



DESIGN GUIDANCE
STREAMLINED DESIGN REVIEW

Project Number: 3024068

Address: 8527 Interlake Avenue N

Applicant: Michael DeMarco, CDA + Pirscher Architects

Date of Report: Wednesday, July 27, 2016

DPD Staff Present: Carly Guillory, Land Use Planner

SITE & VICINITY

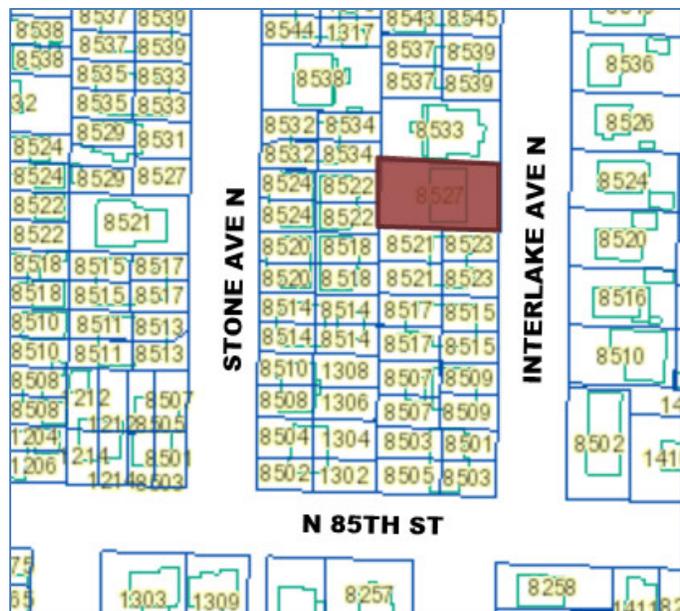
Site Zone: Lowrise-Two (LR2)

Nearby Zones: (North) LR2
(South) LR2
(East) LR2
(West) LR2

Lot Area: 5,740 square feet

Current Development:

The subject site currently contains one, two-unit, one-story residential structure and two Red Western Red Cedars, not classified as - Exceptional trees per the Land Use Code, proposed for removal.



Surrounding Development and Neighborhood Character:

Surrounding development consists primarily of two and three-story residential structures. The Aurora Ave N commercial corridor is four block to the west, and contains primarily one- and two-story wood and masonry structures. Common materials and architectural forms found in the neighborhood include wood siding, fiber cement panels, concrete, pitched or angled rooflines, and balconies.

Access:

Vehicular access is proposed from the alley abutting the site at the west. A shared walkway provides pedestrian access from Interlake Ave N through the site.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

Streamlined Design Review Application proposing one three story building containing three townhouse units and two-three story single family residences (for a total of five units). Surface parking for five vehicles to be provided. Existing duplex building to be demolished.

PUBLIC COMMENT

The project was noticed on June 30, 2016. Comments received expressed concerns about impacts to the availability of on-street parking and the increase in density.

PRIORITIES & 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.

1. **Site Planning and Public Realm.**
 - a. Shared pedestrian access is provided via a shared walkway that meanders through the site. This walkway provides access from the street to the rear structures and alley beyond. Use design features as a means of wayfinding to clearly direct pedestrians to units. Include details in the plan set describing the hardscape and signage proposed. Ensure proper address signage for those units without street frontage. (PL2-D, DC4-B)
 - b. Use a variety of hardscape materials to differentiate vehicular and pedestrian spaces. Use exterior hard surfaced areas as an opportunity to add color, texture, and/or pattern. Use permeable materials wherever possible. (DC4-D)
 - c. The site plan (page 10) and amenity area plan (page 12) disagree slightly on the location of a six-foot tall cedar fence. A six-foot tall cedar fence is supported at the north and south property lines for privacy and security between this site and adjacent development (as shown on page 10); however, a six-foot tall fence is not supported within the front setback between Townhouse Units 1, 2, and 3 (as shown on page 12). Use other design solutions, such as landscaping, to create privacy between each unit at the street (CS2-D, PL3-A, PL3-B).
 - d. The location of the trash and recycling storage area is unclear. Ensure and clarify that adequate storage area that is provided and screened from adjacent development (DC1-B).
 - e. The central, east-west walkway terminates at a parking stall. Provide a buffer between this stall and the walkway to minimize conflicts between vehicles and non-motorists, consider extending the landscape strip containing the Harbour Dwarf Heavenly Bamboo or providing a raised planting bed (DC1-B).

- f. The site plan identifies an area labeled, “basketball court,” adjacent to the surface parking area. Design this area to serve multiple users while minimizing the conflict between vehicles and non-motorists (DC1-B, DC1-C).
- g. Include in the plan set details describing the lighting, and ensure this lighting is shielded and directed away from adjacent development. 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, canopies, or planting. (PL2-B, DC4-C)

2. Design Concept

- a. The project goal is described as offering a variety of internal spatial flexibility and exterior living amenities in a poly-chromatic, well-modulated structure that combines a high degree of textural expressionism and material variety. Materials proposed include stone veneer at the ground level, fiber cement panel siding, metal balconies, and a standing seam metal roof. These materials have texture, pattern, and lend themselves to a high quality of detailing and are supported. Submit a materials palette that maintains this variety of texture and pattern for a high quality of detailing (DC4-A).
- b. Stone veneer is proposed along the ground floor portion of the townhouse east elevation. This material wraps the corners and is met with a joint and slight modulation of the north and south facades, which is supported (DC4-A).
- c. Overhead weather protection is proposed over the unit entries, which is supported. Ensure the building entry treatments frame the entry in a manner that welcomes people and protects them from the elements and emphasizes the building’s architecture. (PL2-I)
- d. The Townhouse East Elevation is treated such that the material application results in a strong horizontal expression while the fenestration type and pattern and secondary architectural features combine to create a vertical counterpart. To further demarcate each unit at the ground level, use an ensemble of elements, such as signage or overhead weather protection to ensure each entry is obvious and identifiable (PL3-A).
- e. Care should be taken to design the north and south facades to minimize views into abutting residential uses (CS2-D).
- f. Locate windows with high use living spaces in areas that obscure direct line of site into adjacent structure windows, private yards, and along common pathways within the site. Obscure glazing, landscaping, and fencing may be used to mitigate adverse privacy impacts to neighbors (CS2-D).
- g. To reduce height, bulk, and scale impacts, the height of the street stair penthouses should not exceed the minimum requirement of the building and energy code (DC2-A, CS2-D).

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-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

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.

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.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

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-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.

PL2-D Wayfinding

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

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-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

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 Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

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-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

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-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-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-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

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.

DEVELOPMENT STANDARD ADJUSTMENTS

Design Review Staff's recommendation on requested adjustments is to 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 adjustments.

At the time of Design Guidance, the 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. Along with your building permit application, please include a narrative response to the guidance provided in this report.
3. All requested adjustments must be clearly documented in the building permit plans.