



## DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3027203

Address: 513 11<sup>th</sup> Avenue E

Applicant: Christopher Jones, Christopher Jones Architects

Date of Report: Wednesday, October 18, 2017

SDCI Staff: Allison Whitworth

### SITE & VICINITY

Site Zone: Multifamily Lowrise 3 (LR3)

Nearby Zones: (North) LR3  
 (South) LR3  
 (East) LR3  
 (West) LR3

Lot Area: 3,908 square feet (sf)

### Current Development:

The site is currently developed with a two-story home constructed in 1906. A detached garage shared with the neighbor to the north is located at the northwest corner. Mature trees, none of which meet the criteria of Exceptional trees, are located along the west property line and at the southeast corner.



### Surrounding Development and Neighborhood Character:

The project site is located within the Capitol Hill neighborhood and Capitol Hill Urban Center Village. Nearby development includes several lowrise apartment, townhouses, and single family residences. The surrounding block includes a number of 2-3 story single family homes

constructed in the early 1900s clad with wood or shingle siding. A City park (Broadway Hill Park) is located adjacent to the west of this site.

### **Access:**

Existing vehicular access to the site is provided by a driveway shared with the property adjacent to the north which straddles the property line. While no parking is proposed, the proposal maintains the shared vehicular access to the neighboring garage. Pedestrian access to the site is provided by the adjacent sidewalk on 11<sup>th</sup> Avenue E.

### **Environmentally Critical Areas:**

A steep slope Environmentally Critical Area is mapped along the western property line.

## **PROJECT DESCRIPTION**

Streamlined Design Review application proposing a three-story, two-unit townhouse structure and a three-story, three-unit townhouse structure (five units total). Existing structure to be demolished.

## **PUBLIC COMMENT**

The following public comments were received:

- Expressed concern regarding plans for removal of the shared garage and future access to the shared driveway. (Staff Note: Proposed alterations to the shared garage is a private matter to be resolved between property owners. A permit to alter or demolish the garage will not be issued without authorization of both property owners.)
- Concerned regarding the proposed removal of mature trees on the site.
- Stated the architectural style of the structures is inconsistent with the character of the residential street and surrounding neighborhood.
- Stated that the adjustment requests are not supported as the proposed setbacks and massing are not compatible with the established siting pattern of the block.
- Stated that the proposed materials and colors are incompatible with the primarily wood frame, warm-toned structures in neighborhood.
- Concerned that the proposal fails to respect the scale of the surrounding structures.
- Observed that breaking the massing into two structures doesn't successfully reduce the bulk of the massing; a single structure respecting the established siting pattern is preferred.
- Would like to see windows provided at street level.
- Stated that the secondary architectural elements do not respond to the traditional character of the neighboring structures.
- Asserted that the proposed green wall on the street elevation highlights the blank wall condition rather than creating an active front yard.
- Supported providing additional street trees.

- Stated that the solid parapet walls at the roof deck increase the bulk of the massing; railings or balconies could create more compatibility with the character of the block.
- Strongly opposed the proposed adjustments which will negatively impact adjacent properties and appear to be prompted by the driveway and garage. Open space should be retained in the setbacks rather than a private courtyard.
- Concerned regarding impacts to the steep slope at the rear of the property, particularly in relationship to the proposed reduction of the rear setback.
- Stated that the design needs to better address fencing and landscaping along the southern property line to mitigate noise and privacy impacts.
- Believes that the boxy character, roof form, proportion, scale and articulation of the structures is out of character with the block.
- Noted that other new construction in the area has created compatibility with traditional structures by echoing the gabled or hip roof forms.
- Stated that a porch design on the front elevation would better echo the character of the surrounding homes.
- Expressed concern for the loss of historic buildings and the resulting impacts to the character of the neighborhood.

The following comments from SDOT were received in writing:

- 11<sup>th</sup> Avenue East is a potential future neighborhood greenway; future improvements could include 3 wayfinding signs, pavement markings, speed humps, and stop signs.
- SDOT supports street trees in the preferred location between the sidewalk and curb to buffer pedestrians from vehicles on the street.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: <http://web6.seattle.gov/dpd/edms/>

The purpose of the streamlined design review process is for SDCI to receive comments from the public, identify concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design and siting alternatives. Concerns with off-street parking and bicycle storage are addressed under the City's zoning code and are not part of this review.

## **PRIORITIES & SDCI STAFF 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. Massing and Façade Composition:**

- a. Staff generally supports the proposed massing, which includes breaking the mass into two structures, creating an overall reduction in bulk. (CS2-D-4 Massing Choices, DC2-A-1 Site Characteristics and Uses)

- b. Staff agrees with public comment concerning the bulk and scale of the proposal. Minimize the perceived height and bulk of the structure by shifting the stair towers of Building A to the center or rear of the structure. To further minimize the perceived height and bulk of the structure, consider the use of open railing at the street-facing roof deck. (DC2-A-2 Reducing Perceived Mass)
- c. Staff echoes public comment concerning the blank wall at the street elevation. Large blank walls should be avoided along visible facades. Provide glazing on the ground level of the street-facing elevation to create a strong connection to the street. Locate interior uses to take advantage of the visual connection to this exterior space. (DC2-B-2 Blank Walls, CS2-B-2 Connection to the Street, PL2-B-1 Eyes on the Street, DC1-A-4 Views and Connections)
- d. The design includes angled elements to add modulation and movement to the façade. The angled bay on the front elevation does not communicate a clear rationale, detracting from the overall composition. However, the angled bay on the rear structure is more successfully integrated within the facade. Refine the composition of the front façade to communicate a cohesive design concept which fosters compatibility between the two structures and with the surrounding neighborhood. (DC2-B-2 Façade Composition, DC2-C-3 Fit with Neighboring Buildings)
- e. The rear façade will be highly visible from the adjacent Broadway Hill Park. Staff strongly supports the composition of the rear façade, including the use of large fields of wood, metal, and glass within a primarily brick facade. The north façade also exhibits this strong composition. Continue this material application and fenestration language on the other facades. (DC2-B-2 Façade Composition, DC2-D-2 Texture)
- f. The design proposes many coplanar material changes. To provide depth and visual interest, recess the windows in the façade. (DC2-B-2 Façade Composition, DC2-C-1 Visual Depth and Interest)

## **2. Context Response:**

- a. Design elements should be used to achieve a successful fit between a building and its neighbors. The surrounding neighborhood includes a number of single family homes constructed in the early 1900s which create a strong traditional architectural character. Utilize secondary architectural elements which reference this traditional character to create compatibility with the surrounding neighborhood. (DC2-C-3 Fit With Neighboring Buildings)
- b. The surrounding block has established a strong pattern of front porches and generous landscaped front yards. Evaluate the function of adjacent outdoor spaces to determine how best to contribute to the character of the neighborhood. Redesign the front façade and yard to create a modern interpretation of the traditional front porch. Utilize layered plantings, site elements such as planters or low walls, and secondary architectural features to create a strong entry sequence. (PL3-A Entries, CS3-A-3 Established Neighborhoods, DC2-C-3 Fit With Neighboring Buildings, CS2-B-3 Character of Open Space)

## **3. Site Planning & Landscape Concept:**

- a. Staff acknowledges public comment concerning the compatibility of the proposal with the character of the surrounding neighborhood. In existing neighborhoods with

- a well-defined character, new structures should be sited to complement existing siting patterns. The adjacent structures have established a consistent street edge with landscaped front yards. Reduce the depth of the courtyard to the minimum required separation and shift the front structure to the west to better align with the established siting pattern of the block. (CS3-A-3 Established Neighborhoods, CS2-B-3 Character of Open Space)
- b. In response to the guidance contained in 2.b. and 3.a., a portion of the ground level amenity area should be shifted from between the structures to the front yard. Design the front yard to create a pleasant and useable amenity area, referencing the character of other front yards in the neighborhood. (CS3-A-3 Established Neighborhoods, CS2-B-3 Character of Open Space, DC3-B Open Space Uses and Activities, DC3-A Building-Open Space Relationship)
  - c. Staff acknowledges public comment concerning the loss of mature trees. Explore whether the deeper front setback will allow for retention of the existing 21" dbh Douglas fir tree located in the southeast corner. (CS1-D Plants and Habitat)
  - d. Staff supports the various paving materials which differentiate between the driveway, pedestrian pathway and courtyard. (DC4-D-2 Hardscape Materials)
  - e. Design the central courtyard to maximize the amenity area and minimize the area dedicated for vehicles through the use of landscape and furniture elements. (DC1-C Parking and Service Uses, DC3-B Open Space Uses and Activities)
  - f. Consider locating the entry to Unit C off the southern pathway rather than the vehicular turnaround, to minimize conflict between vehicles and pedestrians. (DC1-B-1 Access Location and Design, PL3-A Entries)
  - g. Trash and service uses should be located away from pedestrian areas in less visible portions of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Relocate the trash storage to a less visible location on the site, and away from the pedestrian pathway and unit entries. (DC1-C-4 Service Uses)
  - h. Create a lighting plan to demonstrate how the project will provide unit entry lighting and pathway lighting without glare. Show and specify low level lighting along the walkways and at the residential entries. (DC4-C Lighting)

#### **4. Respect for Adjacent Sites:**

- a. The design and site plan should minimize privacy impacts to adjacent structures. The proposed structure is located in close proximity to adjacent structures on the north and south. Provide a window overlay diagram for the north and south elevations demonstrating minimal window overlap with the adjacent structures. (CS2-D5 Respect for Adjacent Sites, DC2-B-1 Façade Composition)
- b. Staff acknowledges public comment concerning noise and privacy impacts relative to pedestrian pathways along the side property lines. Provide screening and landscaping to minimize impacts to adjacent sites. The screening should be well-designed to complement the building aesthetics. (CS2-D-5 Respect for Adjacent Sites)

#### **5. Materials:**

- a. Staff supports the overall material palette. The use of high quality materials such as wood, brick and metal are supported by the design guidelines. Staff supports the

- variation in brick color indicated in the SDR packet. This should be maintained in the final design. Select other material tones which create contrast and texture on the facade. (DC4-A Building Materials, DC2-D-2 Texture)
- b. Staff strongly supports the black vinyl windows, which should be maintained in the final design. (DC4-A Building Materials, DC2-D-2 Texture)

## DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified 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.**

#### **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-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.

#### ***Capitol Hill Supplemental Guidance:***

#### **CS1-II Plants and Habitat**

**CS1-II-ii. Habitat in Right-Of-Way:** Create habitat through right-of-way improvements and/or integrated green roofs and walls

**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-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-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-5. Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

**Capitol Hill Supplemental Guidance:**

**CS2-I Streetscape Compatibility**

**CS2-I-i. Sidewalk Width:** Retain or increase the width of sidewalks

**CS2-I-ii. Street Trees:** Provide street trees with tree grates or in planter strips

**CS2-I-iii. Entrances:** Vehicle entrances to buildings should not dominate the streetscape

**CS2-I-iv. Townhouse Orientation:** Orient townhouse structures to provide pedestrian entrances to the sidewalk

**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.

**Capitol Hill Supplemental Guidance:**

**CS3-I Architectural Concept and Consistency**

**CS3-I-iv. Materials:** Use materials and design that are compatible with the structures in the vicinity if those represent the neighborhood character.

**PUBLIC LIFE**

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

**PL1-A Network of Open Spaces**

**PL1-A-1. Enhancing Open Space:** Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

**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.

**PL1-B-3. Pedestrian Amenities:** Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

**PL1-C Outdoor Uses and Activities**

**PL1-C-1. Selecting Activity Areas:** Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

**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.

**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.

**Capitol Hill Supplemental Guidance:**

**PL2-III Personal Safety and Security**

**PL2-III-i. Lighting/Windows:** Consider

- a. pedestrian-scale lighting, but prevent light spillover onto adjacent properties
- b. architectural lighting to complement the architecture of the structure



c. transparent windows allowing views into and out of the structure—thus incorporating the “eyes on the street” design approach.

**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-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-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.

**PL3-B-4. Interaction:** Provide opportunities for interaction among residents and neighbors.

**DESIGN CONCEPT**

**DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.**

**DC1-A Arrangement of Interior Uses**

**DC1-A-2. Gathering Places:** Maximize the use of any interior or exterior gathering spaces.

**DC1-A-4. Views and Connections:** Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

**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.

**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-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 façades 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 façades 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 façades, 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.

**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.

**DC3-B Open Space Uses and Activities**

**DC3-B-1. Meeting User Needs:** Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

**DC3-B-2. Matching Uses to Conditions:** Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

**DC3-B-3. Connections to Other Open Space:** Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

**DC3-B-4. Multifamily Open Space:** Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

### **DC3-C Design**

**DC3-C-1. Reinforce Existing Open Space:** Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

**DC3-C-2. Amenities/Features:** Create attractive outdoor spaces suited to the uses envisioned for the project.

**DC3-C-3. Support Natural Areas:** Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

### **Capitol Hill Supplemental Guidance:**

#### **DC3-I Residential Open Space**

**DC3-I-ii. Courtyards:** Create substantial courtyard-style open space that is visually accessible to the public view.

**DC3-I-iv. Upper-floor Setbacks:** Set back upper floors to provide solar access to the sidewalk and/or neighboring properties.

**DC3-I-v. Street Trees:** Mature street trees have a high value to the neighborhood and departures from development standards that an arborist determines would impair the health of a mature tree are discouraged.

**DC3-I-vi. Landscape Materials:** Use landscape materials that are sustainable, requiring minimal irrigation or fertilizer.

**DC3-I-vii. Porous Paving:** Use porous paving materials to enhance design while also minimizing stormwater run-off.

#### **DC3-II Landscape Design to Address Special Site Conditions**

**DC3-II-i. Aesthetic Consistency:** Maintain or enhance the character and aesthetic qualities of neighborhood development to provide for consistent streetscape character.

**DC3-II-ii. Mature Street Trees:** Supplement/complement existing mature street trees

**DC3-II-iii. Onsite Trees:** Incorporate street trees in both commercial and residential environments in addition to trees onsite.

### **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-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-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-B-2. Coordination with Project Design:** Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

**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.

**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.

**Capitol Hill Supplemental Guidance:**

**DC4-I Height, Bulk, and Scale**

**DC4-I-i. Materials:** Masonry and terra cotta are preferred building materials, although other materials may be used in ways that are compatible with these more traditional materials. The Broadway Market is an example of a development that blends well with its surroundings and includes a mixture of materials, including masonry.

**DC4-II Exterior Finish Materials**

**DC4-II-i. 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.

1. Use wood shingles or board and batten siding on residential structures.
2. Avoid wood or metal siding materials on commercial structures.
3. Provide operable windows, especially on storefronts.

4. Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terracotta details, and concrete that incorporates texture and color.
5. Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood.

## 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 adjustments were requested:

1. **Façade Length (SMC 23.45.527.B):** The Code allows a maximum façade length of 65% of the length of the lot line of all combined portions of facades within 15' of a lot line. The applicant proposes a façade length of 71.5' within 15' of the north lot line, a 10% increase in the permitted façade length.

SDCI staff does not support the requested adjustment. Maintaining useable floor area is not a valid justification supported by the Code. In addition, the large open space between the structures is primarily for the use of vehicles as a mid-site turnaround, which does not meet the intent of the design guidelines.

2. **Rear Setback (SMC 23.45.518.A):** The Code requires a 5' minimum and 7' average rear setback. The applicant proposes a 4'-10" minimum and 5' average rear setback.

SDCI staff does not support the requested adjustment. The large open courtyard area is primarily for the use of vehicles, which is not recommended by the design guidelines. Providing a generous amenity area in the front yard as opposed to between the structures would better respond to the character of the surrounding area and Design Guideline CS3-A-3 Established Neighborhoods.

3. **Side Setback (SMC 23.45.518.A):** The Code requires a 5' minimum and 7' average side setback. The applicant proposes a 3' minimum and 4'-10" average side (north) setback for the west structure.

SDCI staff indicated preliminary support of the requested adjustment, as the reduced setback creates greater visibility for the entry to Unit D from the street. The resulting design better meets Design Guidelines PL2-D Wayfinding and CS2-B-2 Connection to the Street.

- 4. Side Setback (SMC 23.45.518.A):** The Code requires a 5' minimum and side setback. The applicant proposes a 5' minimum and average side (south) setback for the east structure.

SDCI staff does not support the requested adjustment. The large open courtyard area is primarily for the use of vehicles, which is not recommended by the design guidelines. Providing a generous amenity area in the front yard, as opposed to between the structures, would better respond to the character of the surrounding area and Design Guideline CS3-A-3 Established Neighborhoods.

- 5. Side Setback (SMC 23.45.518.A):** The Code requires a 5' minimum and 7' average side setback. The applicant proposes a 4' minimum and average side (south) setback for Building 2.

SDCI staff does not support the requested adjustment. The large open courtyard area is primarily for the use of vehicles, which is not recommended by the design guidelines. Providing a generous amenity area in the front yard, as opposed to between the structures, would better respond to the character of the surrounding area and Design Guideline CS3-A-3 Established Neighborhoods.

- 6. Projections in Required Setbacks (SMC 23.45.518.H.1):** The Code allows cornices, eaves, gutters, roofs and other forms of weather protection to project into the required setback a maximum of 4 feet if they are no closer than 3 feet to any lot line. The applicant proposes a canopy projection on Unit E that is within the 2' of the south property line.

As adjustment request #5 is not supported, this adjustment request will no longer be necessary when the design is revised to meet the 5' minimum required setback.

## STAFF DIRECTION

**At the conclusion of the Design Guidance, 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. This response should be submitted both as a separate document and included in the plans.
4. All requested adjustments must be clearly documented in the building permit plans.