchor the southern portion of Wallingford: Gas Works Park, the Burke Gilman Trail, and Lake Union.

### **Access:**

Vehicular access is currently from Wallingford Ave N.

## **PROJECT DESCRIPTION**

3022700 (“West site”) at 3525 Wallingford Ave N:

The proposal is for a 3 unit townhouse structure and surface parking for 7 vehicles. Access and parking is shared with Parcel C short subdivision 3022206. The existing structures are proposed to be demolished.

3023631 (“East site”) at 3531 Wallingford Ave N:

The proposal is for a 4 unit rowhouse structure with shared access to surface parking with Parcel D, short subdivision 3022206. The existing structures are proposed to be demolished.

## **PUBLIC COMMENT**

The following public comment was received:

- Concerned with impacts to small scale residential and remaining two story commercial structures on the block.
- Would like to see front yards at a level that relates to the street, to provide opportunities for interaction.
- Concerned with loss of views, sunlight and breezes.
- Would like to see larger view/sun corridors and deeper front yard setbacks.
- Concerned with the proposed flat facades.

- Concerned with potential impacts to stormwater management; current sewer and storm runoff systems along Wallingford N. are out of date.
- Would like to see more parking proposed.
- Concerned with the carbon copy design which creates a repeated wall of hard materials.

## PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and 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) **Massing and Respect for Adjacent Sites:** The proposed fenestration patterns and slight plane changes along the perimeter of the larger site do not adequately provide visual depth. Develop intentional massing moves and thoughtfully consider transitioning the scale of the proposal and minimizing disrupting privacy, particularly for the adjacent single family zone.
  - a. Resolve the flatness of the facades located along the perimeter of the larger site by substantially increasing the depth of the plane changes. (DC2-B, DC2-C)
  - b. The window overlay diagram for the south elevations demonstrates a negligible window overlap for the townhouse structure (west site) and a minimal window overlap for the rowhouse structure (east site) that should be maintained. (CS2-D-5, DC2-B-1)
  - c. More information is needed to demonstrate how the west facade of the townhouse units (west site) is an appropriate response to the zoning transition. Study the orientation of windows and façade modulation. In developing the design, provide window overlays diagrams, sections or another way to represent the condition. (CS2-IV, CS2-D, DC2-B-1)
  - d. The sculpted stair penthouses for the rowhouse structure (east site) appear minimized. To reduce the perceived height for the townhouse structure (west site), locate all stair locations inward, away from the zone transition and perimeter of the larger site. (CS2-IV, CS2-D)
  - e. Rooftop amenity space should also be located away from the single family zone transition. Study stepping back the amenity space and/or using planting as a buffer. (CS2-IV, CS2-D, DC4-II-i)
  - f. The open cable railing minimizes the perceived height of the structure and has the potential to strengthen the overall composition. Study expanding the open cable railing locations. (CS2-IV, CS2-D, DC2-B-1, DC2-C-2, DC2-D)
  
- 2) **Architectural Concept and Materials:** The changes of materials, fenestration patterns and reveals do not have an entirely clear logic. There appear to be three different cladding and fenestration strategies. It is not yet apparent how these different cladding

and fenestration strategies relate and transition to each other. As a result, the overall composition seems unresolved.

- a. To improve the overall composition, explore and provide an architectural concept which simplifies the material cladding strategies and demarcates individual units. Provide more information on the north façade of the rowhouse structure (east site). (DC2-B-1, DC2-C-2, DC2-D-2)
  - b. The upper window composition shown on the rowhouse east elevation (east site) has a strong presence and is an appropriate response to the character of Wallingford corridor. This fenestration pattern should be carried forward in the final design. (DC2-B-1, DC2-C-2, DC2-D-2)
  - c. The proposed wood material relates well to the residential use, should be carried forward in the final design. Consider the use of other high-quality and durable materials. (DC2-II-iii, DC2-B-1, DC2-C-2, DC2-D-2, DC4-A, DC2-II-iii)
- 3) **Walkability, Wayfinding and Interaction:** Developing the transition from the street to unit entries and site circulation is important to provide opportunities for interaction and improve wayfinding.
- a. For the rowhouse units (east site), expand the stoops or provide other usable space for the users for the units facing the street to encourage social interaction. Study widening the entry sequence, flaring the stairs, or creating an intermediary stoop at the street to strengthen the connection to the street. (PL2-D-1, PL3-A-3, PL3-A-4, PL3-B-4)
  - b. Further develop the design of parking/pedestrian walkway area to serve multiple uses such as children’s play space, outdoor gathering areas, sports courts, woonerf, or common space. (PL3-B-4, DC1-C-3, DC3-B-4)
  - c. Primary entries for the townhouse units (west site) should be obvious, identifiable, and distinctive. For the two units to the north, explore an entry approach from the parking area to encourage social interaction beyond parking in this area. (PL2-I-I, PL2-D-1, PL3-A-4, PL3-B-4, DC1-C-3, DC3-B-4)
  - d. Thoughtfully design the pedestrian pavement to avoid conflict with vehicles and show how bike parking will be incorporated. Provide more information about the 3’ gate screening the parking. (PL2-I-i, PL4-A-1, DC1-C, DC3)
  - e. Include lighting where appropriate to give a sense of security to walkways, parking areas, and entries without glaring lights. Provide a lighting plan. (PL2-B-2, DC4-C)
- 4) **Landscape and Open Space Concept:** The retention of the mature vegetation to the north provides buffering and visual interest for the parking/pedestrian walkway area. Avoid the removal of adjacent planting buffer and trees along the west zone transition; include trees that overhang the property boundary on the landscape plan. The proposed location of trash appears to conflict with the proposed location of planting and needs to be resolved. Use planting to soften the parking/pedestrian walkway area, screen trash areas and provide a pleasant pedestrian experience. (CS1-I-ii, DC3-A-1, DC4-D, DC4-II)

## DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. 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.**

***Wallingford Supplemental Guidance:***

**CS1-I Landscape Design to Address Special Site Conditions**

**CS1-I-ii. Existing Trees:** Retain existing large trees wherever possible. The Design Review Board is encouraged to consider design departures that would allow retention of significant trees or to create new opportunities for large trees at grade.

**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-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.

***Wallingford Supplemental Guidance:***

**CS2-IV Height, Bulk and Scale Compatibility**

**CS2-IV-iii. Upper-Level Setbacks:** To protect single-family zones, consider providing upper level setbacks to limit the visibility of floors that are above 30 feet.

**CS2-IV-iv. Building Modulation for Solar Access:** Consider dividing building into small masses with variation of building setbacks and heights in order to preserve views, sun and privacy of adjacent residential structures and sun exposure of public spaces, including streets and sidewalks.

### PUBLIC LIFE

**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-2. Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

**PL2-D Wayfinding**

**PL2-D-1. Design as Wayfinding:** Use design features as a means of wayfinding wherever possible.

***Wallingford Supplemental Guidance:***

**PL2-I Pedestrian Open Spaces and Entrances**

**PL2-I -i. On-street Residential Entries:** Entries for residential uses on the street (rather than from the rear of the property) add to the activity on the street and allow for visual surveillance for personal safety.

**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-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-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-3. Multiple Uses:** Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

**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-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-C Secondary Architectural Features**

**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-D Scale and Texture**

**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.

***Wallingford Supplemental Guidance:***

**DC2-I Architectural Concept and Consistency**

**DC2-I-iv. Signage:**

- a. Signage should reflect the pedestrian scale of the neighborhood.
- b. Generally, individualized, externally illuminated signs are preferred over internally illuminated, rectangular box signs.
- c. Signage should be integrated with the architectural concept of the development in scale, detailing, use of color and materials, and placement.
- d. Creative, detailed, artistic and unique signage is encouraged.

**DC2-II Human Scale**

**DC2-II-iii. Durable Materials:** Use durable and well-detailed finish materials:

- a. Finish materials that are susceptible to staining, fading or other discoloration are strongly discouraged.
- b. Encourage the use of brick.
- c. Discourage aluminum and vinyl siding, and siding with narrow trim.

**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 Exterior Elements and Finishes**

**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-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.

***Wallingford Supplemental Guidance:***

**DC4-II Landscaping to Enhance the Building and/or Site**

**DC4-II-i. Planted Visual Buffers:** Thick evergreen hedges, non-invasive vines on fencing or low walls, and other substantial landscaping should be used to visually and physically buffer sidewalks and adjacent buildings from parking areas; camouflage exposed concrete walls; and buffer adjacent single-family houses and residential developments.

**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 no adjustments were requested:

**STAFF DIRECTION**

**At the conclusion of the Design Guidance, the SDCI 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.