



City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director



DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3028513

Address: 523 20th Avenue East

Applicant: Christopher Jones Architects

Date of Report: January 2, 2018

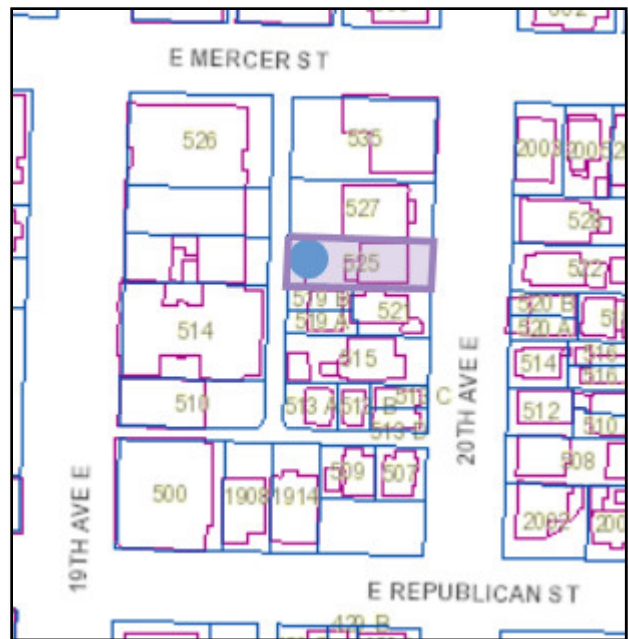
SDCI Staff: Sean Conrad

SITE & VICINITY

Site Zone: Multifamily Lowrise zone (LR2)

Nearby Zones: (North) LR2
(South) LR2
(East) LR2
(West) Neighborhood
Commercial (NC1-40)

Lot Area: 4,800 square feet



Current Development:

The lot is approximately 40 feet wide by 120 feet deep with the eastern half of the property developed with a single-family home. The western half of the property is level. A small garage is located on the western edge of the lot adjacent to the alley.

Surrounding Development and Neighborhood Character:

This site is located in the Madison-Miller Park Urban Village. The immediate block is in a low rise LR2 zoning district sandwiched between a higher density neighborhood commercial district (NC1-40) to the west and low density single family zoning (SF5000) to the north, south, and east. The LR2 district is intended to provide opportunities for a variety of multifamily housing types in existing multifamily neighborhoods and accommodate redevelopment in areas within urban villages in order to establish multifamily neighborhoods of low scale and density. The relatively small area of LR2 zoning and the adjacent commercial and residential zoning districts contribute to a context of varied development, land use intensities, and neighborhood character.

The 1 ½ block long LR2 zoning includes traditional detached single-family homes, older apartment buildings and newer townhouse units. While there was at one time a clear neighborhood character established through the older single-family homes, this character is changing to include contemporary housing styles. Given the higher density zoning in and around the project site, the immediately one block neighborhood character will likely continue to evolve as single family lots are turned into higher density housing developments.

Access:

The site can be accessed from the east by 20th Avenue East and from the west via a narrow alley.

Environmentally Critical Areas:

There are no critical areas located on or adjacent to the project site.

PROJECT DESCRIPTION

Streamlined Design Review application proposing one, three-story, four-unit townhouse structure. Surface parking for two vehicles to be provided. Existing structure to remain.

PUBLIC COMMENT

The following public comments were received:

- Questioned the length of construction related impacts to vehicle access and pedestrian impacts along 20th Avenue East for neighboring properties.
- Concerned about the lack of parking and impacts to existing on street parking problems.

- Concerned about impacts to existing traffic congestion problems.
- Concerned about impacts of parking during construction.
- Relocate the trash enclosures away from the south property line.
- Not supportive of the adjustment requests.
- Concerned that the location of the parking spaces does not meet code requirements
- Potential drainage impacts on neighboring properties and the alley

The purpose of the Streamlined Design Review process is 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. Issues brought up by the public such as impacts to access, additional traffic generated by the development, impacts to parking, and storm water impacts are addressed when a code review is conducted on the proposed development and are not within the scope of this design review project.

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/>

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.

1. Massing

- a. Staff supports the proposed preservation of the existing single-family home as it is part of a series of older single-family structures, built in the early 1900 ' s, which contributes to an interesting architectural context. The overall design of the townhouse development includes brick base with cantilevered sides to provide building modulation and overhead weather protection to the entry doors. (CS3-A-1, DC2-A-2, DC2-C-3)
- b. While staff supports the use of brick for the base and accents along the sides of the building staff believes the use of brick for the parapet wall augments a sense of bulk along the side elevations. Staff recommends incorporating open railings for the roof parapet. This will help to reduce the perceived height, bulk, and scale, of the townhouse structure and will help to better fit with the existing residential structures on the block. (DC2-A-2)
- c. The proposed structure, while within the height limits permitted in the LR2 zone, will be taller than the existing residences immediately north and south of the site. To assist in reducing the building's mass staff recommends the

stairway penthouses incorporate angle roofs, thereby removing the box appearance and reducing the visual bulk of the penthouses. (DC2-A-2)

2. Composition & Materials:

- a. Contemporary construction can create compatibility with the neighborhood context. The materials and detailing of the project appear to be informed by the prominent apartments buildings, single-family structures, community center and school located in the immediate neighborhood. The applicant has included materials such as brick and wood siding which are complementary to the established architectural context and would contribute to the character of the neighborhood. These elements are important to the success of the design concept and compatibility with the architectural context and should be maintained. (CS3-A, DC2-C)
- b. Public comments raised concerns with the proposed exterior materials and building massing being inconsistent with the neighborhood character. This neighborhood is evolving with redevelopment designed to increase residential density leading to increased structure height. The applicant's proposal keeps the existing single-family house to maintain the streetscape that has long been established in this neighborhood. The proposed townhouse structure's design details, form and massing are different from those houses constructed 100 years ago. However, recent redevelopment in the Miller Park neighborhood, including new townhouses on the south end of the block, have similar features as the proposed townhouses. As this neighborhood evolves, the proposed townhouse structure will become part of the fabric of the neighborhood and will not be perceived as an architectural outlier.
- c. Staff supports the changes in façade depth occurring at the material transitions on the north, south, and west facades. This helps to create visual interest and should be carried through to the building permit. (DC2-C-1)

3. Entry & Circulation:

- a. Pedestrian access from the street is essential, especially since only two off-street parking spaces are proposed. The site plan includes a pedestrian pathway from the sidewalk along 20th Avenue E. along the south side of the existing residence, to the proposed townhouses. The proposed pathway would share a portion of the stairway and landing currently serving the existing single-family residence. Staff recommends separating the paths to the sidewalk and provide a dedicated pathway on the south side of the lot to serve the townhouse units. In addition to providing a separate pathway, few details were provided on the type of materials to be used for the pathway. The pedestrian pathway should well-designed with distinctive and durable paving materials with the materials identified in the building plan set. (PL1-B-1, DC4-D-2)
- b. Staff recommends providing illumination along the walkway from the sidewalk to the townhouse entry doors to increase safety and identification for the townhouse units.

The pedestrian pathway lighting will need to be designed to avoid light spillage and glare onto adjacent properties. (DC4-C, PL3-A-4)

- c. Staff encourages the use of varied hardscape materials to differentiate between pedestrian walkways and the parking area. Pavers should add color, texture, and pattern to create a distinctive pedestrian space. (DC4-D-2)
- d. The primary pathway to the townhouse from the sidewalk passes by three trash/recycling containers. The containers are proposed on the south side of the existing residence with two other trash/recycling containers just outside of one of the townhouse units along the north property line. With the presence of an alley, staff recommends either placing all five trash/recycling container areas on the west side of the property, possibly in the area of the off-street parking or consider incorporating a common trash storage enclosure that is well-screened. If a common trash storage enclosure is not incorporated, then each of the four townhouses and the existing single-family home should have a clearly designated, well-screened individual trash storage enclosure adjacent to the alley. (DC1-C-4)

DESIGN REVIEW GUIDELINES

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-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

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-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

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.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

CS1-E Water

CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

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-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

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-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

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-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.

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.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

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-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

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-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

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.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

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-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

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-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

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-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

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-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

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

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

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.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

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

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

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-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

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 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-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades 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 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-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 facades, 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.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

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.

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-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.

DC4-E Project Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

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 Limit (SMC 23.45.527.B.1):** The Code limits the length of all facades within 15 feet of a side lot line to a maximum of 65 percent of the length of that lot line. The lot is 120 feet long providing a maximum façade length of 78 feet.

The applicant proposes an approximately 9.5 percent increase in façade length for a total length of 84 feet 10 inches. The applicant notes that permitting the façade extension allows for the cantilevered upper levels that provide the defining character element. This increase in facade length also provides additional floor area within the new building making the proposed units large enough that the developer is able to save the existing single-family house. As noted in the application, the façade length increase is only proposed on the upper floors and will not affect the street level condition on the alley.

Staff supports the requested façade length adjustment, as the increased façade length allows the existing house to remain and the introduction of a cantilevered upper floors provides interest and modulation to the building from the alley. (CS3-A-4)

- 2. Rear Setback Requirement (SMC 23.45.518.B):** The Code requires a 5' minimum and 7' average rear setback in LR zones for townhouses. The applicant is requesting a 50% reduction for the required 7-foot rear setback and permit the upper floors of the townhouses to be 3 feet, 6 inches from the property line. The applicant is requesting the rear setback adjustment to permit sufficient development area for the new townhouse units and provide a more exciting proportion to the cantilevered building element.

The rear setback is adjacent to an alley which provides the zoning transition boundary from the LR2 zoning located on the project site and a more intensive neighborhood commercial zoning (NC1-40) directly across from the project site. Due to the presence of the zone boundary along the alley and more intensive neighborhood commercial zoning immediately west of the project site, staff supports the requested setback reduction. Finding for support of the request, staff notes that the reduction will not create a substantial change in character along the alley and the setback reduction permits a more dramatic offset of the upper level cantilevered floors from the base of the structure. (CS2-D-3)

- 3. Side Setback Requirements – North side (SMC 23.45.518.A):** The Code requires a 5' minimum and 7' average side setback for facades greater than 40 feet in length. The applicant requests a 50% reduction for the side setbacks which permits the second and third levels to cantilever over the base, creating a more interesting building mass, and preserves

the existing single-family residence on the project site. The applicant is proposing a 3-foot, 6-inch setback from the north property line for levels 2 and 3. The first level and roof top amenity space will maintain a 5-foot setback.

Staff recommends granting the adjustment to allow a 50% reduction of the setback along the north property boundary only. The reduced setback along the north property boundary is generally in line with the existing setback of the single-family house on the site. In addition, the west half of the lot immediately north of the project site is a parking lot. A reduction in the building setbacks will not create a visual or privacy impact on the property to the north and, as noted in the application, will permit the existing house to remain. (CS2-D).

- 4. Side Setback Requirements – South side (SMC 23.45.518.A):** The Code requires a 5' minimum and 7' average side setback for facades greater than 40 feet in length. The applicant is requesting a 50% reduction for the side setbacks permitting the second and third levels to cantilever over the base, creating a more interesting building mass, and preserve the existing single-family residence on the project site. The applicant proposes a 3-foot, 6-inch setback from the south property line for levels 2 and 3. The first level and roof top amenity space will maintain a 5-foot setback.

After review of the above cited design guidelines and existing development patterns on the block, Staff is not supportive of this setback adjustment request. Along the south property boundary staff recommends maintaining the required minimum 5-foot setback to the cantilevered overhang. This would place the first and rooftop levels between 6 ½ to 7 feet from the property line. Staff arrived at this recommendation based on the setback of the existing house to the south property line, approximately 5 ½ feet, making a minimum 5-foot setback for the new townhomes in line with the existing house on the site. Staff also considered public comments regarding the adjustment request. The proposed 4-unit townhouse structure is taller than the existing housing immediately south of the site. With its added height and rooftop amenity, maintaining the required setbacks would provide the appropriate spacing between the scale of the proposed 4-unit townhouse structure and that of the one and two-story housing to the south. In a neighborhood that is slowly evolving, Staff believes maintaining the setback along the south property boundary better fits with design guideline CS3-A-4, Evolving Neighborhoods, and provides a better response to the site conditions of the adjacent structures.

- 5. Separations Between Multiple Structures (SMC 23.45.518.F.1):** The Code requires a minimum separation of 10 feet between principal structures at any two points on different interior facades. The applicant proposes a one-foot reduction to the required separation. The applicant notes the one-foot reduction allows sufficient site development area to permit the preservation of the existing house and front yard, which helps to maintain the current character along 20th Avenue E.

After considering the existing development patterns on the block, Staff can support the adjustment request. Staff recommends the applicant incorporate a minimum relief of 4-

inches for the windows on the east elevation. By recessing the windows, it will break up the wall plain and add interest to this side of the building. (DC2-D)

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.