



CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

Record Number: 3039201-LU
Applicant: Brian O'Connor, Vandervort Architects
Address of Proposal: 2010 Fairview Ave E

SUMMARY OF PROPOSAL

Shoreline Substantial Development to allow 5 townhouse buildings, 3, 2-story and 2, 3-story (19 units total). Parking for 20 vehicles proposed. Existing building to be demolished. Early Design Guidance conducted under 3038392-EG.

The following approvals are required:

Administrative Design Review with Departures (Seattle Municipal Code 23.41)*
*Departures are listed near the end of the Design Review Analysis in this document

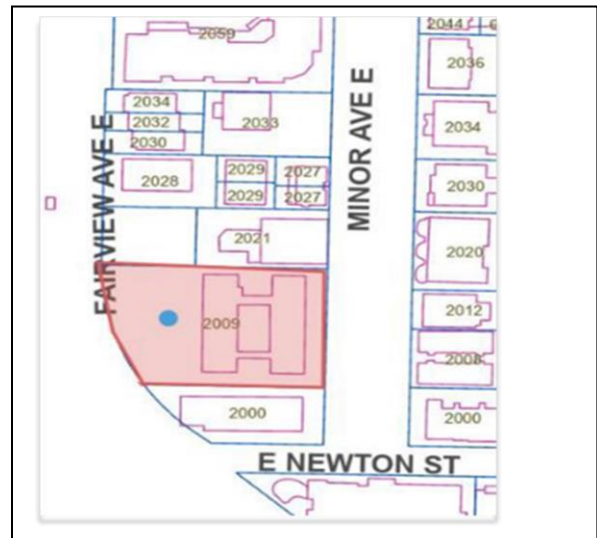
Shoreline Substantial Development Permit (Seattle Municipal Code Chapter 23.60A)

SITE AND VICINITY

Site Zone: Lowrise 2 Residential Commercial (M) [LR2 RC (M)] & Lowrise 3 (M) [LR3 (M)]
The site contains a zone boundary: the western two-thirds of the site was zoned from LR2 RC to LR2 RC (M) on 4/19/2019 and the eastern one-third of the site was rezoned from LR3 to LR3 (M) on 4/19/2019.

The site is almost entirely within the Shoreline Urban Commercial (UC) overlay zone with the exception of the easternmost 10-20' of the lot.

Nearby Zones: (North) LR2 RC (M) & LR3 (M)
(East) LR3 (M)
(South) LR2 RC (M) & LR3 (M)
(West) Neighborhood Residential [NR3]



The top of this image is North. This map is for illustrative purposes only. In the event of omissions, errors or differences, the documents in SDCI's files will control.

Overlays: Eastlake Residential Urban Village
Shoreline Urban Commercial (UC) Environment
Frequent Transit

Lot Area: 17,112 square feet (sq. ft.)

Current Development:

The subject site, located on the east side of Fairview Ave E, midblock between E Boston St to the north and E Newton St to the south, lies within the Eastlake neighborhood. The site is irregularly shaped with a curving frontage along the Fairview Ave E public right-of-way. Minor Ave E. borders the property to the east. A one-story commercial structure built in 1962 occupies the subject site. The structure is accessed via Minor Ave E. at the ground level; where the grade falls away towards the west of the site. The structure is elevated above the ground level. Parking located under the west side of the building extends to a surface parking lot towards the west half of the site. The site is generally flat. An Exceptional Lombardy poplar tree sits near the northwest property corner. The site has no alley access.

Surrounding Development and Neighborhood Character:

Adjacent to the site are a surface parking lot and a one-story commercial structure to the north, one-story commercial structures to the east and south, and a houseboat residential community to the west on Lake Union. To the north of the site, the Eastlake neighborhood is primarily comprised of low- and midrise multifamily residential uses, with an array of mixed-use, office, commercial, single-family residential, and townhouse structures throughout. To the south of the site, the neighborhood transitions to an industrial area along the Lake Union waterfront. A linear zone of Lowrise Residential Commercial (LR2 RC) runs along the east side of Fairview Ave E adjacent to the edge of Lake Union for approximately one-quarter mile north of the site. Three blocks to the east, principal arterial Eastlake Ave E is the neighborhood's largest thoroughfare and commercial street which connects north to the University District and south to the South Lake Union and Downtown neighborhoods. Interstate 5 is located one-quarter mile to the east. Terry Pettus Park, located approximately 100 feet to the south west of the site at the street-end of E Newton St, is a waterfront park with access to Lake Union; the Cheshiahud Lake Union Loop runs along Fairview Ave E in this area.

The Eastlake neighborhood has witnessed a development trend of townhouses, multifamily residential structures, and mixed-use residential structures replacing single-family residences and smaller commercial structures. No architectural style dominates. Common design elements amongst residential structures include horizontality and facade modulation, as well as balconies, sun shading devices, and bay windows to accommodate views to Lake Union. This block of Fairview Ave E is currently without curbs or sidewalks. Vehicle parking occurs in right-of-way setbacks. and vehicular access occurs from both sides of the right-of-way as there are no alleys.

Multiple projects in the vicinity are currently in review or under construction for proposed development, including 2009 Minor Ave E, 2015 Minor Ave E, and 2033 Minor Ave E.

Access:

Vehicular and pedestrian access are both from Fairview Ave E.

Environmentally Critical Areas:

No mapped environmentally critical areas are located on the subject site.

PUBLIC COMMENT

The public comment period ended on August 23, 2022. In addition to the comments received through the Design Review process, other comments were received and carefully considered, to the extent that they raised issues within the scope of this review. These areas of public comment related to parking, traffic, right-of-way development, building height and views.

I. ANALYSIS – DESIGN REVIEW

ADMINISTRATIVE EARLY DESIGN GUIDANCE January 19, 2022

PUBLIC COMMENT

SDCI staff received the following design related comments:

- Opposed to the proposed development.
- Concerned about reduced sunlight and shading onto neighboring properties and the street.
- Requested increasing the setback from the Fairview.
- Recommended landscaping along Fairview that improves upon the existing conditions and includes large trees.
- Discouraged locating the driveway on Fairview due to frequent pedestrian activity.
- Questioned the need to include a sidewalk as there is no sidewalk to the north for it to connect with.
- Modify the building design to better reflect the existing conditions found on Fairview.
- Encouraged designs which support public safety.
- Observed the buildings and their entrances should be oriented southeast towards Minor, rather than across Fairview, for improved views.
- Opposed to all of the requested departures.
- Suggested the addition of a rain garden or other green storm water infrastructure.
- Proposed pushing the bulk of the building away from the lake and more eastward towards Minor Ave E.
- Preferred exterior materials which are compatible with the existing context, eco-friendly, and non-glossy.
- Favored continued use of the existing shared driveway.
- Felt the height and size are out of step with the existing neighborhood context.
- Requested setback of the buildings and mature vegetation to be planted along the frontage.
- Desire for tree plantings on the site.
- Suggested locating parking underground to reduce building height.
- Requested that parking be located to the rear of the site, away from the Fairview Ave frontage.
- Request to keep building height low, to two stories maximum, so views are not impacted.

- Request that roof deck parapet be lowered to allow views through the site from the east.
- Concern over impact to adjacent single-family floating homes neighborhood on the east side of Fairview Ave E.
- Request that no departures for height or setbacks that will create shade and block views be granted.
- Request for shadow studies to be considered in the Design Review.

SDCI received non-design related comments concerning: loss of on-street parking; request for current parallel parking to be replaced with angled parking; concerns for impacts of insufficient on-site parking provided; concerned that the proposal includes too much parking; request to not allow on-street parking passes for new residents; desire for no sidewalk to be installed; request for sidewalk to be installed; concern with impacts of loss of parking stalls with nearby Terry Pettus park renovation; concern over changes to neighborhood-designated green street; concerns with impacts of increased density; concerns with construction in a mapped liquefaction zone; concerns with impacts to stormwater drainage and flooding; impacts of construction noise and traffic impacts; impacts to eagle habitat; environmental impacts; impacts to traffic; impacts to property value; concern with any retail uses; concerns with the number of residential units; and concerns with the public comment process.

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number (3038392-EG): <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, Staff provides the following siting and design guidance.

1. Architecture-Massing

- a. Staff supports further development of Option 3, the preferred massing layout. The street-facing units relate to the public realm, and the breakdown of structures into asymmetric massing volumes creates contextual scale at the street wall. Staff supports the organization of the center units oriented around a consolidated open space on an elevated deck level. The raised deck provides opportunities to provide below-grade parking for the units, as well as accommodates all services, like solid waste storage and bike parking, out of the main pedestrian circulation and use areas. **CS2-D Height, Bulk, and Scale**
- b. The massing of the street-facing units in Option 3 shows a large overhang of the upper levels, creating a dark, blank façade along the sidewalk. Revise the townhouse massing to bring the front wall of the lower level forward to eliminate the overhang (similar to the massing of these units shown in Options 1 and 2).

Continue to refine the façade composition to activate the street frontage. **DC2-B Architectural and Facade Composition, DC2-B-2. Blank Walls, CS2-B-2. Connection to the Street**

- c. Due to the angled right-of-way and the setback of the adjacent building to the south, the southwest corner of the site will be very visible. Clearly wrap the architectural concept from the front façade to the south façade. Modify the side of this unit to activate the visible facade, including transparency and other design strategies. Provide a street level perspective of this view in the Recommendation package for review. **CS2-B-1. Site Characteristics**
- d. Staff notes that parapets are shown in all option models as full height, solid construction. Use railings (or other visually permeable guardrails) to reduce visual bulk of the buildings wherever possible. This is especially important along the west street-facing facade across the street from the single family zone and along the south façade where the building will be visible behind the existing low-scale building. **DC2-A-2. Reducing Perceived Mass, CS2-D-3. Zone Transitions**
 - a. Staff supports the use of railings at the roof decks to provide better access to views and air flow at the private amenity spaces. **CS1-B-1. Sun and Wind**
 - b. Areas of green roof appear to be incorporated into the roof level. Assess where the parapet can be lowered at these areas to provide modulation along the roofline. Ensure access for maintenance to the green roof areas is provided in the layout. **DC2-A-2. Reducing Perceived Mass**

2. Architecture-Layout

- a. Although the general layout of Option 3 is supported, the design of access, pedestrian connections and circulation is lacking hierarchy and clarity. The west units are accessed from the sidewalk, the north and south units are accessed via an on-grade path, and the center units are accessed via the deck; the intervening parking structure serves as an additional variation for access. Re-orient the primary access for all of the rear units (Units 6-19) to be from the deck level as a way to clarify circulation and as a way to activate and enhance use of the raised deck area. **PL2-D-1. Design as Wayfinding**
- b. The main pedestrian stair to the elevated deck is hidden from view on the north side of Unit 3. Move the stair towards the street so it is visible from the sidewalk for clear wayfinding to the main unit entrances (as noted in 2.a.). Include specific information on the refinement to the design of the entrance stair in the Recommendation package so its integration with the deck structure and the site design can be assessed. **PL3-A-2. Common Entries, CS2-B-2. Connection to the Street**
- c. The street-facing units each have clear, individualized entrance sequences but the doors are recessed and minimized in the façade composition. Reduce the recess at the door and make the entrance door more visually prominent on the facades. **PL3-A-1. Design Objectives, CS2-B-2. Connection to the Street**
 - i. These west units also have a rear door that connects to the deck. As currently shown, the interior of the units have no visual connection to the

deck space and there are no defined uses of the space on the deck, so it is unclear how valuable or usable this rear access is for the units. Further develop the deck as usable space (see 'Site' section) and insert transparency in the facade from the interior to the exterior deck space so that access from these units to the deck is visually connected and beneficial to the residents. **DC3-A-1. Interior/Exterior Fit**

- d. The units along the north and south property lines (Units 6, 7, 8, 9, 17,18, and 19) have connections to the elevated deck, but the access occurs mid-level in a stairway that then only connects to the usable deck space via a recessed access corridor. Further refine these unit entrances from the deck to serve as their main entrances, as noted in 2.a. above. Ensure the entrance is visually prominent in the plans and in the façade development and detailed to aid in wayfinding. **PL2-D-1. Design as Wayfinding, PL3-A-1. Design Objectives**
- e. According to the site context analysis presented in the EDG package, views to Gas Works Park, Lake Union and Downtown are a major amenity to this specific location. Considering this unique (and highly desirable) aspect of redevelopment at this location, none of the massing options emphasize or respond to Guidelines related to enhancing opportunities for views from the individual units. Identify view sheds from the units and develop the design to respond to these views. Staff notes that angled facades, as indicated along the street-facing units of Option 3, could also be employed along the interior units to orient living spaces towards the views. **DC1-A-4. Views and Connections**
- f. Staff generally supports inclusion of a below-grade garage and location of the vehicle entrance. Staff notes, however, that the design of the entrance drive and screening garage door needs to be integrated into the architectural and site design such that its prominence is reduced as much as possible along the street facing facade. Provide street level perspectives showing the façade, including the garage entrance design, in the Recommendation package to assess visual impacts along the street. **DC1-B-1. Access Location and Design, DC1-C-2. Visual Impacts, DC2-B Architectural and Facade Composition**

3. Architecture-Materials

- a. As the design develops, draw on the context of this location to inform the selection of materials. Show how the project is building the neighborhood at the convergence of residential, commercial and industrial zones in a waterfront location. Use high quality façade materials, like heavy gauge metal, masonry, wood, and painted lap siding, that reflect neighborhood textures and scale. Avoid the use of large panel material on the highly visible north, west and south façades. **CS2-A-1. Sense of Place, DC4-A-1. Exterior Finish Materials, DC2-D Scale and Texture**
- b. Illustrate the proposed material palette in the rendered perspectives that include neighboring buildings to show how the proposal relates to context. **CS3-A-4. Evolving Neighborhoods, DC2-B Architectural and Facade Composition**
 - i. Include views from the south, where the structures will be very visible due to the orientation of the street, topography and the existing low-scale,

historically significant building to the south. **CS3-A-1. Fitting Old and New Together, CS2-B-1. Site Characteristics**

- c. As the massing model progresses into more detailed façade compositions, add modulation on the facades, along with depth at windows and doors, as a way to add variation and relief along the façade forms. **DC2-B Architectural and Facade Composition, DC2-C-1. Visual Depth and Interest**
 - i. Integrate downspouts and vents into the facade modulations and material applications to diminish their visibility. **PL2-C-2. Design Integration**

4. Site

- a. Although Staff supports the concept of a common deck in Option 3, the layout and design of the deck space, including circulation, access and creation of private/semi-private use areas, needs further development. **DC3-A-1. Interior/Exterior Fit, DC3-B-1. Meeting User Needs, PL3-B-4. Interaction**
 - i. Identify and refine design of common use areas on the deck, especially near the western overlook. Show site plan development, including layout of permanent planters, seating, etc., that assist in creating a shared usable gathering area. **PL1-C Outdoor Uses and Activities, DC3-B-4. Multifamily Open Space, DC3-C-2. Amenities/Features**
 - ii. Ensure circulation and wayfinding to the front entrances are enhanced through site design of the deck. Integrate layout of permanent planters, paving design, and other hardscape elements with planting design, with the refinement of the architectural facades, to enhance the legibility of the layout. **PL2-D-1. Design as Wayfinding, DC4-D Trees, Landscape, and Hardscape Materials**
 - iii. For units that have front door access via the deck, create small front patio spaces in the site plan to create transitions from the semi-private access areas to the private entrances. **PL3-A-1. Design Objectives, DC3-B-4. Multifamily Open Space**
 - iv. For the west-facing units that access the deck via their back door, create private rear patio spaces allotted to each unit to enhance access to exterior space and encourage connection to the communal deck space. **DC3-B-4. Multifamily Open Space**
 - v. If primary access to the north and south units (Units 6, 7, 8, 9, 17, 18 and 19) shifts to the deck level, ground level spaces can become private yards for each of the units. Create access from the ground level of the units to the side and rear yard setbacks to create additional amenity for these units. **DC3-B-1. Meeting User Needs, DC3-B-4. Multifamily Open Space**
- b. Staff notes that solid waste storage, staging and service has not been indicated on any of the massing options. Locate storage of solid waste in the garage location where it can be easily accessed by residents, is away from the entry paths to units and does not impact exterior use spaces. Design the solid waste plan to limit staging along Fairview Ave and lessen impacts on the pedestrian environment. Owing to the complications discussed in the pre-submittal meeting, Staff recommends early coordination with SPU Solid Waste to ensure appropriate

- storage and service can be accommodated within the site plan. **DC1-C-4. Service Uses**
- c. Staff notes that long-term bicycle storage is not indicated on the plans. Locate bicycle storage within the below-grade parking area, consolidating service uses. Add an access door aside the garage door for easy accessibility for residents' use. **PL4-B Planning Ahead for Bicyclists, PL4-A-1. Serving all Modes of Travel**
 - d. Indicate any fences or gates on the plans and show these items in the renderings so visual impacts of these site elements can be assessed. **DC4-D Trees, Landscape, and Hardscape Materials**
 - e. Move all planting areas (including bioretention planters) out from under building overhangs, where plants will not survive. **DC4-D Trees, Landscape, and Hardscape Materials**

RECOMMENDATION March 14, 2023

PUBLIC COMMENT

SDCI did not receive any design related comments on the Recommendation proposal.

SDCI received non-design related comments concerning parking, height, impacts to views, street improvement requirements, and impacts to traffic and pedestrian safety. These comments are outside the scope of design review.

The Seattle Department of Transportation offered the following comments:

- **Frontage Requirements:** Because the site is in an Urban Village, curbs, sidewalks and street trees are required. Streets illustrated standards require a 6" curb, minimum 5.5' planting strip with street trees, and a minimum 6' sidewalk. The REC packet appears to show the project meeting these requirements.
- **Solid Waste Staging:** On pages 28-31 of the REC packet, there appear to be paved sections of the planting strip labeled "waste staging". Paving planting strips for waste staging is not permitted. The project will need a solid waste plan approval letter from SPU Solid Waste.
- **Street Improvement Permit (SIP):** A Street Improvement Permit (SIP) is required for the scope of work in the ROW. SDOT will continue to work with the project throughout this permit process via permit SUSIP0000212.

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All public comments submitted in writing for this project can be viewed using the following link and entering the record number (3039201-LU): <http://web6.seattle.gov/dpd/edms/>

SDCI PRELIMINARY RECOMMENDATIONS & CONDITIONS

SDCI visited the site, considered the analysis of the site and context by the proponents, and considered public comment. SDCI design recommendations are summarized below.

1. Architecture-Massing

- a. Staff recommends approval of the further refinement of the preferred massing layout from EDG. **CS2-D Height, Bulk, and Scale**
 - i. Staff recommends approval of the orientation of five townhouse units towards the street edge that activate the public realm. Staff further recommends approval of the breakdown of structures into asymmetric massing volumes creating contextual scale at the street wall. **CS2-B-2. Connection to the Street**
 - ii. Staff recommends approval of the refinement of the north and south ‘side’ units to be accessed from the adjacent circulation paths that clarify wayfinding. **PL2-D-1. Design as Wayfinding,**
 - iii. Staff recommends approval of the organization of the center units to all be oriented towards, and accessed from, the centralized elevated deck level. **PL2-D-1. Design as Wayfinding,**
 - iv. Staff recommends approval of the raised deck that connects all of the townhouse units. The deck provides opportunities for private open space for several units, common amenity spaces for all units, while also allowing the parking and solid waste storage to be located below, and away from the main pedestrian circulation. **DC3-B-4. Multifamily Open Space, DC1-C-4. Service Uses, CS2-D Height, Bulk, and Scale**
- b. Staff recommends approval of the massing and materials concept wrapping from the front façade to all visible facades which brings consistency and a high level of quality to the overall development. Staff recommends a condition to retain of the consistent design language of the base brick mass with modulations of approximately 2 feet depth clad in metal siding. The modulations are an effective way of reducing the perception of mass by adding variation in form and shadow lines. **DC2-B Architectural and Facade Composition, DC2-C-1. Visual Depth and Interest**
 - i. Staff specifically recommends approval of the development of the façade along the southwest edge where the architecture will be very visible due to the setback of the adjacent historic structure. The addition of windows, modulation of the façade and the roof lines (as shown in the perspective on page 48 of the Recommendation design packet) to ensure interest and activation have been addressed. **DC2-C-3. Fit With Neighboring Buildings, CS2-B-1. Site Characteristics**
 - ii. Staff approves of the removal of the ‘dividing wall’ elements from the street-facing units which allows the architectural concept to resolve more clearly from front to sides of the structure. **DC2-B Architectural and Facade Composition**
- c. Staff recommends a condition to retain the refinements made to the roof level parapets (as shown in the illustrations on pages 58, 59 and 60 of the

Recommendation package). The variety of roof edge treatments include railings that enhance access to views and reduce the perceived height, solid parapets along some interior deck separations to create privacy, and lowered parapets at the green roof locations. The variations create interest and unit scale at the roof line.

DC2-A-2. Reducing Perceived Mass

2. Architecture-Layout

- a. Staff recommends approval of the refinements made to the pedestrian circulation and access to the units since EDG that clarifies wayfinding. Main entries to the west units are accessed from the sidewalk, the north and south units are accessed via on-grade paths, and the center units are accessed from the deck. Access from the parking area to the units is via two paths. **PL2-D-1. Design as Wayfinding**
 - i. Staff appreciates the extent of signage proposed for wayfinding for the site. The large free-standing signs, however, should be refined and minimized to provide information without becoming major site elements. Staff recommends a condition to integrate the wayfinding signage into site or architectural elements (such as fences or stairs) to minimize impacts around the site. **PL2-D-1. Design as Wayfinding**
- b. Staff recommends approval of the revisions to the main pedestrian entrance stair to the elevated deck. The stair has been moved toward the sidewalk to be more easily seen, the dividing wall along the south unit has been removed, the entrance stair of Unit 3 has been realigned to separate the paths, and the arbor feature has been refined to be a unique identifying feature without blocking visibility to the entrance. **PL3-A-2. Common Entries, CS2-B-2. Connection to the Street**
- c. Staff recommends approval of the revisions to the western street-facing unit entry sequences. The entry doors have been moved closer to the front property line to be more visually prominent on the facades. The entry stairs have been angled to relate to the angle of the upper level facades. **PL3-A-1. Design Objectives, CS2-B-2. Connection to the Street**
 - i. Staff recommends approval of the introduction of canopies over the entry doors of the west-facing units but notes that the orthogonal elements do not yet appear integrated into the other façade elements. Staff recommends a condition to provide studies of how the canopy element is better resolved with the adjacent angled façade and window. **DC2-C Secondary Architectural Features**
- d. Staff recommends approval of the inclusion of large roof decks on each unit that will provide access to views to Lake Union and surroundings. **DC1-A-4. Views and Connections**
- e. Staff recommends approval of the development of a below-grade garage and location of the vehicle entrance that is recessed from the street edge and the deck overhang above. Staff notes, however, that the material of the garage door has not been identified in the Recommendation packet. Staff recommends a condition to provide a black (or other dark-colored) door with a high degree of visual opacity to screen the service uses and parking from view along the street. **DC1-B-1.**

Access Location and Design, DC1-C-2. Visual Impacts, DC2-B Architectural and Facade Composition

3. Architecture-Materials

- a. Staff recommends approval of the high-quality and textural materials palette shown in the Recommendation design packet. Staff also approves that the materials palette complements, and does not visually compete with, the view to the adjacent historic structure. Staff recommends a condition to retain the materiality of dark brick, corrugated metal and black metal accents as a materials palette that reflects the mixed context neighborhood of maritime, industrial, commercial and residential uses. The inclusion of brick and metal siding that is shown on the highly visible west, south and north facades should also be retained. **CS2-A-1. Sense of Place, DC4-A-1. Exterior Finish Materials, DC2-D Scale and Texture**
 - i. Staff recommends approval of the extension of the high quality materials into the central courtyard to continue the architectural material concept at the high-use pedestrian areas. **CS2-A-1. Sense of Place, DC4-A-1. Exterior Finish Materials, DC2-D Scale and Texture**
 - ii. Staff recommends approval of the limited use of fiber cement panel on accent areas on the facades and on less visible facades. **DC4-A-1. Exterior Finish Materials**
 - iii. Downspouts and vents are not shown consistently in the plans or elevations in the Recommendation package. Additionally, the written response to EDG guidance refers to the MUP plan set which depicts downspouts located adjacent to main entries and in the middle of very visible facades. Staff is concerned that these missing elements of the design may be impactful to the façade composition. Thus, Staff recommends the following conditions to address the inclusion of downspouts and venting for the townhouse development: **PL2-C-2. Design Integration, DC2-B Architectural and Facade Composition**
 - 1) Staff recommends a condition to refine the downspout locations where they will be less visually impactful to the façade composition. Staff suggests moving all downspouts away from main entry door locations, locating downspouts at façade modulations or at material changes, and moved to rear or side facades. **PL2-C-2. Design Integration**
 - 2) Staff also recommends a condition to show details of vent installation in both the metal and brick material to ensure the vents do not negatively impact the facade composition once the final locations are determined. **PL2-C-2. Design Integration, DC2-B Architectural and Facade Composition**
- b. Staff notes that there are several vertical architectural and site elements, including handrails, railings on unit roof decks, railing at the common deck, fences, and the trellis/arbor, that are not fully described in the Recommendation package. Staff recommends a condition that all vertical architectural and site element details,

including design intent and materials, be included in the MUP package to ensure they are thoughtfully coordinated throughout the project. **DC2-C Secondary Architectural Features**

4. Site

- a. Staff generally supports the development of a more refined design concept of the deck space since EDG, but the layout of the private/semi-private use areas needs further refinement. **DC3-A-1. Interior/Exterior Fit, DC3-B-1. Meeting User Needs, PL3-B-4. Interaction**
 - i. Staff recommends a condition to move the entry gate to the west edge of the trellis in order to enlarge the usable space of the ‘interior’ gathering area. **PL1-C Outdoor Uses and Activities**
 - ii. At EDG, Staff recommended creating front patio spaces on the deck for units accessed via the courtyard. Staff does not recommend approval of the spaces described in the Recommendation package as this creates enhanced circulation space, not viable space for exterior uses. Staff recommends a condition to provide a study of patios adjacent to the interior living spaces and of a size that allow a variety of exterior uses for the residents. Staff notes this study should be integrated with the studies of planters (noted below). **PL3-A-1. Design Objectives, DC3-A Building-Open Space Relationship**
 - iii. Staff recommends approval of providing rear decks for the west-facing units. Staff recommends refinement of the layout to ensure spaces are sized to allow usability. **DC3-B-4. Multifamily Open Space**
 - 1) Staff recommends approval of the visual connections provided from the west units to their rear deck amenity space to enhance use of the exterior space. **DC3-A-1. Interior/Exterior Fit**
- b. Although the plans show planters that appear to separate use areas (as indicated in darker green on the second floor plan on page 31 of the Recommendation package; locations noted as ‘Landscape (Raised)’ in the MUP set), the perspective renderings in the Recommendation package show planters that are too low to provide separation or privacy and are too shallow to support vegetation that may serve that purpose. Staff recommends a condition to revise the heights of the planters to ensure that physical separation can be created between common and private areas with both the planter structure and/or vegetation. Staff additionally recommends a condition to include planter details to show how the raised planters are permanently installed, and indicate how adequate soil depth and drainage are accommodated, to ensure plantings can survive long term. **DC4-D Trees, Landscape, and Hardscape Materials**
- c. Trees are indicated on the site and landscape plans on the deck (as indicated in light green on the second floor plan on page 31 of the Recommendation package; locations noted as ‘Landscape (Low)’ in the MUP set) but these planters do not appear to have any accommodations in the deck structure to provide planting soil depth and drainage required to support plantings. Staff recommends a condition to provide details of how these ‘at grade’ planters are integrated into the PT deck

structure, indicating how adequate soil depth/volume and drainage are accommodated, to ensure trees can survive long term. **DC4-D Trees, Landscape, and Hardscape Materials**

- d. Although Staff generally supports the ‘dock’ concept for circulation in the deck location, Staff notes that wood decking in a wet climate in shaded locations between buildings may create maintenance and safety issues. Staff recommends a condition that the material of the walk surface be a long-lasting mildew-resistant hardwood, textured composite plank material or a plank-style concrete paver to ensure long term viability of the material installation. **PL2-D-1. Design as Wayfinding, DC4-D Trees, Landscape, and Hardscape Materials**
 - i. Staff does not recommend approval of use of gravel for walking surfaces at the deck as the material does not work with the over-structure conditions. Staff recommends a condition to refine the material to a longer lasting, stable paving material. Staff suggests extending the ‘dock’ paving material from the main path to continue along the entry door paths. **PL2-D-1. Design as Wayfinding, DC4-D Trees, Landscape, and Hardscape Materials**
- e. Staff recommends approval of solid waste storage in the below-grade parking garage. Staff notes that SDOT has submitted comments noting that the staging locations in the planting strip will need revisions to meet SDOT standards. **DC1-C-4. Service Uses**
- f. Staff recommends approval of long-term bicycle storage in the below-grade parking garage. Staff recommends adding an access man-door aside the garage door for easy accessibility for resident’s use. **PL4-B Planning Ahead for Bicyclists, PL4-A-1. Serving all Modes of Travel**
 - i. Staff notes that the short term bike parking is not easily visible from the street edge for use by visitors. Staff recommends a condition to move the short term bike rack west to the edge of the sidewalk or to the planting strip to enhance convenient use. **PL4-B Planning Ahead for Bicyclists**
- g. Staff recommends approval of the limited use of fences on the site plan and location of access gates that are recessed away from the front property line and sidewalk edge. **DC4-D Trees, Landscape, and Hardscape Materials**

DEVELOPMENT STANDARD DEPARTURES

SDCI Staff’s preliminary recommendation on the requested departures is based on the departures’ potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departures.

At the time of the RECOMMENDATION review, the following departures were requested:

1. **Maximum Façade Length (23.45.527.B.1):** The Code requires the maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line.

The applicant proposes a maximum combined façade length measurement abutting the south property line (approximately 102 feet) that exceeds 65 percent of the length of that property line (87.2 percent).

Staff recommends approval of this departure request as the structures have been located to better meet the intent of Design Guidelines CS2.B.2. Connection to the Street, DC3 Open Space Concept and DC3.C.3 Support Natural Areas. The development holds structures back from the site's northwest corner to provide space for two exceptional trees (one on site, one immediately off-site) to remain. The shift of structures towards the south property line allows the layout to provide open space around the trees. The location of the three street-facing units closer to the south property line allows development of a consolidated and prominent centralized pedestrian entrance from the sidewalk to the upper deck. The activated entry leads to a centralized exterior deck space that provides private and common outdoor use areas.

2. **Structure Width (23.45.527.A, Table A):** The Code requires a maximum structure width of 90 feet for townhouse developments and apartments in LR2 zones.

The applicant proposes an increase in the maximum allowable structure width for that portion of the residential development zoned LR2 from 90 feet to approximately 112 feet.

Staff recommends approval of this departure request as the increased width allows the inclusion of a deck over the parking and service areas which better meets the intent of DC3-B Open Space Uses and Activities and CS1-D-1. On-Site Features. As the parking area is partially below grade, the elevated deck does not add discernable bulk or mass as seen from the front or side views. The elevated decks allow for the inclusion of a variety of usable exterior spaces for the residents. The inclusion of a variety of planters on the deck enhances planting and habitat opportunities for this site in a Shoreline zone.

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design Guidelines recognized by Staff as Priority Guidelines are identified above. All guidelines remain applicable and 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-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 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 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 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.

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.

RECOMMENDATIONS

The analysis summarized above was based on the design review packet dated Friday, February 10, 2023. After considering the site and context, considering public comment, reconsidering the previously identified design priorities and reviewing the materials, the Recommendation phase of the subject design and departures are APPROVED with the following preliminary conditions:

1. Retain the consistent design language of the base brick mass with modulations of approximately 2 feet depth clad in metal siding which reduces the perception of mass by adding variation in form and shadow lines. **DC2-B, DC2-C-1.**
2. Retain the refinements made to the roof level parapets (as shown in the illustrations on pages 58, 59 and 60 of the Recommendation package) that create interest and unit scale at the roof line. **DC2-A-2.**
3. Integrate the wayfinding signage into site or architectural elements (such as fences or stairs) to minimize impacts around the site. **PL2-D-1.**
4. Provide studies of how the canopy element is better resolved with the adjacent angled façade and window. **DC2-C**
5. Provide a black (or other dark-colored) garage door with a high degree of visual opacity to screen the service uses and parking from view along the street. **DC1-B-1. DC1-C-2., DC2-B**
6. Retain the materiality of dark brick, corrugated metal and black metal accents as a materials palette that reflects the mixed context of the neighborhood. Retain the extent of brick and metal siding that is shown on the highly visible west, south and north facades to complement, and not visually compete with, the view to the adjacent historic structure. **CS2-A-1., DC4-A-1., DC2-D**
7. Refine downspout locations to where they will be less visually impactful to the façade composition. **PL2-C-2.**
8. Provide details of vent installation in both the metal and brick material to ensure the vents do not negatively impact the facade composition once the final locations are determined. **PL2-C-2., DC2-B**
9. Provide details, including design intent and materials, for vertical architectural and site elements. **DC2-C**
10. Move the entry gate to the deck to the west edge of the trellis in order to enlarge the usable space of the 'interior' gathering area. **PL1-C**
11. For the units that are accessed via the elevated deck, provide a study of patios adjacent to the interior living spaces and of a size that allow a variety of exterior uses for the residents. Staff notes this study should be integrated with the studies of planters on the deck (Condition 14). **PL3-A-1., DC3-A**
12. Refine the layout of rear decks for the west-facing units to ensure spaces are sized to allow usability. **DC3-B-4.**
13. Revise the heights of the planters on the deck to ensure that physical separation can be created between common and private areas with both the planter structure and/or vegetation. Provide planter details to show how the raised planters are permanently installed, and indicate how adequate soil depth and drainage are accommodated to ensure plantings can survive long term. **DC4-D**

14. Provide details of how the ‘at grade’ planters are integrated into the PT deck structure, indicating how adequate soil depth/volume and drainage are accommodated, to ensure trees can survive long term. **DC4-D**
15. Revise the ‘dock’ surface to a long-lasting mildew-resistant hardwood, textured composite plank material or a plank-style concrete paver to ensure long term viability of the material installation. **PL2-D-1., DC4-D**
16. Revise the proposed gravel walk material to a longer lasting, stable paving material. **PL2-D-1., DC4-D**
17. Move the short term bike rack west to the edge of the sidewalk or to the planting strip to enhance convenient use. **PL4-B**

ANALYSIS & DECISION – DESIGN REVIEW

Director’s Analysis

The design review process prescribed in Section 23.41.016.G of the Seattle Municipal Code describing the content of the SDCI Director’s administrative design review decision reads as follows:

1. A decision on an application for a permit subject to administrative design review shall be made by the Director.
2. The Director's design review decision shall be made as part of the overall Master Use Permit decision for the project. The Director's decision shall be based on the extent to which the proposed project meets the guideline priorities and in consideration of public comments on the proposed project

Subject to the preliminary conditions identified during the recommendation phase of review, the design of the proposed project was found by the SDCI Staff to adequately conform to the applicable Design Guidelines.

Staff identified elements of the Design Guidelines which are critical to the project’s overall success.

SDCI staff worked with the applicant to update the submitted plans to address the preliminary design review conditions identified during the recommendation phase of review.

Applicant response to the preliminary Design Review Condition was submitted in an updated MUP plan set, uploaded on 5/17/2023:

1. The consistent design language of the base brick mass with modulations of approximately 2 feet depth clad in metal siding has been retained. **DC2-B, DC2-C-1.**
2. The refinements made to the roof level parapets (as shown in the illustrations on pages 58, 59 and 60 of the Recommendation package) have been retained. **DC2-A-2.**
3. The wayfinding signage has been integrated into site or architectural elements to minimize impacts around the site, as shown on sheets 07 and DR-06 of the MUP plan set. **PL2-D-1.**

4. The canopy element is better resolved with the adjacent angled façade and window, as shown on sheets 08 and A1.3 of the MUP plan set. **DC2-C**
5. An opaque black garage door is included to screen the service uses and parking from the view along the street, as shown on sheets 08 and A2.1 of the MUP plan set. **DC1-B-1. DC1-C-2., DC2-B**
6. The materials of dark brick, corrugated metal and black metal accents has been retained. The extent of brick and metal siding has been retained. **CS2-A-1., DC4-A-1., DC2-D**
7. Downspout locations were refined, where possible, to be less visually impactful to the façade composition, as shown in the elevations on sheets A2.1-A2.5 of the MUP plan set. **PL2-C-2.**
8. Vent installation details, for both the metal and brick material, were provided on sheet DR-05 and are shown in the elevations on sheets A2.1-A2.5 of the MUP plan set. **PL2-C-2., DC2-B**
9. Details for coordinated site elements like fences, handrails, guardrails and arbor were provided on sheets DR-06 and DR-07 of the MUP plan set. **DC2-C**
10. The entry gate to the deck was moved to the west edge of the trellis, as shown on sheet A1.2 of the MUP plan set. **PL1-C**
11. The entry patios on the deck level were revised to simplify circulation and provide usable exterior spaces, as shown on sheet A1.2 of the MUP plan set. **PL3-A-1., DC3-A**
12. The rear decks for the west-facing units were revised to ensure spaces are sized to allow usability, as shown on sheet A1.2 of the MUP plan set. **DC3-B-4.**
13. The locations and heights of the planters on the deck were revised to ensure that physical separation can be created between common and private areas, with details provided showing how the raised planters are permanently installed and indicating how adequate soil depth and drainage are accommodated, as shown on sheet DR-04 of the MUP plan set. **DC4-D**
14. Details of ‘at grade’ planters showing how the raised planters are permanently installed and indicating how adequate soil depth and drainage are accommodated were provided, as shown on sheet DR-04 of the MUP plan set. **DC4-D**
15. The ‘dock’ surface was revised to a plank-style concrete paver, as shown on sheet DR-04 of the MUP plan set. **PL2-D-1., DC4-D**
16. The gravel walk was revised to concrete pavers, as shown on sheet DR-04 of the MUP plan set. **PL2. PL2-D-1., DC4-D**
17. The short term bike rack was moved to the planting strip, as shown on Sheet 06 of the MUP plan set. **PL4-B**

The applicant shall be responsible for ensuring that all construction documents, details, and specifications are shown and constructed consistent with the approved MUP drawings.

The Director of SDCI finds that the proposal is consistent with the City of Seattle Design Review Guidelines.

DIRECTOR'S DECISION

The Director CONDITIONALLY APPROVES the proposed design and the requested departures with conditions listed at the end of this document.

II. ANALYSIS – SHORELINE SUBSTANTIAL DEVELOPMENT

23.60A.030 - Criteria for obtaining shoreline substantial development permits, special use authorizations, shoreline conditional use permits and shoreline variance permits:

A. The Director may approve or approve with conditions an application for a development, shoreline modification, or use that requires a shoreline substantial development permit, shoreline conditional use permit, shoreline variance permit, or special use approval if the Director determines the applicant has demonstrated that the development, shoreline modification, or use:

1. Is consistent with the policies and procedures of RCW 90.58.020;

Chapter 90.58 RCW is known as the Shoreline Management Act of 1971. It is the policy of the State to provide for the management of the State's shorelines by planning for and fostering all reasonable and appropriate uses. This policy seeks to protect against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the state and their aquatic life, while protecting generally public rights of navigation and corollary incidental rights. Permitted uses in the shorelines shall be designed and conducted in a manner to minimize, insofar as practical, any resultant damage to the ecology and environment of the shoreline area and any interference with the public's use of the water. Construction of the project will result in no direct impacts to the nearby Lake Union and, by using appropriate Best Management Practices during construction for protection of the aquatic habitat, will not adversely impact the state-wide interest of protecting the resources and ecology of the shoreline. The subject application is consistent with the procedures outlined in RCW 90.58.

2. Is not prohibited in any shoreline environment, underlying zone and overlay district in which it would be located;

The proposed use within the shoreline environment is low rise residential. This use is permitted in the Urban Commercial (UC) Shoreline Environment on an upland lot (SMC 23.60A.383) and the underlying Lowrise 2-Residential Commercial and the Lowrise 3 zones (SMC 23.45.504).

3. Meets the standards in this [Chapter 23.60A](#) and any applicable development standards of the underlying zone or overlay district, except where a variance from a specific development standard has been granted; and

The Shoreline Management Act provides definitions and concepts and gives primary responsibility for initiating and administering the regulatory program of the Act to local governments. The Department of Ecology is to primarily act in a supportive and review capacity, with primary emphasis on ensuring compliance with the policy and provisions of the Act. As a result of this Act, the City of Seattle adopted a local shoreline master program, codified in the Seattle Municipal Code at Chapter 23.60A that also incorporates the provisions of Chapter 173-27, WAC. Title 23 of the Municipal Code is also referred to as the Land Use Code. Development on the shorelines of the state is not to be undertaken unless it is consistent with the policies and provisions of the Act, and with the local master program. The Act sets out procedures, such as public notice and appeal requirements, and penalties for violating its provisions which have also been set forth in the Land Use Code.

In evaluating requests for substantial development permits, the Director must determine that a proposed use and subsequent development meets the relevant criteria set forth in the Land Use Code. The Shoreline Goals and Policies, part of the Seattle Comprehensive Plan, and the purpose and location criteria for each shoreline environment must be considered and this project with its upland location was found to comply. The purpose of the UC Environment (SMC 23.60A.220.D.6.) is to provide for a mix of water-oriented uses and development; allow limited non-water-oriented uses and development where they would not displace water-oriented uses and, if located on waterfront lots, where they achieve another goal of the Shoreline Management Act, such as public access or protection or improvement of ecological functions; and provide for public access and recreational enjoyment of the shoreline while protecting ecological functions. Residential uses are allowed in this environment where the underlying zone, as of the date of this ordinance, allows residential uses. A proposal must also be consistent with the general development standards of SMC 23.60A.152, the specific standards of the shoreline environment (SMC 23.60A, subchapter X, Part 2) and underlying zoning designation (LR2-RC and LR3 zones), which is discussed below.

SMC 23.60A.152 - Development Standards for all Environments:

These general standards apply to all uses in the shoreline environments. The standards require that design and construction of all uses be conducted in an environmentally sound manner, consistent with the Shoreline Management Program and with best management practices for the specific use or activity. Compliance with applicable codes and ordinances for construction of the project (e.g., Building Code, Stormwater Code, Grading Code) will reduce or eliminate most potential adverse long-term impacts to the shoreline environment. The applicant will implement Best Management Practices during development to ensure, in part, protection of water quality and potential adverse impacts to the shoreline environment and nearby Lake Union during construction.

Standards for UC Environment and the LR2-RC and LR3 underlying zones:

The subject property is classified as an upland lot and is located within an Urban Commercial (UC) Environment, as designated by the Seattle Shoreline Master Program. Pursuant to SMC 23.60A.382, residential uses are permitted outright on upland lots in the

UC Environment. The project has been reviewed by SDCI staff and found to be consistent with all applicable use and development standards such as height and rooftop features. The residential use is also consistent with all applicable standards in the underlying zone (SMC 23.45) where this project will be located.

4. If the development, shoreline modification, or use requires a special use approval, shoreline conditional use permit, or shoreline variance permit, the project meets the criteria for the same established in Sections [23.60A.032](#), [23.60A.034](#), or [23.60A.036](#), respectively.

The proposed project does not require special use approval, a shoreline conditional use permit or a shoreline variance permit.

Conclusion

SMC Section 23.60A.063 provides authority for conditioning of shoreline substantial development permits as necessary to carry out the spirit and purpose of and assure compliance with the Seattle Shoreline Code, Chapter 23.60A, and with RCW 90.58.020 (State policy and legislative findings). To be consistent with shoreline general development standards for protection of the aquatic environment (SMC 23.60A.152), the project will be required to employ Best Management Practices during construction and installation to protect the shoreline environment. Thus, the proposal is consistent with the criteria for a shoreline substantial development permit and may be approved.

DECISION - SHORELINE SUBSTANTIAL DEVELOPMENT

The Shoreline Substantial Development Permit is GRANTED.

CONDITIONS – DESIGN REVIEW

For the Life of the Project

1. The building and landscape design shall be substantially consistent with the materials represented at the Recommendation packet and in the materials submitted after the Recommendation report, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner (Theresa Neylon, theresa.neylon@seattle.gov, 206-615-0179).

CONDITIONS – SHORELINE SUBSTANTIAL DEVELOPMENT

None.

Theresa Neylon, Sr. Land Use Planner
Seattle Department of Construction and Inspections

Date: June 15, 2023