Seattle Department of Construction & Inspections

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

Project Number: 3036447-LU

Applicant Name: Jon O'Hare

Address of Proposal: 2720 Eastlake Avenue E

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a 7-story building with 84 apartments, 6 Small Efficiency Dwelling Units, 3 Live-work units and retail. Parking for 34 vehicles proposed. Existing building to be demolished. Early Design Guidance conducted under 3036715-EG.

The following approval is required:

Design Review with Departures (Seattle Municipal Code 23.41)

BACKGROUND

The site was granted Relief from Prohibition on Steep Slope Development by the SDCI Geotechnical Engineer on March 8, 2021, under record 6824240-EX:

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 demolition of existing 3 story commercial building and construction of a 7 story, mixed use, apartment building; approximately 81,500 sf. Parking for 34 stalls will be located below grade and accessed off the alley. Based on a review of the submitted information as well as the City GIS system, we conclude that (1) a steep slope area exists at and adjacent to 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

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.

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 Description: The subject site consists of 2 existing parcels. The rectangular site is approximately 15,092 square feet and slopes downward approximately 10 feet from east to west.

Site Zone: The subject site is split zoned; the north parcel is zoned Neighborhood Commercial 2 with a "P" pedestrian designation, 65-foot height limit and "M1" MHA suffix [NC2P-65 (M1)], and the south parcel is zoned NC2-65 (M1).

Zoning Pattern: (North) NC3P-55 (M)
(South) NC2-65 (M2)
(East) Lowrise 2 (M) [LR2 (M)]
(West) NC2P-65 (M1)

The surrounding zoning pattern is relatively well-defined with Neighborhood Commercial zoning along Eastlake Avenue E. and Lowrise and Mixed Residential zoning extending to the Lake Union waterfront to the west and to Interstate 5 to the east.

Environmental Critical Areas: There is a mapped steep slope erosion hazard ECA located along the south property line of the site.

Current and Surrounding Development; Neighborhood Character: The subject site is located in the Eastlake Residential Urban Village at the southeast corner of the intersection of Eastlake Avenue E. and E Hamlin Street. Adjacent to the site are a parking lot to the north across E. Hamlin Street, a two-story duplex and a three-story multifamily residential structure across the alley to the east, and several midrise mixed-use commercial and residential structures to the south and west.

Eastlake Avenue E, a principal arterial, is the neighborhood's commercial corridor; a thoroughfare that connects the University District to the north with South Lake Union and Downtown to the south. E. Hamlin Street slopes downward towards Lake Union one block to the west and upward to Interstate 5 two blocks to the east. The E. Hamlin Street Shoreline Street Ends park marks the western terminus of the street at Lake Union. 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.

The Eastlake Avenue E. corridor is characterized by a variety of commercial and residential conditions. Structures are generally low and midrise, up to four stories in height in the immediate vicinity of the site and increasing to seven-stories to the north of the site. The neighborhood includes an eclectic mix of architectural styles and materials including wood, brick, and stone typically found on older and industrial buildings and metal, fiber cement panel, and glass on newer commercial and residential structures. West facing balconies are prevalent. The Eastlake neighborhood is experiencing recent development of multifamily residential structures, mixed-

use residential structures, and townhouses, which are replacing single-family residences and smaller commercial structures.

The split zoned site transitions to lowrise zoning across the alley to the east. In April 2019, the north parcel was rezoned from Neighborhood Commercial 2P-40 to Neighborhood Commercial 2P-65 (M1) and the south parcel was rezoned from Neighborhood Commercial 2-30 to Neighborhood Commercial 2-65 (M1). Multiple projects in the vicinity are currently in review or under construction for proposed development, including 3101 Eastlake Ave E, 2335 Boylston Ave E, 2210 Eastlake Ave E, 2033 Minor Ave E, and 2001 Eastlake Ave E.

Public Comment

The public comment period ended on January 6, 2021. Comments were received and carefully considered, to the extent that they raised issues within the scope of this review. Comments were also received that are beyond the scope of this review and analysis.

I. ANALYSIS – DESIGN REVIEW

The design packet includes information presented at the meeting, and is available online by entering the record number at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx
Any recording of the Board meeting is available in the project file. This meeting report summarizes the meeting and is not a meeting transcript.

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

EARLY DESIGN GUIDANCE October 14, 2020

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned that the proposed development is not in keeping with the family-oriented character of the existing neighborhood.
- Concerned about blocked views and access to light, and shadow impacts on adjacent structure to the east.
- Concerned that the proposed 7-story development is out of scale with the existing context.

SDCI staff also summarized design related comments received in writing prior to the meeting:

- Requested that the proposed development promote the existing sense of community in the Eastlake neighborhood, which includes longtime residents, young families and dog owners;
- Concerned that this very tall building will have a considerable impact on the architectural integrity of the vicinity and is out of scale with the neighborhood, which primarily consists of low-rise apartments and houses.

- Observed that the existing apartment buildings along Franklin and Hamlin are no greater than three to four stories in height, and most buildings along Eastlake are four stories maximum.
- Concerned that the proposed structure is too big for the neighborhood and appears to cover nearly the entire property, which reduces access to airflow and sunlight.
- Concerned that the proposed development diminishes the width of the alley and overshadows the sidewalk and neighboring buildings.
- Encouraged reducing the height and setting back the building at the alley and on the south side of the property.
- Opposed to the design of the proposed development.
- Concerned about shadow impacts to the adjacent property to the east.

SDCI received non-design related comments concerning parking, views, land stability, infrastructure capacity, demand for retail space, construction impacts and property values.

The Seattle Department of Transportation (SDOT) offered the following comments:

- Supported vehicle access and solid waste collection via the alley.
- There is a required 6-inch alley dedication and widening, which will also likely require relocation of a utility pole near the alley entrance on E Hamlin St.
- There is a 4.5-foot right-of-way setback requirement on Eastlake Ave E to meet current frontage standards and accommodate future right-of-way expansion.
- Recommended a continuous 8-foot sidewalk on the project frontage, however noting that the north parcel requires an 8-foot minimum sidewalk due to its location in a pedestrian zone, and the south parcel requires a 6-foot minimum sidewalk.
- Street trees are required and shall be located in a minimum 5.5-foot landscape area between the sidewalk and curb.
- The project is required to upgrade ADA ramps at the project corner and review existing companion/receiving ramps for companion ramp compliance.
- A 6-foot minimum sidewalk is required along E Hamlin St.

One purpose of the design review process is for the Board and 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 (3036715-EG): http://web6.seattle.gov/dpd/edms/

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. **Massing Options & Response to Context:** The Board appreciated the three distinct massing options and ground-level variations, and recommended combining the strengths of each – as discussed herein – into a hybridized alternative. Four of the five Board members recommended the project move forward to MUP application in response to guidance. (DC2)

a. In response to public comment, the Board stated the design should achieve a successful fit with adjacent sites and the neighborhood as a whole, and specifically prioritized Design Guidelines CS2, Urban Pattern and Form; CS2-A, Location in the City and Neighborhood; and DC2-A, Massing. The Board requested perspective views in the Recommendation packet, from the vantage point of various users and directions, including pedestrians, bicyclists, and drivers. (CS2, CS2-A, DC2-A)
b. The Board generally preferred the L-shaped massing response of Option 1 as it embraces the southwest exposure, feels lighter at the upper-levels, and gives prominence to the northwest corner; however, they could see these strengths playing out in other options. The Board was concerned about the overhanging upper-level mass at the southwest corner of massing Option 3, but was open to seeing how it could be resolved in a manner consistent with the overall architectural expression. (DC2)
c. The Board was concerned that massing Option 2 creates a severe urban edge that is not compatible with the context. (DC2-A)
d. The Board supported the multi-scaled commercial volumes that reflect the rhythm and character of the existing commercial frontage along Eastlake Ave E, as depicted in the image on page 40 of the EDG packet. (CS2, DC2)
e. The Board noted all three massing options need a stronger response to grade change along E Hamlin St and specifically prioritized Design Guideline CS1-C, Topography. (CS1-C)
f. In response to public comment, the Board directed further development of the massing response to the lowrise zone transition to the east and specifically prioritized Design Guideline CS2-D, Height, Bulk, and Scale. The Board recommended incorporating an upper-level setback at a height and depth that reduces shadow impacts, and locating the elevator and stair penthouses away from the site perimeter to minimize height impacts. (CS2-D)
g. In response to public comment, the Board requested privacy diagrams in the Recommendation packet depicting the relationship between the proposed development and existing structures. (CS2-D-5)
h. The Board encouraged further exploration of a design solution that brings light and air deeper into the building, such as at corridor ends, and specifically prioritized Design Guideline CS1-B-1, Sun and Wind. (CS1-B-1)

2. Façade Composition & Materiality

a. The Board appreciated the focus on the local waterfront history and culture, but recommended further development of a contemporary design perspective on this context. The Board specifically prioritized Design Guideline CS3-A-2, Contemporary Design. (CS3-A-2)
b. The Board noted that attention to architectural detailing and a cohesive façade composition will be critical to the successful execution of the design concept, and specifically prioritized Design Guidelines DC2-B, Architectural and Façade Composition, and DC2-C, Secondary Architectural Features. (DC2, DC2-B, DC2-C)
c. The Board recommended using materiality, secondary architectural features, and modulation to strengthen the response to the corner in a manner that advances the "front porch" concept. The Board specifically prioritized Design Guideline CS2-C-1, Corner Sites. (CS2-C-1, DC2)
d. The Board directed further study of breaking down the scale and composition of the north façade in a manner that transitions the character of the frontage from neighborhood commercial to lowrise residential, and responds to the grade change.

Explore how this treatment wraps the northeast corner onto the alley façade. (CS1-C, CS2-D, DC2-B-1, DC2-C-3)

e. The Board supported the proposed use of high-quality, durable materials that are informed by the working waterfront context, including wood, glass, and patinaed metal. The Board specifically prioritized Design Guideline DC4-A, Exterior Elements and Finishes, and indicated they would not be supportive of large expanses of fiber cement panel. (DC2, DC4-A)

3. Street Frontage, Ground-Level Uses & Entry Experience

a. The Board noted the ground-level configurations of Option 2 and Option 3 were better resolved than Option 1. The Board recommended further development of the ground-level in manner that incorporates the strengths of Option 2 and Option 3, and locates active uses along street-level, street-facing facades. (CS2, PL3, DC1)

b. The Board strongly supported the at-grade commercial space – as proposed in Option 3 – as it creates a stronger connection to the street. (CS2, CS2-B-2, PL3-C, DC1, DC2-A-1)

c. The Board directed further development of a clear hierarchy of entries, and specifically prioritized Design Guideline PL3-A, Entries. (PL3-A)

d. The Board acknowledged that commercial uses are typically used to anchor prominent corners and activate both street frontages; however, a corner residential lobby could be acceptable if designed to execute the "front porch" concept and engage E Hamlin St. The Board noted the continuous commercial frontage along Eastlake Ave E was a benefit of a corner residential lobby. (DC1, DC1-A)

e. The Board supported the ground-level residential units along E Hamlin St – as proposed in Option 2 – as it transitions the character and scale of the frontage from commercial to residential. The Board recommended individual entries to these units. (PL3-A-3)

f. The Board stated that the live-work units should be designed to activate the street frontage and convey a commercial character, and specifically prioritized Design Guideline PL3-B-3, Buildings with Live/Work Uses. Live/work would not be an appropriate use at the corner, as proposed in Option 1. (DC1, PL3-B-3, PL3-C)

g. The Board supported vehicular access from the alley, but noted the vehicular entry and ramp should not be located at the northeast corner – as shown in Option 1 – as it fails to activate or create visual interest along the north façade. The vehicular access as proposed in options 2 and 3 are both acceptable solutions. (DC1-B, DC1-C)

h. The Board requested functional circulation diagrams in the Recommendation packet that depict the various users, including pedestrians, bicyclists, kayaks, trash service, etc. Bike storage should be user friendly and easily accessible. Trash storage and staging should be vetted with Seattle Public Utilities. (PL4-B, DC1-B, DC1-C)

4. Streetscape & Landscape

a. The Board appreciated the place-based landscape concept and would like to see a palette of high-quality materials informed by the neighborhood context at the landscape level. The Board specifically prioritized Design Guideline DC4-D, Trees, Landscape, and Hardscape Materials. (DC3, DC4-D)

b. The Board encouraged the provision of outdoor, at-grade sidewalk seating, operable windows, and porosity at the ground-level to activate the street frontage, and specifically prioritized Design Guidelines PL1-C, Outdoor Uses and Activities, and PL3-C, Retail Edges. (PL1-C, PL3-C, DC3)

c. In Option 2, the Board did not support the alley-level private patios due to their proximity to the trash storage area. (DC3)

d. The Board noted the importance of designing for safety and security along the street and alley, and specifically prioritized Design Guideline PL2-B-1, Eyes on the Street. (PL2-B-1)

RECOMMENDATION July 14, 2021

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned about the impact of light and air on adjacent properties, and the addition of air pollution from cars and trucks accessing the site.
- Concerned about the noise in the alley that will occur with the new building.
- Concerned about the traffic and parking impacts on adjacent properties caused by
- Concerned about shade impacts from the new development on the adjacent residential buildings.

SDCI staff also summarized design related comments received in writing prior to the meeting:

- Concerned that the proposed building is out of scale with the rest of the neighborhood and is too tall, thereby changing the nature and feel of the area.
- One additional comment related to height expressed concern about shadow impacts to adjacent properties.
- Encouraged quality and aesthetic appeal in the building design to complement the existing neighborhood character.
- Hoped the proposed development would not resemble a sterile, box-like building.
- Concerned about the removal of existing trees near the street corner.

The Seattle Department of Transportation stated that the proposed bike racks shown on packet page 22 are not a preferred design, and may require a separate SDOT permit.

The Seattle Department of Public Utilities (SPU) Solid Waste Division stated that the proposed solid waste design is consistent with the approved solid waste plan.

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. **Massing Design**
    a. The Board expressed concern about the variety of materials and colors and the number of competing design elements on all façades and recommended a

condition to simplify the materials and color palette to clarify the design concept (DC2-B-1. Façade Composition, DC2-E-1. Legibility and Flexibility, DC4-A-1. Exterior Finish Materials).

b. Related to the recommendation above, the Board cited the lack of relationship between the protruding upper-floor balconies on the west façade to the surrounding north and west façades and recommended a condition to further resolve the relationship, especially related to the relationship of window patterns and material patterns and provide multiple alternatives for review by staff (CS2-A-2. Architectural Presence, DC2-B-1. Façade Composition, DC2-E-1. Legibility and Flexibility, DC4-A-1. Exterior Finish Materials).

c. The Board expressed concern about the design of the north façade related to its transition to the residential uses to the east and low-level of street activation along the E. Hamlin Street frontage, and recommended a condition to address these two issues with further refinement of the north façade to improve residential legibility and activation through the use of elements like ground-level building access with complementary treatment of the north property frontage and second-level balconies. The Board requested additional study of the façade design with multiple options for staff to consider (CS2-D-3. Zone Transitions, CS3-A-1. Fitting Old and New Together, DC2-C. Secondary Architectural Features).

d. The Board encouraged the design to maintain the continuous weather protection on the ground level that extends to the residential entrance, but declined to recommend a condition (PL2-C. Weather Protection).

2. Exterior Materials

a. To maintain durability and texture in exterior materials in the ground-level façade along the street frontages, the Board recommended a condition to utilize wood materials instead of wood veneer and Corten steel instead of other less-durable and textured products (DC2-D-2. Texture, DC4-A-1. Exterior Finish Materials).

b. The Board recommended approval of the wood soffits at ground level and added a condition to extend the wood material into the retail spaces, as shown within the Recommendation packet, to strengthen the interior/exterior connection (DC1-A-4. Views and Connections, DC2-C-1. Visual Depth and Interest, DC4-A-1. Exterior Finish Materials).

c. The Board recommended approval of the floor-to-ceiling windows proposed along the commercial frontage as shown in the packet and recommended a condition to maintain this window design to encourage views into the commercial spaces (PL2-B-3. Street-Level Transparency, PL3-C-2. Visibility, DC1-A-4. Views and Connections).

d. The Board recommended approval of the use of Corten planter boxes on the east façade as a way to improve privacy to along the zone transition and added a condition to extend the use of the planter boxes to the windows of the projecting massing elements along the east façade (CS2-D-5. Respect for Adjacent Sites, DC4-A-1. Exterior Finish Materials).

3. Landscaping

a. The Board sought to ensure a visual connection from the Eastlake Avenue E. street frontage to the proposed second floor landscaping above the commercial spaces and recommended a condition to use the placement and height of plant

material to establish this visual connection (CS2-B-2. Connection to the Street, DC4-D-1. Choice of Plant Materials).

b. The Board recommended approval of the use of a paver design along the Eastlake Avenue E. frontage to define the on-site space available for outdoor seating. The Board recommended a condition to require hand-set pavers within this area and to extend the paver design to the Eastlake Avenue E. property line to make the seating area feel as generous as possible (PL1-A-2. Adding to Public Life, PL2-D-1. Design as Wayfinding, DC4-D-2. Hardscape Materials).
c. The Board encouraged the applicant to reduce the depth of landscape planters in front of live-work units along the Eastlake Avenue E. frontage to allow a wider 8-foot wide sidewalk. The Board declined to recommend a condition (PL1-B-2. Pedestrian Volumes).

4. Design Details

a. The Board recommended a condition to ensure that permanent building signage remains within the lower levels of building and to ensure that signage materials are consistent with the overall building materials. (DC4-A-1. Exterior Finish Materials, DC4-B. Signage).
b. Addressing public comment related to potential noise generated at the parking entry, which is located along the zone transition to the east, the Board recommended a condition to utilize sound dampening treatments associated with the design of the overhead entry door (CS2-D-5. Respect for Adjacent Sites, DC1-B-1. Access Location and Design).
c. The Board encouraged the incorporation of operable windows along the commercial frontages, but declined to recommend a condition (DC2-C-1. Visual Depth and Interest).
d. The Board encouraged revision of the design to provide access to the kayak and bicycle storage at ground level, but declined to recommend a condition (PL4-B. Planning Ahead for Bicyclists).

DEVELOPMENT STANDARD DEPARTURES

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

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines recognized by the Board 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 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 façade 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 recommendation summarized above was based on the design review packet dated July 14, 2021, and the materials shown and verbally described by the applicant at the July 14, 2021, Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the six Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Simplify number of materials and color palette for all facades to clarify the design concept (DC2-B-1. Façade Composition, DC2-E-1. Legibility and Flexibility, DC4-A-1. Exterior Finish Materials).
2. Resolve the relationship between the protruding upper-floor balconies on the west façade with the surrounding north and west façades, especially related to the relationship of window patterns and material patterns, and provide multiple alternatives to review with staff (CS2-A-2. Architectural Presence, DC2-B-1. Façade Composition, DC2-E-1. Legibility and Flexibility, DC4-A-1. Exterior Finish Materials).
3. Refine the design of the north façade through the addition of design elements such as sliding doors, treatment of building frontage, and balconies to enhance activation of the street frontage and strengthen the connection of the north façade to the residential character to the east. Provide additional study of the façade design with multiple options for staff to consider (CS2-D-3. Zone Transitions, CS3-A-1. Fitting Old and New Together, DC2-C. Secondary Architectural Features).
4. Utilize wood materials instead of wood veneer and Corten steel instead of other less-durable and textured products, to maintain durability and texture in exterior materials in the ground-level façade along the street frontages (DC2-D-2. Texture, DC4-A-1. Exterior Finish Materials).
5. Extend the wood soffit material into the ground-level retail spaces, as shown within the Recommendation packet, to strengthen the interior/exterior connection (DC1-A-4. Views and Connections, DC2-C-1. Visual Depth and Interest, DC4-A-1. Exterior Finish Materials).
6. Maintain the floor-to-ceiling window design proposed along the commercial frontage as shown in the packet (PL2-B-3. Street-Level Transparency, PL3-C-2. Visibility, DC1-A-4. Views and Connections).

7. Extend the use of Corten planter boxes to the windows of the projecting massing elements along the east façade, in addition to the recessed portions of the façade, as shown in the Recommendation packet (CS2-D-5. Respect for Adjacent Sites, DC4-A-1. Exterior Finish Materials).
8. Use the placement and height of plant material to establish a visual connection from the Eastlake street frontage to the proposed second floor landscaping above the commercial spaces (CS2-B-2. Connection to the Street,DC4-D-1. Choice of Plant Materials).
9. Use hand-set pavers along the Eastlake Avenue frontage to define the on-site space available for outdoor seating (PL1-A-2. Adding to Public Life, PL2-D-1. Design as Wayfinding, DC4-D-2. Hardscape Materials).
10. Ensure that permanent building signage remains within the lower levels of building and that signage materials are consistent with the overall building materials. (DC4-A-1. Exterior Finish Materials, DC4-B. Signage).
11. Utilize sound dampening design strategies associated with the design of the overhead garage entry door to minimize noise impacts to neighboring residential buildings (CS2-D-5. Respect for Adjacent Sites, DC1-B-1. Access Location and Design).

ANALYSIS & DECISION – DESIGN REVIEW

DIRECTOR'S ANALYSIS

The design review process prescribed in Section 23.41.008.F of the Seattle Municipal Code describing the content of the SDCI Director's decision reads in part as follows:

The Director's decision shall consider the recommendation of the Design Review Board, provided that, if four (4) members of the Design Review Board are in agreement in their recommendation to the Director, the Director shall issue a decision which incorporates the full substance of the recommendation of the Design Review Board, unless the Director concludes the Design Review Board:

a. Reflects inconsistent application of the design review guidelines; or
b. Exceeds the authority of the Design Review Board; or
c. Conflicts with SEPA conditions or other regulatory requirements applicable to the site; or
d. Conflicts with the requirements of state or federal law.

Subject to the recommended conditions, the design of the proposed project was found by the Design Review Board to adequately conform to the applicable Design Guidelines.

At the conclusion of the Recommendation meeting held on July 14, 2021, the Board recommended approval of the project with the conditions described in the summary of the Recommendation meeting above.

Six members of the East Design Review Board were in attendance and provided recommendations (listed above) to the Director and identified elements of the Design Guidelines which are critical to the project's overall success. The Director must provide additional analysis of the Board's recommendations and then accept, deny or revise the Board's recommendations (SMC 23.41.008.F3).

The Director agrees with the Design Review Board's conclusion that the proposed project and conditions imposed result in a design that best meets the intent of the Design Review Guidelines and accepts the recommendations noted by the Board.

Following the Recommendation meeting, SDCI staff worked with the applicant to update the submitted plans to include the recommendations of the Design Review Board.

The applicant responded to the recommended Design Review conditions in a memo (DRB REC Staff Report Conditions Response, September 3, 2021) and supplemental graphics (Exhibit A, uploaded September 4, 2021). Applicant response to recommended Design Review conditions is summarized below:

1. The applicant responded to condition 1 by changing the panel color between windows throughout the project design from a light-colored panel, which was presented at the Recommendation meeting, to a painted panel that will match the color of surrounding lap siding, as shown in the MUP plan set (sheet A0.09). This response resolves the preliminary condition from the Recommendation phase of review for the MUP decision.
2. The applicant responded to condition 2 by cladding the protruding balconies in the same wood slat material utilized at the commercial space at the ground level, which strengthens the visual relationship of the base and top floor. The revised design also improves the alignment of top-floor windows and the edge of the frame to the alignment of the windows below. This response is documented in the MUP plan set (sheet A0.09) and resolves the preliminary condition from the Recommendation phase of review for the MUP decision.
3. The applicant responded to condition 3 by adding sliding doors and juliette balconies to the first two levels of the east side of the north façade in the MUP plan set (sheet A0.09). This response resolves the preliminary condition from the Recommendation phase of review for the MUP decision.
4. The applicant responded to condition 4 by adding materials labels to the elevation drawings in the MUP plan set (sheet A0.09), identifying weathered steel and cedar as ground level materials. The addition of these labels resolves the preliminary condition from the Recommendation phase of review for the MUP decision.
5. The applicant responded to condition 5 by utilizing the same wood soffit material along the Eastlake Avenue E. frontage within the ceilings of the adjacent commercial spaces. This is shown on sheet A1.21 of the MUP plan set. This response resolves the preliminary condition from the Recommendation phase of review for the MUP decision.
6. Pursuant to condition 6, the MUP plan set shows that the floor-to-ceiling window design along the commercial frontage has been maintained, consistent with the window design shown in the Recommendation packet. This preliminary condition from the Recommendation phase of review is applicable for the life of the project and is required as a condition of this MUP decision.
7. The applicant responded to condition 7 by proposing Corten planter boxes to windows along the east façade in a manner consistent to their placement on the north façade within the Recommendation packet. Additional documentation is required to resolve the preliminary condition; a condition has been added to this MUP decision to include detail drawings of the planter design in the construction plan set.
8. The applicant responded to condition 8 by revising the landscaping plan in the MUP plan set (sheet L1.1R) to shift the second-floor landscaping closer to the building edge along Eastlake Avenue E. This shift in location combined with the size of proposed plant

materials will establish a visual connection to the landscaping from the street frontage. This response resolves the preliminary condition from the Recommendation phase of review for the MUP decision.

9. The applicant responded to condition 9 by identifying the use of pavers within the outdoor seating area along the Eastlake Avenue E. frontage. Additionally, a detail drawing was added to the MUP plan set on sheet L4.0 showing that individual pavers will be used within this area. This response resolves the preliminary condition from the Recommendation phase of review for the MUP decision.
10. The applicant responded to condition 10 with the following statement: "Permanent building signage shall remain within the lower levels of the building and will use materials consistent with the overall building materials" (DRB REC Staff Report Conditions Response, September 3, 2021). The MUP plan set shows specific locations of building signs within the first two levels using materials that are consistent with the adjacent façade. This response resolves the preliminary condition from the Recommendation phase of review for the MUP decision.
11. The applicant responded to condition 11 with the following statement: "The garage door at the parking entry shall be per the recommendation of the acoustical engineer; Lift Master Type HCT, with the door rubber rollers to reduce noise by eliminating metal-to-metal contact" (DRB REC Staff Report Conditions Response, September 3, 2021). Additional documentation is required to resolve the preliminary condition; a condition has been added to require additional detail in the construction plan set to confirm this design.

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 has reviewed the decision and recommendations of the Design Review Board made by the six members present at the decision meeting and finds that they are consistent with the City of Seattle Design Review Guidelines. The Director accepts the Design Review Board's recommendations and conditions 1-4 shall be required.

DIRECTOR'S DECISION

The Director accepts the Design Review Board's recommendations and CONDITIONALLY APPROVES the proposed design with the conditions at the end of this Decision.

CONDITIONS – DESIGN REVIEW

Prior to Issuance of a Construction Permit

1. Include detail drawings in the construction plan set of the weathered steel planters within the balcony design along the north and east building facades.

2. Include details in the construction plan set showing that the garage entrance door design has incorporated rubber rollers to reduce noise.

For the Life of the Project

3. Maintain the floor-to-ceiling window design along the commercial frontage.

4. 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.

Greg Johnson, Senior Land Use Planner
Seattle Department of Construction and Inspections

Date: June 9, 2022

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