



# City of Seattle

Department of Construction and Inspections  
Nathan Torgelson, Director

DESIGN  
REVIEW

## DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

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Project Number: 3023910  
Address: 5954 36<sup>th</sup> Avenue South  
Applicant: Moon Zhang for Playhouse Design Group  
Date of Report: Monday, June 27, 2016  
DPD Staff: Holly J. Godard

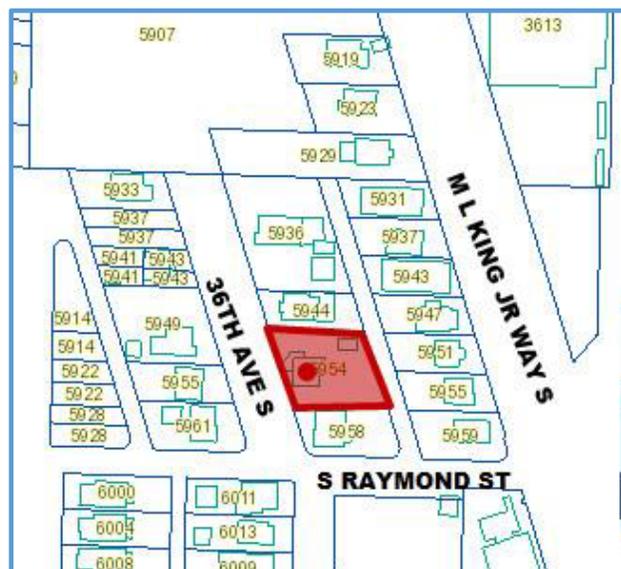
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### SITE & VICINITY

Site Zone: Lowrise 3 (LR3)

Nearby Zones: (North) Lowrise 3 (LR3)  
(South) Lowrise 3 (LR3)  
(East) Commercial 1 65 (C1-65)  
(West) Lowrise 3 (LR3)

Lot Area: 6,665 square feet



**Current Development:**

Currently there is a single family structure on site. The nearby garage structure is now part of the property to the north as a result of a completed lot boundary adjustment.

**Surrounding Development and Neighborhood Character:**

The surrounding development is a mix of single family homes and multifamily structures. Commercial uses are one half block away along MLK Jr. Way South.

**Access:**

Access is via the alley or 36<sup>th</sup> Avenue South.

**Environmentally Critical Areas:**

There are no Environmentally Critical Areas (ECA) at this site.

**PROJECT DESCRIPTION**

The project proposal is to build eight townhouse structures; four on 36<sup>th</sup> Avenue South and four along the alley with surface parking for six vehicles accessed from the alley.

**PUBLIC COMMENT**

Public comment focused on a lack of parking in the area and encouraged the design proponents to add more parking.

**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-D Plants and Habitat**

**CS1-D-1. On-Site Features:** Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

**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-1. Site Characteristics:** Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

**CS2-B-2. Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and public realm.

Plan to retain the large tree in the front yard to help give scale, screening, and interest to the project. Provide an arborist's report which addresses the tree health and classification as exceptional or not exceptional. Work with SDOT if the tree is in the right of way to determine if the tree can be retained and protected while the required street improvements are installed. Create a seamless landscape design from the new right of way improvements to the proposal landscape. Provide an entry sequence right of way to entry, even if it is short. The site is irregularly shaped so further develop the building design to reflect the interesting site shape. Create a development which enhances the neighborhood character with at grade entries, walkways from entries to the sidewalk, and small gardens at entries, etc.

**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-1. Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance.

**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.

Design the buildings to boost and enhance neighborhood activity, surveillance, and to create a friendly sense of community. Individual entries should be identifiable, have street address signage, and be both private and welcoming. Provide an opportunity to distinguish each unit entry by providing an architectural planter box or other secondary architectural feature to personalize. Include low level site lighting, unit entry lighting, and opportunities for eyes on the street and alley.

## 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-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-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).

**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.

Continue designing with the building massing concept presented in the EDG packet. The buildings reflecting the site shape is interesting. The proposed materials, colors and composition is pleasing and should be retained and refined. Consider how the “fins” and other materials at the ground level will weather and adjust materials and color to anticipate dirt, scuffs, and graffiti. Consider how the building will be cleaned, or able to be cleaned, and adjust as best serves the longevity of the materials and project integrity. The lower three feet next to a planting bed with soil will most likely become stained from rain splash. Consider alternative materials such as a rock mulch or other material. Include wheel stops for cars at the parking area on the alley. Add and expand overhead weather protection at the entries. Replace the window guard railings with a small balcony 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, the following adjustment was requested:

1. **Amenity Space (23.45.522):** The Code requires 25% of the lot area or 1,666 square feet. The applicant proposes a 10% reduction or 1500 square feet.

DPD staff indicated favorably to the request with more information on landscaping for the development, right of way landscaping, and other design details. (PL2, PL3, DC2)

## **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. Include a narrative response to the guidance provided in this report at the MUP (if required) and building permit applications. Please respond to guidance by title and number.
4. All requested development standard adjustments must be clearly documented in the MUP (if required) and building permit plans. Use the matrix below to document and to provide the rationale explaining how the development adjustment helps the project better meet the priority design guidance.

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 Code section title</i>	<i>XX feet</i>	<i>XX feet</i>	<i>XX feet</i>		
<i>2 etc.</i>						