



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

Project Number: 3035695-LU
Applicant Name: Robert Humble, Hybrid Architecture
Address of Proposal: 2335 Boylston Ave E

SUMMARY OF PROPOSAL

Land Use application for a 7-story congregate residence with 71 sleeping rooms. No parking proposed. Early Design Guidance conducted under 3034692-EG.

The following approvals are required:

Design Review with Departures (Seattle Municipal Code 23.41) *

Departure is listed near the end of the Design Review Analysis in this document

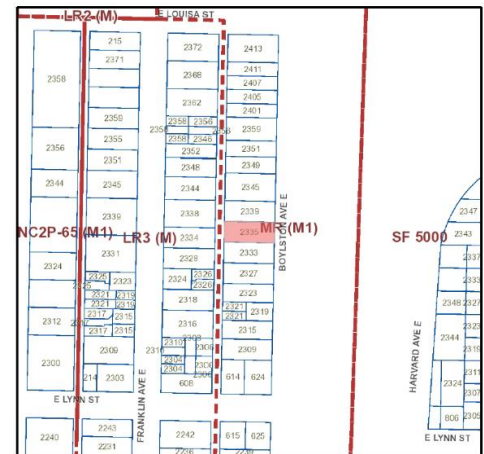
SITE AND VICINITY

Site Zone: Midrise (M1) [MR (M1)]
Nearby Zones: (North) Midrise (M1) [MR (M1)]
 (South) Midrise (M1) [MR (M1)]
 (East) Neighborhood Residential 3 [NR3]
 aka Single Family 5000 (SF 50000).
 (West) Lowrise 3 (M) [LR3 (M)]

Total Lot Area: 4,950 Square Feet (Sq. Ft.)

Overlays: Eastlake Residential Urban Village
 Frequent Transit Service Area

Environmental Critical Area (ECA): None



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 file will control.

PUBLIC COMMENT

The public comment period ended on January 20, 2021. In addition to the comments received through the Administrative 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 the complaint that the project does not provide any on-site parking.

I. ANALYSIS – DESIGN REVIEW

CURRENT AND SURROUNDING DEVELOPMENT; NEIGHBORHOOD CHARACTER

The subject site is located on the west side of Boylston Ave E, midblock between E Louisa St and E Lynn St in the Eastlake neighborhood. Adjacent to the site are multifamily residential structures to the north and south, Interstate 5 to the east, and a single-family residence to the west. Eastlake Ave E, a principal arterial two blocks to the west, is a neighborhood commercial street which connects north to the University District and south to the South Lake Union and Downtown neighborhoods. Boylston Ave E, a minor arterial, provides north-south circulation adjacent and west of Interstate 5. The Eastlake neighborhood comprises many low- and midrise multifamily residential structures with mixed-use, office, commercial, single-family residential, and townhouse developments throughout. Rogers Park sits one block to the northwest. Less than half a mile to the west, Roanoke Street Mini Park and Eastlake Boulodrome Park overlook Lake Union and the houseboat communities along the west edge of the neighborhood.

The Eastlake neighborhood has witnessed townhouse, multifamily residential, and mixed-use residential structures replacing single-family and lowrise structures. The neighborhood consists of a variety of architectural styles including older brick buildings, turn of the century residences, and recent contemporary developments. Structures along the west side of Boylston Ave E maintain a residential character despite differing building types, commonly expressed through gabled roof forms, stoops, and secondary architectural details. A consistent siting pattern results in a shallow setback from the public right-of-way. Structures range from one- to three-stories in height. A cement retaining wall buffering Interstate 5 lines the east side of Boylston Ave. The area was rezoned from Lowrise 3 to Midrise (M1) in April 2019. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 2333 Boylston Ave E, 2334 Franklin Ave E, and 2517 Eastlake Ave.

I. ANALYSIS – DESIGN REVIEW

ADMINSTRATIVE EARLY DESIGN GUIDANCE October 13, 2020

The design packet includes materials that are available online by entering the record number at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

Mailing Address of Proposal: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019
Email: PRC@seattle.gov

PUBLIC COMMENT

SDCI staff received the following design related comments:

- Asked where service vehicles will access the building.
- Suggested designating an area in the development for service vehicles to enter to avoid congestion on Boylston and the alley.

SDCI received non-design related comments concerning parking and zoning.

The Seattle Department of Transportation offered the following comments:

- Stated that a 1' setback is required on Boylston Ave E and is not reflected in the plan set.
- Stated that a 6' sidewalk and a 5.5' planting strip are required; however, the width of the planting strip can be reduced by 0.5' if there is insufficient ROW behind the existing curb line.
- Supported the code compliant proposal to provide waste access and bike parking access from the alley.
- Supported the proposal to not provide parking.

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. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number (3034692-EG): <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & STAFF 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. Massing:

- a. Staff is supportive of continued exploration of the preferred option, Massing Option 3, that relies on the carving and shifting of the building masses. Staff appreciates how the building mass has been carved away along both the northwest and southeast corners of the building as a method for breaking down the building scale as seen in Option 3. **(CS1-C-1, CS1-C-2, CS2-A-2, DC2-A-2)**
- b. Staff is less supportive of the southeast, upper level, carved area along Boylston Ave, which is designated as a private balcony space overlooking the I-5 corridor and suggests that the designers work on ways to design the space to be more equitable. **(DC2-B, DC2-C-1, DC2-C-2)**
- c. Staff believes that there are opportunities to take advantage of views to the west which have not been pursued. Staff directs the design team to further explore opportunities for view toward the west. **(DC1-A-4, DC2-B, DC2-C-1, DC2-C-2)**

- d. Staff supports the recessed northeast corner of the building, designed to accommodate the double floor height building entry. Staff is concerned however the programming for the entry transition and lobby are less than adequate in terms of total area. **(CS2-A-1, CS2-A-2)**
- e. Staff supports how the massing steps down at to the alley and Northwest which aids in reducing light and air impacts on the adjacent property to the North. **(CS1-B-2, CS1-C, CS2-B)**

2. Architectural Concept and Programming:

- a. Staff supports the overall architectural concept which emphasizes strong rectilinear forms and secondary architectural elements designed to reduce the perceived mass of the building. **(DC2-A-02, DC2-B-1, DC2-C-1)**
- b. Staff supports how the proposed design responds to datum lines with the first three floors and recessed area at the southeast corner of the building with the adjacent buildings. **(DC2-A-02, DC2-B-1, DC2-C-1)**
- c. Staff is not in support of and concerned with the programming of the building which relies on private balconies overlooking the highway, below ground amenity spaces with no windows and a reported congregate care living facility that does not have a common kitchen per floor. **(CS2-C-2, DC3-B-4)**
- d. Staff is not in support of the notched corners being targeted as private amenity space in a congregate living facility while relegating the congregate common space to the lower alley level which has not windows or view. Staff could be in support if the notches were used for congregate common space which would be more equitable. **(CS2-C-2, DC2-B-1, DC2-C-1)**
- e. Staff is concerned with the single room layout of the congregate common area which could be conceivably broken into to smaller spaces distributed throughout the building. In addition, the mechanical room located on the first level could potentially move to the alley level making more room for the lobby and common area which seem cramped. **(PL3-A-2, PL3-A-4, DC2-C)**

3. Residential Entry:

- a. Staff supports the location of the common lobby area in relationship to the mail facilities and their relationship to the recessed double floor height entry which aids in creating a direct path as well as line of sight into the building. **(PL2-A, PL2-B, PL2-D-1, PL3-A-4, PL3-A-1, PL3-C-2, PL4-A)**

4. Landscape:

- a. Staff supports the general concept for the landscaping elements designed to be combination of hardscape and lush vegetation that will activate the sidewalk and delineate pathways. **(CS2-D-5, PL1-B-3, PL2-D, PL3-A-4, DC3-C-2)**
- b. Staff supports the west concept behind the alley community space and the landscape as imagined in the precedent imagery located on page 48 of the EDG packet. **(CS2-D-5, PL1-B-3, PL3-A-4, DC3-C-2, DC4-C)**

5. Materials:

- a. Materials and façade treatments will be critical to the success of the massing and as such the design team shall explore different ways of applying material and

textures to create greater visual interest along all building facades. Further (**DC4-A-1, DC4-C, DC4-D-2**)

- b. The Design Guidelines call for appropriate high-quality materials which should have sufficient thickness to prevent warping and deformation. (**CS3, DC4-A1, DC4-A2**)
- 6. Trash:**
- a. The design team shall provide the methodology and location for all trash staging on pick up days. (**DC2-B-1, DC1-C-4**)

ADMINISTRATIVE RECOMMENDATION June 28,2022

PUBLIC COMMENT

SDCI received the following written comments after the completion of the Early Design Guidance phase.

- Asked why the common areas are not more evenly spread out throughout the building enabling each floor to have a common area and kitchen space rather than being concentrated primarily in the ‘basement’ area.
- Suggested that any construction over four stories in a residential neighborhood should not be allowed.
- Welcomed the idea of projects that increase housing close to downtown but suggested that the priority should be placed on affordable housing with privacy.

SDCI received a host of non-design related comments which related primarily to affordable housing, parking, crime/safety, and the devaluation of property.

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 citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with building height calculations and bicycle storage standards are addressed under the City’s zoning code and are not part of this review.

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/>

SDCI PRELIMINARY RECOMMENDATIONS & CONDITIONS

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

1. Massing:

- a. Staff recommends approval of the proposed mass, which relies on the carving away of building mass along the northwest and southeast corners of the building as a means of breaking down the building scale. **(CS1-C-1, CS1-C-2, CS2-A-2, DC2-A-2)**
- b. Staff supports the elimination of the upper-level private amenity area at the southeast corner of the building and recommends approval of the re-imagined accessible common amenity spaces at levels 1 and 3. Staff also recommends approval of the added windows, which are designed to expand access to upper-level views for all residents. **(DC1-A-4, DC2-B, DC2-C-1, DC2- C-2)**
- c. Staff recommends approval of the double floor height building entry and expanded internal entry space which now spans the entire width of the building along the street edge, in addition to the relocation of the mail area and added fenestration along the street facing frontage allowing for greater transparency into the building. **(CS2-A-1, CS2-A-2)**
- d. Staff recommends approval of how the massing of the building steps down toward the alley and the erosion of the southeast and northwest corners which aids in reducing light and air impacts to the adjacent properties to the north and south. **(CS1-B-2, CS1-C, CS2-B)**

2. Architectural Concept and Programming:

- a. Staff recommends approval of the overall architectural concept that emphasizes strong rectilinear forms, and how the design responds to datum lines of the adjacent buildings for the first three floors and the recessed area southeast corner. **(DC2-A-02, DC2-B-1, DC2-C-1)**
- b. Staff recommends approval of the removal of the private amenity space at the notched corners and the expansion and the reprogramming of the common kitchens and amenity spaces on levels 1 and 3. **(CS2-C-2, DC2-B-1, DC2-C-1)**
- c. Staff recommends approval of the redeveloped combined common amenity space which now has dividing walls designed to create different use zones that may be used simultaneously in addition to the added windows in each space. **(PL3-A-2, PL3-A-4, DC2-C)**

3. Residential Entry:

- a. Staff recommends approval of the expanded amenity space along the street frontage, the relocated mail area, the retention of the recessed entry which provides direct line of site into the building as well as the expanded usable front landscape area which helps to direct residents and guests to the entry of the building and the front porch, thereby serving as an extension of the community entry and bike parking access point. **(PL2-A, PL2-B, PL2-D-1, PL3-A-4, PL3-A-1, PL3-C-2, PL4-A)**
- b. Staff is concerned with the lack of overhead weather protection at the entry and recommends a condition to develop a design strategy that accommodates overhead weather protection. **(PL2-B, PL2-C, PL3-A-4, PL4-A)**
- c. Staff is concerned with the lack of bike parking details near the front entry and recommends a condition to provide more information in terms of materiality, security, circulation planning and access of the bike parking. **(PL2-B, PL2-C, PL3-A-4, PL4-A)**

4. Landscape and Outdoor Amenity Area:

- a. Staff recommends approval of the overall landscape plan which is designed with a combination of hardscape materials and lush vegetation that will activate the sidewalk and delineate pathways. **(CS2-D-5, PL1-B-3, PL2-D, PL3-A-4, DC3-C-2)**
- b. Staff recommends approval of the landscape plan of the amenity area located on the west side of the building, adjacent to the alley, as revised in response to EDG. **(CS2-D-5, PL1-B-3, PL3-A-4, DC3-C-2, DC4-C)**
- c. Staff recommends approval of the landscape plan targeted for the north side of building but has concerns about how the space will be accessed and maintained. Staff recommends a condition to provide details on how the space will be accessed and maintained for the life of the project. **(CS2-D-5, PL1-B-3, PL3-A-4, DC3-C-2, DC4-C)**

5. Materials:

- a. Staff recommends approval of the materials and façade treatments that are designed to emphasize the architectural massing moves and emphasize building articulation by using a distinct materials application.
- b. Staff recommends approval of the use of the proposed finish materials which includes box rib metal siding, standing seam fiber cement with projected flashing profile, glazed street level, and wood siding along pedestrian edges and openings as accents in addition to muted colors. **(CS3, DC4-A1, DC4-A2)**
- c. Staff recommends a condition to submit a final materials and color sample board for final review and approval by staff. **(CS3, DC4-A1, DC4-A2)**

6. Trash:

- a. Staff recommends approval of the location of the solid waste storage area adjacent to alley where no separate staging area is required. **(DC2-B-1, DC1-C-4)**
- b. Staff is concerned with the lack details for the solid waste storage area in relationship with the outdoor amenity space and recommends a condition to provide details on the design of the solid waste enclosure and/or screening techniques and explanation on how the solid waste storage area will not negatively impact the use of the amenity space. **(PL2-B, PL2-C, PL3-A-4, PL4-A)**

DEVELOPMENT STANDARD DEPARTURES

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

At the time of the RECOMMENDATION review, the following departure was requested:

1. **Upper-Level Side Setback Reduction (23.45.518 - Table B):** The code requires that for apartment developments in MR Zones, an upper-level setback along interior lot lines requires a 10' average and a 7' minimum side setback above 42'-0" in building height.

The applicant is requesting to be allowed an average side setback of 9.02 feet which is a 9% departure from the requirement.

The rationale is based on the notched side setback which breaks the side facade into smaller masses, achieving greater relief on the sides than would be achieved with a terraced building. This respects neighboring properties by increasing access to light and air. Additionally, the eroded corners provide greater front and rear setbacks with more variety and visual interest facing the street and alley.

Staff recommends approval of the departure request as the resultant design better meets the intent of design guidelines for building articulation and façade composition.
CS2 - URBAN PATTERN AND FORM, DC2-B ARCHITECTURAL AND FAÇADE COMPOSITION

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.

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 non-residential 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 using 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. 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 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 recommendation packet (uploaded April 12, 2022). 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 departure are APPROVED with the following conditions.

1. Develop a design strategy for the provision and installation of overhead weather protection at the front entry. PL2-B, PL2-C, PL3-A-4, PL4-A
2. Provide details on materials, access, circulation, and security of the bike parking area at the front entry. PL2-B, PL2-C, PL3-A-4, PL4-A
3. Provide design details on how the landscaping space on the north side of the building will be accessed and maintained for the life of the project. CS2-D-5, PL1-B-3, PL3-A-4, DC3-C-2, DC4-C
4. Submit a final materials and color sample board for final review and approval by staff. CS3, DC4-A1, DC4-A2
5. Provide details on the design of the solid waste enclosure and/or screening and explanation on how the location of the solid waste storage area will not negatively impact the use of the amenity space. PL2-B, PL2-C, PL3-A-4, PL4-A

ANALYSIS & DECISION – ADMINISTRATIVE DESIGN REVIEW

Director's Analysis

The administrative design review process prescribed in Section 23.41.016.G of the Seattle Municipal Code describing the content of the SDCI Director's decision reads in part 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 guidelines 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.

SDCI staff worked with the applicant to update the submitted plans to include the Staff recommendations. The applicant responded with a memo dated September 15, 2022, noting, that the MUP plan set dated 7/25/22 was updated to be consistent with the recommendation packet and conditions of approval provided by Staff. The updates consist of the following items that were added to the MUP set.

1. Develop a design strategy for the provision and installation of overhead weather protection at the front entry. PL2-B, PL2-C, PL3-A-4, PL4-A

Response: The overhead canopy at the building entry is called out on the level 3 street-level plan sheet A1.3 with reference to detail 11/A5.4. The canopy will be custom fabricated by the contractor.

2. Provide details on materials, access, circulation, and security of the bike parking area at the front entry. PL2-B, PL2-C, PL3-A-4, PL4-A

Response: Additional bicycle parking details are included in the plan set on sheet 3/G0.8. To provide short-term bicycle parking, two black U-racks are proposed. The bicycle racks will be fixed to the ground and surrounded by crushed rock held in place by steel edging. Access to the bicycle parking is via an accessibility-compliant open steel grate. Please note the short-term bike parking area is enclosed for security within the gated fence at the lot boundary (see snippet from street-level plan 1/A1.3, below).

3. Provide design details on how the landscaping space on the north side of the building will be accessed and maintained for the life of the project. CS2-D-5, PL1-B-3, PL3-A-4, DC3-C-2, DC4-C

Response: Access for maintenance is provided from both the eastern and western ends of the northern edge. The northern side is a sloped landscape that matches the elevations of the adjacent property and can be navigated on foot by maintenance. See north elevation on page A2.2 for a depiction of grade. Access from the west requires a short 3'-6" ladder from the solid waste storage area. Access from the east would be at-grade from the short-term bicycle storage area. Please note, that on the Level 3 plan on A1.3, there is no barrier (fence, retaining wall, etc.) between the bike parking surface and the adjacent landscape. Side yard access is documented on the level 1 plan, sheet A1.1. Additionally, low maintenance plants have been used along the North elevation to reduce the need for maintenance. Please refer to the landscape plan page L1.

4. Submit a final materials and color sample board for final review and approval by staff. CS3, DC4-A1, DC4-A2

Response: The physical material board has been delivered to the drop-off basket on the 19th floor of Seattle Municipal Tower. An image is provided for quick reference.

5. Provide details on the design of the solid waste enclosure and/or screening and explanation on how the location of the solid waste storage area will not negatively impact the use of the amenity space. PL2-B, PL2-C, PL3-A-4, PL4-A

Response: To best mitigate the impact of the solid waste area on the outdoor amenity area a 6ft tall, opaque wood fence is proposed.. This fence is identified on the site plan and alley level plan (Sheet A0.1, A1.1) additionally, the trash storage location is at the furthest location from the amenity space – to reduce impact of smells. See G0.08 for trash plan.

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.

CONDITIONS – DESIGN REVIEW

Prior to Certificate of Occupancy

1. The Land Use Planner shall inspect materials, colors, and design of the constructed project. All items shall be constructed and finished as shown at the design recommendation meeting and the subsequently updated Master Use Plan set. Any change to the proposed design, materials, or colors shall require prior approval by the Land Use Planner (David Landry, david.landry@seattle.gov) or a Seattle DCI assigned Land Use Planner.

For the Life of the Project

2. The building and landscape design shall be substantially consistent with the materials represented in the Recommendation packet and in the materials submitted after the Recommendation meeting, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner (David Landry, david.landry@seattle.gov) or a Seattle DCI assigned Land Use Planner.

David Landry, AICP, Senior Land Use Planner
Seattle Department of Construction and Inspections

Date: October 6, 2022

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