



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

Record Number: 3038019-LU
Applicant: Megan McKay, Johnston Architects
Address of Proposal: 78 E. Lynn St.

SUMMARY OF PROPOSAL

Land Use Application to allow a 5-story, 15-unit apartment building. Parking for 15 vehicles proposed. Existing building to be demolished. Early Design Guidance conducted under 3038064-EG.

The following approval is required:

I. Administrative Design Review – No Departures (SMC Chapter 23.41)

SEPA DETERMINATION

- Determination of Nonsignificance (DNS)
 - Pursuant to SEPA substantive authority provided in SMC 25.05.660, the proposal has been conditioned to mitigate environmental impacts.
 - No mitigating conditions of approval are imposed.
- Determination of Significance (DS) – Environmental Impact Statement (EIS)
- Determination made under prior action.
- Exempt

SITE AND VICINITY

Site Zone: Multi-family Low Rise 3 (M1)
[LR3 (M1)]

Nearby Zones: (North) LR3 (M1)
(East) LR3 (M1)
(South) LR3 (M)
(West) Multi-family Low Rise 2 (M) [LR2 (M)]

Lot Area: 6,598 sq. ft.

Current Development:

The rectangular-shaped corner lot, with frontage facing west onto Minor Ave E, frontage facing south onto E Lynn St and frontage onto an alley on its east property line, lies within the Eastlake neighborhood. The property descends approximately 14 feet from east to west, an average slope of 12%. The site has a single-story multifamily residential structure, built in 1953, that has pedestrian access to the units from the main E Lynn St frontage and provides 2 garage entries along E Minor St.



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.

Surrounding Development and Neighborhood Character:

Duplex residential structures are adjacent to the north and west. Multifamily residential structures are adjacent to the east and south. The Eastlake neighborhood comprises low- and midrise multifamily residential uses, with an array of mixed-use, office, commercial, single-family residential, and townhouse structures throughout. Two blocks to the east, principal arterial Eastlake Ave E is the neighborhood's largest thoroughfare and pedestrian-oriented neighborhood commercial district. Eastlake Ave E has a major north-south bus line which connects north to the University District and south to the South Lake Union and Downtown neighborhoods. Interstate 5 is located four blocks to the east. Lynn Street Mini Park, north of a houseboat community and overlooking Lake Union, is at the terminus of E Lynn St one block to the west.

A residential character defines the Minor Ave E and E Lynn St streetscapes. Structures are low- and midrise, up to five stories in height. The neighborhood consists of a variety of architectural styles including traditional masonry apartments, turn of the 19th century single-family residences, and recent contemporary developments. The mix of architectural styles presents an eclectic neighborhood character. A variety of massing and siting patterns as well as material palette reflect the various eras of development. Due to topography that slopes downward to the west and Lake Union, properties along the east side of Minor Ave E are elevated above the public right-of-way and are grade-separated from the streetscape in places. West facing balconies are prevalent in response to the view towards Lake Union.

The pedestrian realm has sidewalks and planting strips lined with mature street trees which are complemented by landscaping found on private property. The Eastlake neighborhood has witnessed the replacement of often charming older low rise structures with multifamily residential structures, mixed-use residential structures, and townhouses. The area was rezoned from Low Rise 2 to Low Rise 3 (M1) on 4/19/2019. Multiple projects in the vicinity currently in review or under construction for proposed development include 2239 Minor Ave E, 2247 Minor Ave E, 2311 Yale Ave E, and 2310 Fairview Ave E.

Access:

Vehicular access occurs from Minor Ave E. while pedestrian access is from E Lynn St.

Environmentally Critical Areas:

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

PUBLIC COMMENT

The public comment period ended on January 19, 2022. In addition to the comments received through the design review process, other comments were received and carefully considered, to the extent that they raised issues within the scope of this review. Comments were also received that are beyond the scope of this review and analysis per SMC 23.41.

I. ANALYSIS – ADMINISTRATIVE DESIGN REVIEW

The design review packets include information presented through design review and are available online by entering the record numbers at this website:

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

ADMINISTRATIVE EARLY DESIGN GUIDANCE November 2, 2021

PUBLIC COMMENT

SDCI staff did not receive any design-related comments.

SDCI received non-design related comments supporting the inclusion of parking in the project.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number (3038064-EG): <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & RECOMMENDATIONS

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

1. Architecture: Massing

- a. Staff supports further development of Scheme 3, the preferred massing option. Staff supports the series of façade modulations that step back along the long south street-facing property line. The addition of balconies adds a further layer of modulation, texture and animation to the south façade. **DC2-B Architectural and Facade Composition, DC2-C-1. Visual Depth and Interest, DC2-D Scale and Texture**
 - i. Staff supports the massing approach that sinks the basement level into the slope, creating an opportunity to provide parking in the underground part of the structure. **CS1-C Topography, DC1-C-1. Below-Grade Parking**
 - ii. Staff supports the proposed on-grade access to the first floor along the sloping E Lynn St frontage. **CS2-B-2. Connection to the Street**
 - iii. Staff also supports stepping down the top level massing from east to west with the grade, providing breaks in the bulk that respond to the steeply sloping topography. Refine and pull back the railing surrounding the east roof deck from the edge of the east and south façades to reduce any perception of adding height to the mass. **CS2-D-2. Existing Site Features, DC2-A-2. Reducing Perceived Mass**
- b. Staff supports the location of the circulation core along the north property line, reducing bulk along the most visible facades. Public views to Lake Union contribute to a sense of place in the Eastlake neighborhood. The raised form is located parallel to potential views to the west towards Lake Union, which is likely to be the least disruptive to these views. **DC2-A-2. Reducing Perceived Mass, CS2-A-1. Sense of Place**
- c. The surrounding neighborhood has many active development projects as well as an eclectic mix of housing types, massing forms and architectural styles. The preferred concept needs to be considered in context with existing buildings along E Lynn St and Minor Ave E. Staff notes that elevations along both street frontages, including the massing and façade development of the proposed project, should be included in the Recommendation package to show how the massing forms (and secondary detailing) relate to the existing context. **CS3-A-1. Fitting Old and New Together, CS2-C Relationship to the Block, CS3-A-4. Evolving Neighborhoods, CS2-D Height, Bulk, and Scale**

2. Architecture: Layout

- a. Staff supports the on-grade entry from the primary frontage on E Lynn St to the main entry door. Staff discourages locating the entry lower than the sidewalk level. **PL3-A-1. Design Objectives, CS2-B-2. Connection to the Street**

- b. Staff does not support the current configuration of the entry door design, with an extruded wrap and under a private balcony, that hides the entry door from view from the right-of way. Design the common entry to visually highlight the entry location so it is easily identifiable for residents and guests and to provide activation to the facade. **PL3-A-2. Common Entries, PL2-D-1. Design as Wayfinding, CS2-B-2. Connection to the Street**
 - i. Staff does not support the current configuration of the entry door design that creates a barrier between the entry door and common amenity area. If the amenity area remains in the current location, modify the access from the entry door to the entry area to allow convenient access and use of the area by residents. **PL1-C-1. Selecting Activity Areas, DC3-A-1. Interior/Exterior Fit**
- c. Staff supports the inclusion of a ground level unit facing the Minor Ave E frontage. Further develop an entry sequence, with transition from the public sidewalk to the private entry door, as a way to add activation to that frontage and provide usable amenity space for the unit. **PL3-B-2. Ground-level Residential**
- d. Staff supports the split locations of the parking areas on this steep site, as allowed by Code. The limited amount of parking located along the alley limits visual impact of vehicles on the site. Staff supports the location of the majority of the parking below grade accessed from Minor Ave E. **DC1-B-1. Access Location and Design, DC1-C-1. Below-Grade Parking**
 - i. Minimize the driveway width (10' width maximum suggested) to reduce impact of the vehicle access as much as possible on the site plan. Design the garage door to be integrated into the facade design concept to visually reduce the impact on the façade composition. **DC1-C-2. Visual Impacts**
 - ii. Staff supports the location of the bicycle parking, conveniently located within the lower level garage and accessed via a door along the E Minor St frontage. **PL4-B Planning Ahead for Bicyclists**
- e. Staff supports the amount of glazing shown on the east, south and west facades to access views and daylight. Include glazing in the residential units on the north façade in order to add activation and residential scale on that visible façade. **DC1-A-4. Views and Connections, DC2-B-1. Façade Composition, DC2-B-2. Blank Walls**
- f. Staff supports the inclusion of balconies along the south façade, where their layout is integrated with the facade modulations to add depth and texture. Refine the balconies on the west façade to further complement the facade composition and rhythm instead of simply maximizing square footage allowed. **DC1-A-4. Views and Connections, DC2-C-1. Visual Depth and Interest, DC2-D Scale and Texture**

3. Architecture: Materials

- a. The conceptual materials page presents a compelling palette of materials, scale and detailing relating to the maritime nature of the location of the project and Staff supports this overall material approach. It is unclear from the renderings, however, what the actual proposed primary and secondary siding materials are supposed to be representing. Develop the siding materials to reflect use of high quality, thick gauge, textural materials on all four facades. Ensure that materials wrap massing volumes and that transitions between materials occur at logical changes of planes. **DC4-A Exterior Elements and Finishes, DC2-B-1. Façade Composition, CS2-A-1. Sense of Place, CS3-A-2. Contemporary Design**
- b. Similar to the main siding materials, proposed materials for the secondary details, (windows, balconies, railings, etc.) are not clearly identifiable from the renderings. Use secondary details to bring a residential scale to the more industrial 'maritime' materials concept.

Clearly identify materials in the Recommendation package. **DC2-B-1. Façade Composition, DC2-D Scale and Texture**

4. Site

- a. Staff notes that providing the common amenity as a roof deck at this location, with views to north, west and south, would be a highly-prized amenity by residents. Staff suggests relocating the common amenity to the west side of the roof area, keeping the east side as a private access area. **PL1-C-1. Selecting Activity Areas, PL3-B-4. Interaction, DC1-A-2. Gathering Places**
 - i. The current location of the common amenity area at ground level is difficult to access (from both the circulation core and the front door) and is adjacent to living spaces of two first floor units (where there is a high amount of glazing). If the amenity area is to remain at its current location, provide studies indicating enhanced resident access opportunities to the amenity area, separation from the adjacent units, and inclusion of program that would support use by the residents. **PL1-A-1. Enhancing Open Space, PL3-B Residential Edges, PL3-B-4. Interaction, DC3-A-1. Interior/Exterior Fit**
- b. Staff supports the inclusion of balconies, providing private exterior space at each unit. At the first floor, however, where the two south ‘balconies’ become ground-related patios, they do not appear integrated into to site plan. Specifically, Staff notes that privacy between the private patios, common use areas and circulation has not been well organized. Provide a study of layout, screening and privacy options in the Recommendation package to ensure these units are provided with separation from common access areas. **DC3-A-1. Interior/Exterior Fit, DC1-A-2. Gathering Places, PL3-B Residential Edges**
- c. Staff appreciates that general locations of retaining walls and stairs for navigating the steep slopes were provided in the EDG package. Include a detailed grading plan, with spot elevation at entries, tops and bottoms of retaining walls, tops and bottoms of stairs, intended slopes along walkways, etc., in the Recommendation package. Ensure all vertical site elements, like fences and planters, are noted on the site plan and are illustrated in the renderings. **CS1-C Topography, DC3-C Design**

RECOMMENDATION GUIDANCE: February 6, 2023

PUBLIC COMMENT

SDCI received both support for and opposition to the project along with following design related comment:

- Concern with impact of height and architectural style of building on existing context of neighborhood.

SDCI received non-design related comments concerning parking. These comments are outside the scope of design review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number (3038019-LU): <http://web6.seattle.gov/dpd/edms/>

SDCI PRELIMINARY RECOMMENDATIONS & CONDITIONS

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

1. Architecture: Massing and Façade Composition

- a. Staff recommends approval of the three-step massing of the structure that provides relief along the E Lynn St frontage. Staff also recommends approval of the stepping of the roof line at the west edge of the fifth floor that responds to the slope of the site and therefore meets the design guidelines. **DC2-C-1. Visual Depth and Interest, CS1-C Topography, DC2-A-2. Reducing Perceived Mass**
 - i. Staff notes that mechanical equipment is indicated on the roof on the MUP plans that has not been shown on the Recommendation package elevations. As the equipment and screening may impact the roof line and overall bulk of the structure, Staff recommends a condition that these be integrated into the south edge of the circulation core and should be pulled back from the edges of the roof as much as possible to ensure the clean lines of the roof edge remains. **DC2-B Architectural and Façade Composition, DC2-A-2. Reducing Perceived Mass**
- b. Staff recommends approval of the variation in planes and materials on the north façade elevation that assist in visually breaking down the mass. Staff also recommends approval of activating the north façade with windows within each of these planes. The variation in planes and materials and the inclusion of windows are critical to the design in meeting Design Guidelines **DC2-C-1. Visual Depth and Interest, DC2-C-1. Visual Depth and Interest, CS1-C Topography, DC2-A-2. Reducing Perceived Mass.**
 - i. Staff notes, however, that the design of west section of the north façade and the east façade, which have a similar organization, do not adequately address scale at these large areas. Staff recommends a condition to modify the scale of these two areas of the facade by visually grouping the windows with the addition of a vertical dark panel, similar to the windows on the east side of the north façade, to add an additional vertical element to break down the scale of the façade plane. **DC2-A-2. Reducing Perceived Mass, DC2-B Architectural and Façade Composition**
- c. Staff notes that the design around the main entry door still lacks clear hierarchy and easy identification on the façade. Integrating the door within the continuous window layout of the eastern units visually diminishes the entry location. The revised ‘portal’ frame element does not relate to other façade elements, is not integrated into the facade composition and blocks visual access to the door when approached from the east. Staff recommends a condition to provide studies that show design options for better identification of the main entrance and for better integration of the entry design elements on the façade. Possible solutions may include a combination of strategies (**PL3-A Entries, PL2-D-1. Design as Wayfinding**):
 - i. Reducing the easternmost balconies so they do not overhang the entry, similar to the study on the right side of page 9 of the Recommendation packet
 - ii. Revising the window layout in the units above the entry door so the vertical emphasis on the door is heightened
 - iii. Revising the ‘portal’ element to a canopy so the door can be visible as approached from the east
 - iv. Staff notes the canopy should relate to the proposed balcony language and should be elevated to be in line with the second level balconies, as shown in the study on the right side of page 9.

2. Architecture: Layout

- a. As noted in the EDG report, the location of the proposed common area, as shown, is not easily accessed from any units (except from the two private patios directly adjacent), has not been demonstrated to have a specific program, and is very exposed to the public realm that may discourage residents' use. Staff recommends a condition to revise the common amenity area to better meet the residents' needs for multi-family amenity space. The resulting location should be easily accessible, provide privacy from adjacent units' interior and exterior spaces, and allow for a variety of uses. As noted in the EDG report, a solution to resolve this condition may require moving the common amenity space to the west side of the roof level and extending the elevator to the roof level to provide egress. **PL1-C-1. Selecting Activity Areas, PL3-B-4. Interaction, DC1-A-2. Gathering Places**
- b. As noted in the EDG report, there is no privacy between the private patios of units 101 and 102 on the first floor and the proposed common amenity area. If the common use amenity is to remain in this location, Staff recommends a condition to show options for built-in planters that can support permanent, dense, tall evergreen screening between the uses. If the amenity area is moved, Staff recommends a study of revisions to the planter layout that result in larger private unit patios to make better use of the exterior space but also screen between the private use areas. See the 'Site' section for further comments. **PL1-A-1. Enhancing Open Space, PL3-B Residential Edges, PL3-B-4. Interaction, DC3-A-1. Interior/Exterior Fit**

3. Architecture: Materials

- a. Staff recommends approval of the overall concept of gray metal siding with black accents, on windows, trim and railings, that evokes the Lake Union industrial and maritime influence of the neighborhood and meets Design Guidelines **DC4-A Exterior Elements and Finishes, CS2-A-1. Sense of Place, CS3-A-2. Contemporary Design.**
- b. Although Staff recommends approval of a vertically-oriented metal siding pattern, Staff does not recommend approval of rounded corrugated material which does not relate to the streamlined design of the building. Staff also notes that the callout of 'corrugated metal siding' indicated in the materials palette in the Recommendation packet (page 28) does not give enough information to understand the intended material or finish. Staff recommends a condition to clarify the main siding material and finish that supports the design concept of the building. Staff notes that resolution of this condition should include demonstrating a heavy-gauge ribbed or seamed metal panel, attached with hidden fasteners and with a painted finish, to support the façade concept. Staff notes that trim associated with a three-dimensional facade material should be included in the elevations to show how this element fits into the composition. **DC4-A Exterior Elements and Finishes**
- c. Staff recommends approval of cantilevered steel balconies with glass railings that add activation and texture along the south and west facades façade as well as emphasizing transparency at the southwest corner. These specific aspects of the design allow the proposal to meet Design Guideline **DC2-C-1. Visual Depth and Interest.**
- d. Staff does not recommend approval of the light blue flat panel material shown at the main entry. As a featured area to highlight the entry door, the facade here should be high quality, textural material to enhance the visibility to the entrance. Staff recommends a condition for the applicant to provide studies to refine the façade material at the main entrance door to ensure the human-scaled design of the entry, including the entry canopy (see comment in the Facade Composition section), are integrated into the facade composition, with a focus on clear wayfinding to the entry door. Addressing and lighting should be integrated in these studies to create a coordinated design. **PL3-A-2. Common Entries, PL2-D-1. Design as Wayfinding**

- e. As noted in the EDG report, the garage entrance along Minor Ave should be designed to be integrated into the façade composition in order to reduce visual impact along the street frontage, but no information on the garage door has been provided. Staff recommends a condition to further explore and coordinate the material and design of the garage door on the Minor Ave façade. **DC1-C-2. Visual Impacts**
- f. Staff recommends approval of the inclusion of wood on the soffits of the balconies, which adds warmth and texture to the industrial materials palette. Staff strongly encourages that wood should be included in the soffit at the Level P1 overhang at the western unit and garage entrance but declines to make this a condition. **DC2-D Scale and Texture**

4. Site

- a. Staff notes that a grading plan for the proposed development was requested in the EDG report so Staff could assess how the building relates to the site condition on this steeply sloping site. The grading plan provided in the Recommendation package does not include relevant spot elevations on the adjacent existing grades of the sidewalks to be able to understand how the main entry, the along E Lynn St, as well as the unit entry and garage, along Minor Ave E, relate to the sidewalk grade. Staff recommends a condition that the grading plan be updated to include relational spot elevations on existing grades to remain and to demonstrate a positive grade relationship of the entry doors to the sidewalk grade. **PL3-A-1. Design Objectives, CS2-B-2. Connection to the Street**
- b. The grading plan also does not include relevant information on how the grade at the southwest corner of the site is resolved, especially in relationship to the top of the garage level. Staff recommends a condition to clarify the design intent of the grading at the southwest corner of the site, including spot elevation at the tops and bottoms of retaining/site walls, structures and adjacent sidewalk grades, and proposed contours (as necessary) on the grading plan. Ensure the graphics realistically illustrate the grade change, and minimize the exposed lower level of the structure, at this very visible corner. Ensure the graphics illustrate a coordinated landscape design approach. **CS1-C Topography, DC3-C Design, CS2-C-1. Corner Sites**
- c. Although Staff supports the intent of the enhanced access and approach to the main entry door, Staff does not recommend approval of the wide entry path shown on the plans as the warped grade will make the paved area virtually unusable for walking or gathering. Staff recommends a condition to present a detailed grading plan at the entry walk to clearly demonstrate that the grades and paved areas provide clear access and /or usable space. Staff also recommends moving the bench back to the edge of the façade, where the grade is flat, instead of at the grade break but declines to make this a condition. **PL3-A-1. Design Objectives, CS2-B-2. Connection to the Street, PL1-B-1. Pedestrian Infrastructure**
- d. Staff recommends a condition that any planters planned for the exposed roof of the below-ground parking deck should be permanent built-in planters to ensure integration of the planters with the overall site and architectural design to ensure plantings will remain long term. **DC2-C-2. Dual Purpose Elements, DC2-D Scale and Texture, DC4-D Trees, Landscape, and Hardscape Materials**
- e. Staff does not recommend approval of the minimal separation of the eastern first floor unit patio from the main entry path and the entry door, which results in a lack of privacy and separation for that residential unit. Staff recommends a condition to wrap the planter from the south edge of the eastern unit's patio along the west edge of that patio, creating a 2 foot minimum horizontal separation. **PL3-B Residential Edges**

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-A Arrangement of Interior Uses

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

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

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

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

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

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Façade Composition

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

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

DC2-C Secondary Architectural Features

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

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

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

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design

flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DC4-E Project Assembly and Lifespan

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

RECOMMENDATION

The analysis summarized above was based on the design review packet dated Wednesday, January 11, 2023. After considering the site and context, considering public comment, reconsidering the previously identified design priorities and reviewing the materials, the Recommendation phase of the subject design is APPROVED with the following preliminary conditions:

1. Integrate the mechanical equipment and screening into the south edge of the roof-top circulation core and pull back from the edges of the roof as much as possible to ensure the clean lines of the roof edge remains. **DC2-B, DC2-A-2.**
2. Modify the scale of the west section of the north façade and the east façade by grouping the windows with a vertical dark panel, similar to the windows on the east side of the north façade or using some other vertical element to reduce scale in these areas of the facade. **DC2-A-2, DC2-B.**
3. Provide studies that show design options for better identification of the main entrance and for better integration of the entry design elements on the façade. **PL3-A-2., PL2-D-1.**
4. Revise the common amenity area to better meet the residents' needs for multi-family amenity space – the location should be easily accessible, provide privacy from adjacent units' interior and exterior spaces, and allow for a variety of uses. **PL1-C-1. PL3-B-4., DC1-A-2.**
5. Improve privacy between the private patios of units 101 and 102 on the first floor and the proposed common amenity area. If the common use amenity is to remain in the current location, show options for built-in planters that can support permanent, dense, tall evergreen screening between the uses. If the amenity area is moved to some other location, provide a study of revisions to the planter layout that results in larger private unit patios to make better use of the exterior space but also screen between the private use areas. **PL1-A-1., PL3-B, PL3-B-4. n, DC3-A-1.**
6. Clarify the main siding material and finish that supports the design concept of the building. Include trim associated with a three-dimensional facade material in the elevations to show how this element fits into the façade composition. **DC4-A**
7. Provide studies to refine the façade material at the main entrance door to emphasize the human-scaled design of the entry. The entry canopy, addressing and lighting should be integrated in these studies to create a coordinated design. **PL3-A-2., PL2-D-1.**

8. Coordinate the material and design of the garage door on the Minor Ave façade within the facade composition. **DC1-C-2.**
9. Update the grading plan to include relational spot elevations at existing grades that are proposed to remain and demonstrate a positive grade relationship of the entry doors to the sidewalk grade. **PL3-A-1., CS2-B-2.**
10. Clarify the design intent of the grading at the southwest corner of the site, including spot elevation at the tops and bottoms of walls, structures and adjacent sidewalk grades, and proposed contours (as necessary) on the grading plan. Update the graphics to realistically illustrate the grade change. Update the graphics to illustrate a coordinated landscape design approach. **CS1-C, DC3-C, CS2-C-1.**
11. Present a detailed grading plan at the entry walk to ensure the grades and paved areas provide clear access and/or usable space. **PL3-A-1., CS2-B-2.**
12. Revise planters on the exposed roof of the below-ground parking deck to be permanent built-in planters to ensure integration of the planters with the overall site and architectural design to ensure plantings will remain long term. **DC2-C-2, DC2-D, DC4-D**
13. At the eastern first floor unit patio, wrap the planter from the south edge of the patio along the west edge, creating a 2-foot minimum horizontal separation between the individual unit patio and the adjacent shared outdoor space. **PL3-B**

ANALYSIS & DECISION – ADMINISTRATIVE DESIGN REVIEW

DIRECTOR'S ANALYSIS

The administrative design review process prescribed in Section 23.41.016.G of the Seattle Municipal Code describes the content of the SDCI Director's administrative design review decision 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 design review conditions identified during the recommendation phase of review, the design of the proposed project was found by SDCI staff to adequately conform to the applicable design review guidelines.

SDCI staff identified elements of the design review 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. The applicant's response to the preliminary design review conditions, illustrated in the DRB Condition Response (uploaded 9/17/2023) and the revised MUP set (uploaded 12/15/2023), is as follows:

1. The mechanical equipment has been pulled back from the edges of the roof, closer to the roof-top circulation core, and a screening element has been added to ensure the clean lines of the

roof edge remains, as illustrated on page 2 of the DRB Condition Response and on sheets A303, A304 and A305 of the revised MUP set. **DC2-B, DC2-A-2.**

2. The scale of the west section of the north façade and the east façade has been modified by grouping the windows with a vertical dark panel, similar to the windows on the east side of the north façade, as illustrated on pages 3 and 4 of the DRB Condition Response and on sheets A304 and A305 of the revised MUP set. **DC2-A-2, DC2-B.**
3. The design of the main entry was refined for better wayfinding and better integration of the entry design elements on the façade: the metal siding was extended to the ground level; the second level balcony was revised to accommodate raising the entry canopy; and the area of accent color was refined to highlight the door, as illustrated on page 5 of the DRB Condition Response and on sheets A303 and A920 of the revised MUP set. **PL3-A-2., PL2-D-1.**
4. The common amenity area has been revised to provide privacy along the adjacent units (see #5 below). As the planters along the south and west edge of the common amenity area have been revised to a glass railing, privacy between the amenity area and the public realm has not been fully addressed; replace to the two decorative boulders in the upper planter bed with two additional Choisya shrubs to eventually better screen the amenity area (as well as the exposed wall). A detailed grading plan is included on sheet G01 of the revised MUP set; the surface of the grading of access to the common amenity from the associated entry walk should be graded smooth, with no steps. **PL1-C-1. PL3-B-4., DC1-A-2.**
5. Privacy between the private patios of units 101 and 102 on the first floor and the proposed common amenity area has been addressed by confirming installation of permanent, 3 foot (minimum) height planters, planted with 3 foot-6 inch (minimum) height evergreen shrubs. The proposed planter area with a tree and groundcover on the west edge of the Unit 102 patio does not meet the stated condition. The tree and groundcover should be replaced with 3 foot-6 inch (minimum) height evergreen shrubs. Provide a full list of plant sizes, as shown in previous MUP plan sets. **PL1-A-1., PL3-B, PL3-B-4. n, DC3-A-1.**
6. The main siding material has been identified as ½” corrugated material in silver. Staff notes that the metal material should be 22 gauge (minimum) to avoid oil-canning and that a silver-gray paint color is preferable to metallic silver (as noted on page 5 of the DRB Condition Response). Staff also notes that if exposed fasteners are planned, they should be illustrated in the elevations and renderings; hidden fasteners, noted in the Recommendation report, are preferred. Details for trim associated with a three-dimensional facade material in the elevations are illustrated on page 5 of the DRB Condition Response and on sheets A911, A912 and A920 of the revised MUP set. **DC4-A**
7. The design of the main entry was refined for better wayfinding and better integration of the entry design elements on the façade: the metal siding was extended to the ground level; the second level balcony was revised to accommodate raising the entry canopy; and the area of accent color was refined to highlight the door, as illustrated on page 5 of the DRB Condition Response and on sheets A303 and A920 of the revised MUP set. Illustrate any building name signage (noted on A101 but not shown on elevations). The lighting plan, shown on sheet A101 of the revised MUP set, does not appear to be fully coordinated with other entry updates. Eliminate the wall sconces as lighting is integrated into the canopy. **PL3-A-2., PL2-D-1.**
8. An opaque garage door was indicated in the Recommendation package. The subsequent submittals have shown a framed garage door with mesh infill that will not screen the parking garage from the sidewalk, as illustrated on page 11 of the DRB Condition Response and on sheet A304 of the revised MUP set. As parking is typically from an alley, this parking entry along the sidewalk should be designed to have maximum opacity to screen interior parking from view.

Staff notes the man-door into the garage should be indicated to be opaque to block views of parking beyond. **DC1-C-2.**

9. A detailed grading plan, including relational spot elevations at existing grades that are proposed to remain and demonstrating a positive grade relationship of the entry doors to the sidewalk grade, is shown on sheet G01 of the revised MUP set. The architect has clarified that boulders in the landscape are for decoration only and not for retaining grade. **PL3-A-1., CS2-B-2.**
10. The grading at the southwest corner of the site, including spot elevation at the tops and bottoms of walls, structures and adjacent sidewalk grades are indicated on the grading plan on sheet G01 of the revised MUP set. An intermediate retaining wall has been added to the site plan to retain the grade against the below-grade parking to meet the requirements of SMC 23.45.536.C.4.a. The architect has clarified that boulders in the landscape are for decoration only and not for retaining grade. **CS1-C, DC3-C, CS2-C-1.**
11. A detailed grading plan at the entry walk, included on sheet G01 of the revised MUP set, shows the entry door level with the back of sidewalk on the east (high) edge of the entry walk. The surface of the grading of the entry walk, and associated access to the common amenity, should be graded smooth, with no steps. **PL3-A-1., CS2-B-2.**
12. Planters on the exposed roof of the below-ground parking deck are called out to be 3 foot height, permanent, painted metal planters, as illustrated on pages 16 and 17 of the DRB Condition Response and on sheets A303 and A930 of the revised MUP set. The bottom of the planters shall sit below the adjacent pavers and have a level top line, as illustrated, to ensure integration of the planters with the site and architectural design. **DC2-C-2, DC2-D, DC4-D**
13. Separation of the eastern first floor unit patio from the main entry path has not been addressed. The metal slat screen, as illustrated on page 5 of the DRB Condition Response, provides visual separation only from specific angles. Either extend the planter, as in the stated condition, or revise the design of the slat screen to provide better privacy between the entrance and the unit patio and windows. **PL3-B**

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

The Director of SDCI finds that the proposal is consistent with the City of Seattle design review guidelines.

DIRECTOR'S DECISION

The Director **CONDITIONALLY APPROVES** the proposed design with the conditions at the end of this decision.

CONDITIONS – ADMINISTRATIVE DESIGN REVIEW

Prior to Issuance of a Master Use Permit

1. Include sizes of plants on Landscape Legend (sheets L101 and L101A) to indicate compliance with Code requirements and Design Review conditions.
2. Replace the two decorative boulders in the upper planter bed with two additional Choisya shrubs to better screen the amenity area as well as the exposed wall.
3. Replace the tree and groundcover in the planter west of the Unit 102 patio with 3-foot-6-inch (minimum) height evergreen shrubs.

4. Clarify specifications of the metal material: 22 gauge (minimum) and non-metallic paint color. If exposed fasteners are planned, they should be illustrated in the elevations and renderings, or specify hidden fasteners.
5. Illustrate any building name signage.
6. Revise the man-door at the garage to be opaque to block views of parking beyond.
7. At the Unit 101 patio, either extend the planter, as in the stated condition, or revise the design of the slat screen to provide better privacy between the entry door and the patio.

For the Life of the Project

8. The building and landscape design shall be substantially consistent with the materials represented in the Recommendation packet and in the materials submitted after the Recommendation report, before the MUP issuance and in the approved MUP plan set. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner.

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

Date: January 4, 2024

3038019-LU Decision ADR