Seattle Department of Construction & Inspections

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

**Project Number:** 3036179-LU

**Applicant Name:** Bradley Khouri, B9 Architects

**Address of Proposal:** 2210 Eastlake Ave E

## SUMMARY OF PROPOSED ACTION

Land Use Application to allow a 7-story, 58-unit apartment building (53 apartment units, 5 small efficiency dwelling units) and retail. No parking proposed. Existing building to be demolished. Administrative Design Review conducted under 3036247-EG.

The following approvals are required:

**Administrative Design Review with no departures (Seattle Municipal Code 23.41)**

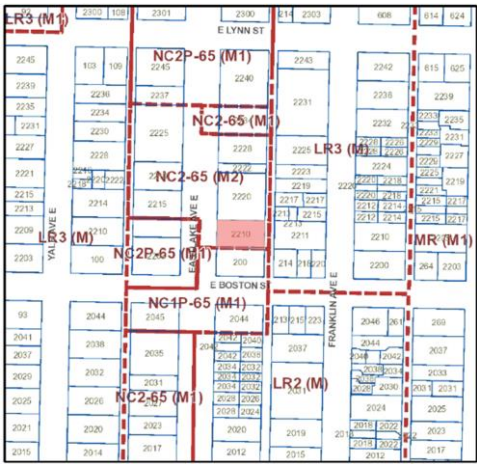
## BACKGROUND

The site was granted relief on steep slope development by the SDCI Geotechnical Engineer on March 3, 2021: (SDCI Record 6823397-EX) "*SMC 25.09. We require an Environmentally Critical Areas (ECAs) review for this project. Further, we require a topographic survey and a geotechnical report as part of building permit application. The project is described as construction of a new mixed use building, occupy per plan. Based on a review of the submitted information as well as the City GIS system, we conclude that (1) a steep slope area exists adjacent to the right-of-way within the western portion of the site and (2) the steep slope area appears to qualify for criteria established in the Critical Areas Regulations, SMC 25.09.090.B2b. Specifically, the City GIS system and the submitted information for this ECA relief application demonstrated that steep slope area appears to have been created by previous legal grading activities associated with site development and street improvement. Consequently, we waive the ECA Steep Slope Development Standards in SMC 25.09.090.B.1 for the project associated with the subsequent building permit application. For this reason, we will not require an ECA Steep Slope Area Variance for this project. We condition our approval upon a building permit application for a design that demonstrates that the proposed project will be completely stabilized in accordance with the geotechnical engineer's recommendations and provisions of the ECA Code and Grading Code. All other ECA Submittal, General, and Landslide-Hazard, and development standards still apply for this project.*"

Site and Vicinity

Site Zone: Neighborhood Commercial 2-65 (M2) [NC2-65 (M2)]

Zoning Pattern:
North: NC2-65 (M2)
South: NC1P-65 (M1)
West: NC2P-65 (M1)
East: LR3 (M1)




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.

Environmental Critical Areas: A steep slope area is mapped on the western half of the subject site.

Current and Surrounding Development; Neighborhood Character: The subject site is currently developed with a multifamily residential structure built in 1960. The site slopes downward east to west approximately 22 feet and is elevated approximately 14 feet above the public right-of-way. Vehicular access is currently from the alley. Pedestrian access is currently from Eastlake Ave E.

The subject site is located on the east side of Eastlake Ave E, midblock between E Lynn St and E Boston St in the Eastlake Residential Urban Village. Adjacent to the site are multifamily residential structures to the north and east, an office to the south, and a mixed-use residential and commercial structure to the west. Eastlake Ave E, a principal arterial, 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 two blocks to the east. 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. Terry Pettus Park, south of a houseboat community and overlooking Lake Union, is at the terminus of E Newton St one quarter mile to the southwest.

The Eastlake Ave E streetscape is defined by a variety of commercial and residential conditions. Structures are low- and midrise, up to four stories in height, ranging in age and architectural style with no one style dominating. West facing balconies are prevalent. Due to topography that slopes downward to the west and Lake Union, properties along the east side of Eastlake Ave E are elevated above the public right-of-way and are separated from the streetscape. The Eastlake neighborhood is in transition, following a trend of multifamily residential structures, mixed-use residential structures, and townhouses replacing single-family residences and smaller commercial structures. The area was rezoned from Lowrise 2 Residential-Commercial to Neighborhood Commercial 2-65 (M2) on 4/19/19. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 2001 Eastlake Ave E and 2033 Minor Ave E.

Public Comment:

The public comment period ended on January 4, 2021. Comment(s) were received through the Design Review process. No other comments were received in response to this public comment period.

## I. ANALYSIS – DESIGN REVIEW

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

**Mailing Address:** **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

**Email:** PRC@seattle.gov

**ADMINISTRATIVE EARLY DESIGN GUIDANCE October 28, 2020**

**PUBLIC COMMENT**

SDCI staff received the following design related comments:

- Concerned the proposed structure will block sunlight to smaller buildings.
- Felt the design does not fit in with the neighborhood aesthetic.

SDCI received non-design related comments concerning parking, noise, and construction impacts.

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: 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. Exceptional Tree:**
The applicant indicates that there is an Exceptional 20" Common Hawthorn tree on the north side of the property to the south. The canopy of this tree extends over the subject property. The excerpt from the arborist's report included in the EDG packet indicates that the drip line is 12' and the inner root zone is 6'. With the Master Use Permit (MUP) application, upload the full arborist's report, include the following information and incorporate the following guidance:

a. Identify the location of the critical root zone on this site and show the tree protection area on the site and floor plans.
b. If it is found that the tree will be significantly impacted by the proposed design and substantial modifications are required to the design proposal, the applicant may have to return for EDG guidance.

**2. Massing Options:**

Staff acknowledges the complexity of the site; its existing context and zoning, the single-story historic character building to south, the grade difference from the street to the alley; and appreciates the initial moves made to address them in Massing Options 2 and 3. Staff does not support the development of Massing Option 1. Moving forward, Staff recommends developing either Massing Option 2 or 3, with the following guidance:

If option 2 is developed, moving forward:

a. The notch proposed on the southwest corner should extend down to the ground to reinforce a strong vertical modulation and articulation and should relate to the ground level use and its articulation. Provide architectural parti and concept diagrams.
b. Staff appreciates that the upper story has been set back to respond to the topography and to reduce the height, bulk, and scale, however, the applicant should study additional top level setback that corresponds with the depth of the vertical modulation or other means of minimizing the perceived height difference between the property to the north.
c. To reinforce the vertical concept, the same vertical modulation should be applied to the alley side, like that on option 3.
d. Delete the notches along the south property line.
e. Better integrate the vertical circulation cores with the overall massing concept.

If option 3 is developed, moving forward:

a. Further develop the horizontal modulation and articulation implied in this option. Provide architectural parti and concept diagrams.
b. The visible vertical circulation cores should be integrated into the overall building massing concept. Study ways in which to reduce the perceived height, bulk, and scale of this element by extending the same material treatment from the west side over the core, reducing the visible core height to 2 stories. The step on the two-story penthouse box helps reinforce the top floor setback.
c. Delete the notches along the south property line.

**3. Façade Design and Material Treatment:**

Staff appreciates the included façade articulation sketches and material inspiration images which further illustrate how the massing might evolve and how materials and fenestrations might work to provide texture, depth, and variation. If the façade design includes elements from the 6 categories discussed in the EDG packet, and the following guidance is addressed, either massing option 2 or 3 could be developed successfully:

a. Staff appreciates the clear massing and modulation. Thoughtfully develop each façade and provide a clear architectural concept for how the various parts of the form will be composed using fenestration, extent of glazing, and other secondary architectural elements. DC2-B-1, DC2-C-1, DC2-C-2
b. The applicant should pay special attention to the development of the Eastlake Ave E facade. Whether the massing move is vertical or horizontal, the

articulation of the façade should complement the architectural concept. Provide character sketches showing the exploration of this façade. DC2-A-2, DC2-B-1

c. Staff encourages the applicant to look at varying the window types to help further enhance the major massing moves. Provide architectural concept diagrams or sketches to help explain the façade design. CS3-A-1, DC2-B-1, DC2-C-3.
d. Although the building is well modulated, provide studies introducing recessed balconies or other secondary architectural elements to provide more residential texture to the facades, specifically those that face Eastlake Ave E and the alley. Staff strongly discourages exterior mounted balconies. CS2-D-5, DC2-B-1, DC2-C-1, DC2-D-1.
e. The east and west façade treatment should extend around the north side of the building. DC2-B-1
f. Pay special attention to the material treatment of the blank wall condition on the south side of the building as this faces the single-story historic character building to the south. This façade should serve as the backdrop to the building to south and the materials should rely on consistent texture rather than large scale pattern or color application. DC2-B-2.
g. Staff strongly recommends that the material palette used on this building should not match materials used on the building to the south so that the proposed building does not look like an addition. Staff encourages the applicant to utilize similar architectural strategies to achieve pattern, depth, and variation as shown on page 37 of the EDG packet. DC2-B-1, DC2-D-2, DC4-A-1
h. Materials should be applied to the massing in a way that helps reinforce the architectural concept. The applicant is strongly encouraged to avoid the use of strong colors or other façade treatments that are one-dimensional. DC2-B-1, DC2-C-3
i. Staff recommends looking at the treatment of the various parapets around the building. To add texture and smaller detail elements, study the use of open railing to contrast with solid parapet which will help mitigate the height bulk and scale of the building further. CS2-D-1, DC2-A-2
j. Staff strongly supports the use of smaller scaled high-quality materials to provide perceived texture and visual depth along the street frontage. DC2-B-1, DC2-C, DC2-D-2, DC4-A-1, DC2-C-3, CS3-A-1

**4. Site Planning, Ground Floor, Street Edges:**

a. The residential lobby and commercial entrance are set back from the sidewalk edge well beyond the rockeries at the north and south properties and will not be easily seen when approaching from the north and south. Integrate elements such as canopies and other architectural features that will help enhance the entry sequence and wayfinding. This street frontage should remain transparent as indicated on the floor plans for both options 2 and 3. PL2-B-1, PL3-B-2, PL3-B-3, PL3-B-4
b. It is unclear from the site plans provided for option 2 and 3 in the EDG packet how the area in front of the residential lobby and commercial spaces will be treated. The design of this space and the facades should encourage interaction and activation of the street. Study ways to incorporate seating and other elements that promote interaction. CS2-B-2, PL1-A-2, PL1-B-3, PL3-A-1, PL3-C
c. Because of the SDOT required setback along Eastlake Ave E, work with SDOT and the landscape architect to make a gentle transition from the

rockeries at the north and south ends of the site. Avoid tall retaining walls if possible. CS1-C-1, CS2-D-2

d. It is unclear from the building sections provided in the EDG packet if the ground level residential units facing the alley are set back from the property line. Clarify if there are below-grade units with light wells. If this is the case, provide further information showing the height, width and depth, and the condition along the edge of the alley. PL3-B-1, PL3-B-2

**ADMINISTRATIVE RECOMMENDATION August 24, 2021**

**PUBLIC COMMENT**

SDCI staff received no public comments.

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: 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. **Exceptional Tree:**
   a. After review of the arborist report and the existing conditions related the Exceptional 20” Common Hawthorn tree on the north side of the property to the south, Staff recommends approval of the design proposal as presented in the Recommendation packet, which includes a tree protection area on the subject property. CS1-D, DC4-D

2. **Massing Options:**
   a. Staff appreciates the further development of option 3 shown at EDG and the massing as presented in the Recommendation packet. Staff recommends approval of the clear horizontal articulation, the deep recess and lower-level notching on the south side facing the adjacent lower scaled structure, the strong vertical breakdown of the massing into 3 parts on the north side, the thoughtful carving of the mass throughout the east and west sides of the building, and the top-floor setback of the west portion of the building. Although the massing is substantially larger than the existing structures in the immediate context, the massing moves made respond well to the topography, provide a backdrop for the single-story historic character building to the south, and set a precedent for future development along Eastlake Ave E. CS1-C, CS2-B-1, CS2-D, DC2-A
   b. Staff recommends approval of the expression of the stair core on both the north and south sides of the building rather than minimizing it per guidance given at EDG. The

strong vertical orientation of the core successfully breaks down the north façade into smaller masses, helping to reduce the perceived height, bulk of the overall massing. CS1-C, CS2-B-1, CS2-D, DC2-A

c. Staff recommends approval of the retention of the notches on the south side as they provide space for landscaping along the property line and additional relief to the Exceptional tree on the adjacent property to the south. CS1-D

**3. Façade Design and Material Treatment:**

a. Staff recommends approval of the clear massing and modulation, with the thoughtful development of each façade based on a clear architectural concept for how the various parts of the form are composed using fenestration, extent of glazing, and other secondary architectural elements as shown in the conceptual diagrams shown on page 13 of the Recommendation packet. DC2-B-1, DC2-C-1, DC2-C-2

b. Staff recommends approval of the articulation of the Eastlake Ave E façade including the expressed horizontal floor line datums, the recessed decks, and cantilevered balconies with horizontal railing, as shown in the Recommendation packet. Staff recommends as a condition of approval to provide enlarged architectural detail of these elements on the Master Use plan set and the Construction Permit drawings. DC2-A-2, DC2-B-1

c. Staff recommends approval of the specific combinations of various window types used on each facade to help further enhance the major massing moves. Staff appreciates how these grouping are used in a way that provides a perceived random pattern within a rational composition. CS3-A-1, DC2-B-1, DC2-C-3.

d. Staff recommends approval of the inclusion and composition of the recessed decks and cantilevered balconies with horizontal railing, to provide more residential texture to the alley facade. The exterior mounted balconies, although discouraged at EDG, provide relief to the façade, and help break down the perceived height, bulk, and scale with the added shadow play and visual interest. CS2-D-5, DC2-B-1, DC2-C-1, DC2-D-1.

e. Staff understands conceptually that the material application on the north and south facades are intentionally different in response to the contextual conditions present and that wrapping the façade treatment from the east and west around to the north side of the building, as recommended at EDG, would be inconsistent with the architectural concept. Staff is concerned, however, with the treatment of the material transition at the corners and recommends as a condition of approval to study ways to emphasize the thickness of the planes of vertical Shou Sugi Ban siding on the east and west, or the thickness of the planes of vertical charcoal gray corrugated metal siding on the north and south facades. Staff suggests studying options that include; one material consistently expressed from top to bottom of the building, and a keystone-like patterning that alternates floor-to-floor, providing a random pattern consistent with the east and west façade articulation. DC2-B-1

f. Staff recommends approval of the material treatment of the blank wall condition on the south side of the building. The consistent texture, color, and subtle floor level datums serve as the backdrop to the character building to south. DC2-B-2

g. Staff recommends approval of the material palette shown on the rendered elevations and the material legend provided on pages 44 through 46 and 52 of the Recommendation packet. The Shou Sugi Ban wood siding, heavy-gauge corrugated metal siding, cedar wood soffit, and minimal use of fiber-cement panel, successfully achieves pattern, depth, and variation on all facades. Staff recommends as a condition of approval to provide enlarged architectural details showing how the various

materials interface with each other, the various window conditions and depth, and other important architectural features on the Master Use plan set and the Construction Permit drawings. DC2-B-1, DC2-D-2, DC4-A-1

h. Staff recommends approval of the minimal use of strong color as an accent only and the use of 3-dimensional materials; corrugated metal and vertical Shou Sugi Ban wood siding, that provided visual interest, as shown on the on the rendered elevations provided on pages 44 through 46 of the Recommendation packet. DC2-B-1, DC2-C-3

i. Staff recommends approval of the low roof parapets and set back roof terrace railing, shown on the building section in the Recommendation packet, as a way of minimizing the perceived height, bulk, and scale of the building. CS2-D-1, DC2-A-2

**4. Site Planning, Ground Floor, Street Edges:**

a. Staff recommends approval of the integrated residential entry and commercial space canopies, the stepped planters at the north and south ends of the street frontage, the central at-grade landscape area, the specialty wall mounted fixtures, the built-in seating flanking the various entries and commercial overflow space, and the large expanses of storefront that enhance the entry sequence. Staff is concerned with the lack of visibility and hierarchy in the signage approach indicate on page 51 of the Recommendation packet. Staff recommends as a condition of approval to study ways in which to increase wayfinding and more focus on identifying the residential entry through the integration of signage. PL2-B-1, PL3-B-2, PL3-B-3, PL3-B-4

b. Staff recommends approval of the proposed design of the exterior residential lobby and commercial spaces. The two zones are visually separated by landscaping while the bench seating in each area encourages interaction and activation of the street. CS2-B-2, PL1-A-2, PL1-B-3, PL3-A-1, PL3-C

## DEVELOPMENT STANDARD DEPARTURES

At the time of the RECOMMENDATION review, no departures were requested.

## 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-AArrangement 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-BVehicular 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-CParking 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-AMassing**

**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-BArchitectural and Facade Composition**

**DC2-B-1. Façade Composition:** Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

**DC2-B-2. Blank Walls:** Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

**DC2-CSecondary Architectural Features**

**DC2-C-1. Visual Depth and Interest:** Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

**DC2-C-2. Dual Purpose Elements:** Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

**DC2-C-3. Fit With Neighboring Buildings:** Use design elements to achieve a successful fit between a building and its neighbors.

**DC2-DScale 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-EForm 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-ABuilding-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-DTrees, 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-EProject 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 Tuesday, July 27, 2021. 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 is APPROVED with the following preliminary conditions:

1. Provide enlarged architectural detail of the horizontal floor line datums and the recessed decks and cantilevered balconies with horizontal railing elements on the Master Use plan set and the Construction Permit drawings. DC2-A-2, DC2-B-1
2. Study ways to emphasize the thickness of the planes of vertical Shou Sugi Ban siding on the east and west, or the thickness of the planes of vertical charcoal gray corrugated metal siding on the north and south facades. Options should include, but are not limited to, one material consistently expressed from top to bottom of the building, and a keystone-like patterning that alternates floor-to-floor. DC2-B-1
3. Provide enlarged architectural details showing how the various materials interface with each other, the various window conditions and depth, and other important architectural features on the Master Use plan set and the Construction Permit drawings. DC2-B-1, DC2-D-2, DC4-A-1
4. Study ways in which to increase wayfinding and more focus on identifying the residential entry through the integration of signage. PL2-B-1, PL3-B-2, PL3-B-3, PL3-B-4

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 Conditions:

1. The applicant responded with a Correction Notice Letter dated September 27, 2021, noting, 'Details have been added showing the horizontal floor line datums on the north and south facades, the recessed deck and the bolt on projecting aluminum balcony with horizontal railing system. Refer to new sheet DR.06. Per our discussion, additional details will be provided as part of the Construction Permit Set that will be consistent with these details and the intent of the design scope represented in the MUP Plan Set.'. This response satisfies the recommended condition for the MUP Decision.

2. The applicant responded with a Correction Notice Letter dated September 27, 2021, noting, 'Per our discussion, the design concept features a holistic approach that relies on an elegant and taught cladding system that is responsive to its site conditions. The east and west facing facades feature a textured and rhythmic approach that highlights the Shou Sugi Ban siding, combined with strips of colorful painted panel, large windows and a combination of projecting, recessed and juliet balconies. In contrast, the north and south facing facades propose walls located along the side property lines featuring a more continuous yet textured cladding system of vertical corrugated metal and a horizontal dark band at the floor lines. The horizontal band is continuous along all facades, highlighting the scale and assembled nature of the design concept. Large areas of wall are recessed from the side property lines and articulated differently, with large windows and projecting and juliet balconies to the south. These two general approaches are intended to be separate and distinct, therefore no thickness has been represented from the north and south to the east and west facades or vice versa'. This response satisfies the recommended condition for the MUP Decision.

3. The applicant responded with a Correction Notice Letter dated September 27, 2021, noting, 'In addition to the details that have been provided in response to item 1 above, details have been provided for the steel entry canopy at the storefront and the cantilever the top floor facing the street, showing the horizontal band wrapping from the north and south facades, refer to new sheet DR.06. Per our discussion, additional details will be provided as part of the Construction Permit Set that will be consistent with these details and the intent of the design scope represented in the MUP Plan Set'. This response satisfies the recommended condition for the MUP Decision.

4. The applicant responded with a Correction Notice Letter dated September 27, 2021, noting, 'Eastlake" as the building name is undetermined at this time. This additional signage clearly identifies the residential entry. Refer to Renderings included on new sheet DR0.6'. This response satisfies the recommended condition for the MUP Decision.

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 with conditions listed at the end of this document.

## 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 meeting 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 Sachs, 206-561-3434, david.sachs@seattle.gov).

David Sachs, Land Use Planner
Seattle Department of Construction and Inspections

Date: November 1, 2021

DS:rgc