City of Seattle

Edward B. Murray, Mayor

Department of Construction and Inspections

Nathan Torgelson, Director

DESIGN REVIEW

DESIGN GUIDANCE
STREAMLINED DESIGN REVIEW

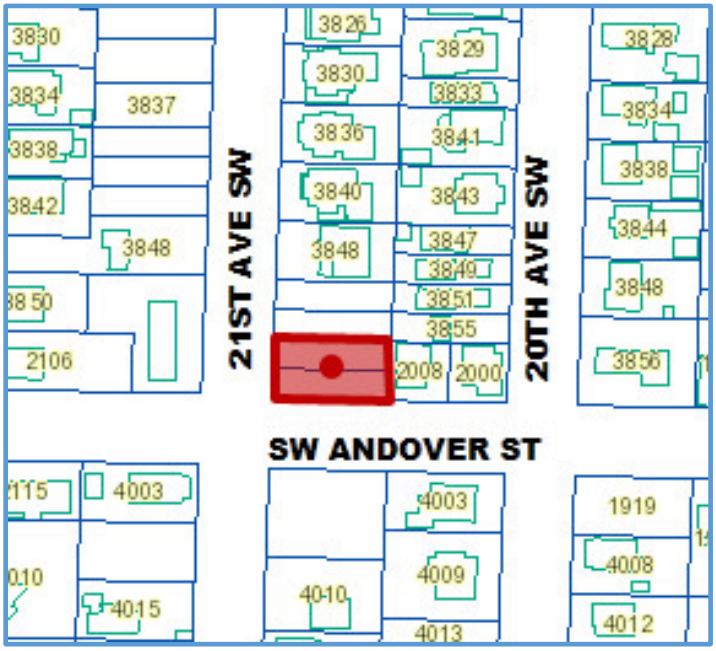
Project Number:	3024000
Address:	3856 21st Avenue SW
Applicant:	Brian O'Connor for David Vandervort Architects
Date of Report:	Monday, June 27, 2016
DPD Staff:	Holly J. Godard

SITE & VICINITY

Site Zone: Lowrise 1 (LR1)

Nearby Zones: (North) Lowrise 1 (LR1)
(South) Single Family 5000
(East) Single Family 5000
(West) Lowrise 1 (LR1)

Lot Area: 4,999 square feet



Current Development:
The site is an undeveloped parcel.

Surrounding Development and Neighborhood Character:
The surrounding area is primarily single family homes.

Access:
Access to the site is via either an access easement at the back property line or via 21st Avenue SW.

Environmentally Critical Areas:
There are steep slope and potential slide Environmentally Critical Areas (ECA) on the site.

PROJECT DESCRIPTION
The project proposal is to build two (2) three-story townhouses with enclosed parking spaces and to remove one exceptional tree.

PUBLIC COMMENT
Public comments were received which focused on retaining the trees on site and separating the townhouses to look more like single family residences to fit better in the neighborhood.

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-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.

Use the site aspect and design elements to foster passive heating and ventilation and to capture light and air for residents. The project site is located at a zone edge and the design should respond by reduced massing along the eastern edge and by including architectural elements to give a sense of reduced scale.

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-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

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.

Include overhead weather protection at the entries. Design entries that are recognizable, well-articulated with quality materials and which have opportunities for individualization.

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).

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.

Express the building design with varied massing and secondary architectural features to help minimize the sense of building mass. Design a well fashioned ensemble of design elements to carry the concept from one façade to the other. Create interest with quality materials used in deliberate locations to articulate the two units while providing some design commonalities. Design a full and striving landscape to replace the large tree canopy with all native vegetation.

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. **Side Setback (SMC 23.45.518):** The Code requires 7 feet average and 5 feet minimum. The applicant proposes 5.5 feet average and 3.5 minimum setback.

DPD staff indicate they are favorable to the adjustment with more information on how the adjustment helps the project meet design guidance.

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
1	*23.45.XXX Code section title*	*XX feet*	*XX feet*	*XX feet*		
2 etc.						