



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

Record Number: 3036780-LU
Applicant: Kevin Sutton, MZA Architects
Address of Proposal: 4522 Roosevelt Way NE

SUMMARY OF PROPOSAL

Land Use Application to allow a 22-story, 278-unit apartment building with retail, and a 22-story, 308-unit apartment building with retail. Parking for 86 vehicles proposed. Existing buildings to be demolished. Early Design Guidance conducted under 3037917-EG.

The following approval is required:

- I. Design Review – No Departures (SMC Chapter 23.41)***
**Any departures are listed near the end of the Design Review Analysis section of this decision.*

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

BACKGROUND

A SEPA checklist was submitted for review with this application. Subsequently, the SEPA application was withdrawn due to a revision to Washington State law which exempts the project from SEPA (Senate Bill 5412).

SITE AND VICINITY

Site Description: The site is comprised of five existing tax parcels totaling 37,591 sq. ft. The site is irregular in shape and slopes downward northwest to southeast approximately 20 feet.

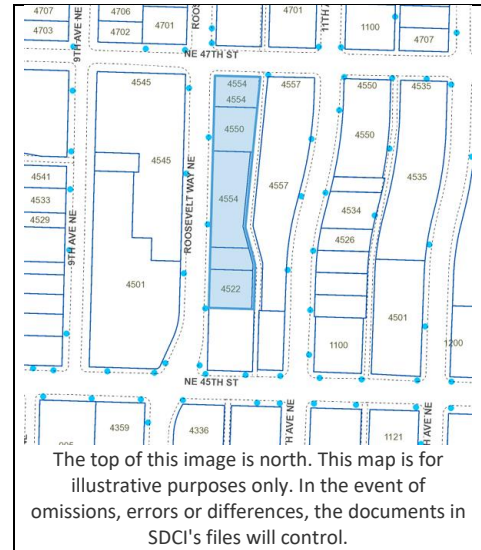
Site Zone: Seattle Mixed – University 95-320
(M1) [SM-U 95-320 (M1)]

Nearby Zones: (North) Seattle Mixed – University 75-240 (M1) [SM-U 75-240 (M1)]
(South) SM-U 95-320 (M1)
(East) SM-U 95-320 (M1)
(West) SM-U 95-320 (M1)

Environmentally Critical Areas: No mapped environmentally critical areas are located on the subject site.

Current Development:

The subject site is comprised of five existing tax parcels currently developed with two car dealership and service structures built in 1946 and 2005 and surface parking. The site is irregular in shape and slopes downward northwest to southeast approximately 20 feet.



Surrounding Development and Neighborhood Character:

The subject site is located on the southeast corner of NE 47th St and Roosevelt Way NE in the University District Urban Center. Adjacent to the site are parking lots to the north and south, multifamily residential structures to the east, and commercial and office structures to the west. The immediate vicinity is largely comprised of mixed-use, office, commercial, hospitality, and multifamily residential uses. Areas of primarily residential use occur outside of this commercial center. Interstate 5 is located four blocks to the west and the University of Washington campus begins one quarter mile to the east and extends southeast. Roosevelt Way NE is a principal arterial providing north-south circulation through the neighborhood. NE 47th St is a collector arterial providing east-west circulation, intercepting community hub NE University Way, or “The Ave,” four blocks to the east.

The site is located toward the western edge of the NE 45th St commercial center. Many structures in the vicinity are older low- and midrise, ranging from one to eight stories in height and are punctuated by the 22-story UW Tower and 15-story DECA Building. The neighborhood features a variety of architectural styles, with no one style dominating. Older structures consistently express strong pedestrian-scaled bases, datum lines, and masonry materials. Newer developments tend to display rectilinear massing, single-level podiums, and heavy glazing at the pedestrian level. Proposed highrise developments generally respond to historic datums at the base level and use gaskets to divide the overall tower mass. Conditions at the street edge vary. Stretches of strong street wall are disrupted by surface parking lots and building setbacks, lending a commercial character.

The area was rezoned from Neighborhood Commercial 3-85 to Seattle Mixed – University 95-320 (M1) on 4/1/17. The University District is experiencing a growth trend due to zoning changes in which mid-rise and high-rise residential structures are replacing low-rise developments. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 1013 NE 45th St, 4512 11th Ave NE, and 4525 9th Ave NE.

Access:

Existing vehicular access occurs from the street and alley. Vehicular access is proposed from the alley. Pedestrian access is proposed from Roosevelt Way NE.

PUBLIC COMMENT

The public comment period ended on October 3, 2022. Comments were received through the design review process. Comments were also received that are beyond the scope of this review and analysis per SMC 23.41.

I. ANALYSIS – DESIGN REVIEW

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

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

The meeting reports and any recordings of the Design Review Board meetings are available in the project file. The meeting reports summarize the meetings and are not transcripts.

FIRST EARLY DESIGN GUIDANCE July 26, 2021

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported the design, housing and open space.
- Noted the project meets intent of guidelines, supported provision of public space.
- Strongly supported provision of housing and office space near transit.
- Supported the design of the project and departure request that would allow viable office space to be built, noted its importance in the University District.
- Noted the urban design framework emphasizing east west connections through long blocks and encouraged building on recently constructed open spaces and working with forthcoming projects.
- Supported shared at grade open space, noted it should be activated by uses, encouraged development of multi-use programming.
- Supported departures to create office tower.
- Concerned regarding blank facades and viability of proposed east west connections.

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

- Requested green spaces between the 24- and 22-story buildings and between the buildings and sidewalks.
- Requested awnings around the building.
- Encouraged sufficient bicycle parking space.
- Discouraged designs which would create a wind tunnel effect.

SDCI received non-design related comments concerning parking and housing affordability.

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

- Stated that all vehicle and service access should be taken from the alley.
- Stated that a 5' dedication at the northern end of the alley is required to bring the ROW width to 20' along the full length of the site.

- Supported limiting the alley to one-way southbound due to the narrow ROW width at the south throat.

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.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number-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. Direction:** The Board supported the many aspects of the design intent as described by the applicant in their presentation, but agreed unanimously that the materials provided in the EDG packet did not provide them with enough information to offer clear design guidance and recommended the project return for a second Early Design Guidance Meeting.
- 2. Context**
 - a. The Board was concerned with the lack of context documentation and analysis and indication of how it will inform the design at the level of site planning, massing, and architectural expression. For the next meeting, the Board requested a more complete documentation and analysis of context, in particular for:
 - i. The adjacent blocks and uses and architectural character.
 - ii. Alley conditions including programming and access points including residential front doors,
 - iii. The block to the west and the existing grocery store. (CS1, CS2, CS3)
 - b. The Board agreed that it was difficult to understand how each edge of each of the proposed design options responded to context with the limited information included in the packet and directed the applicant to provide complete documentation and a clear explanation for how the north, south, east and west facades and ground plane relate to context. (CS1, CS2, CS3, DC2)
- 3. Massing Schemes:** Given the limited information provided for each of the massing options, the Board identified the following strengths and weakness of each of the schemes.
 - a. The Board recognized a clear response to context in Options 2 and 3 for the South tower, but had more difficulty seeing this in the North tower, where it was unclear whether the response was to existing context or to the impending projects nearby that were featured as precedents. The Board asked that this be clarified at the second EDG meeting. (CS2, CS3, DC2)
 - b. The Board recognized positive, Guideline-responsive aspects in the applicant's preferred massing option for the North Tower (Option 3), including modulation that created usable

outdoor spaces, the strong wrapping corner expression at Roosevelt Way NE and NE 47th St, the potential of the jewel box element to create visual interest and connect to the central open space, and significant modulation. (CS2, CS3, DC2, PL1)

- c. The Board also noted concerns regarding the preferred massing option for the North Tower (Option 3), including insufficient explanation of how the design responded to context, discontinuity in how the NW corner was rendered, questions about how the podium would be resolved, the lack of information about the north and east facades (where the Board would expect to see related modulation), and the program, expression and compositional role of the upper level jewel box. (CS2, CS3, CS2-1-e, CS2-3-a, DC2, PL3-1-a., DC2-1,2,3,4,5,6)
- d. The Board recognized positive, Guideline-responsive aspects in both massing Options 2 and 3 for the South Tower, including the context-responsive rhythmic nature of bays at Option 2 and the facade depth and distinctive structural columns defining the street edge in Option 3. The Board also noted concerns regarding the static appearance of the retail boxes versus the more deconstructed approach as described by the applicant in their presentation. (CS2, CS3, CS2-1-e, CS2-3-a, DC2, PL3-1-a., DC2-1,2,3,4,5,6, DC2)
- e. For all the schemes, the Board stated that further development and detail of the ground plane would be required, and that they would expect to see how all edges of the two towers relate to context, and particularly, how the two towers relate to each other, to the central open space, and to the alley edge in the ground plane. (CS2, CS3, DC2, PL1, PL2, PL1-1.b)

4. Ground Plane and Site Planning

- a. The Board stated that the overall site organization made sense and supported the schematic choice to locate the two towers at opposite ends of the site and create a central shared open space and through block connection between. (PL1, PL2, DC3, PL1-A-1, PL1-1-a)
- b. Echoing public comment and Neighborhood Guidelines, the Board noted the importance of alleys in the University District as both circulation and public space. The Board also noted the high likelihood that the alley-approach to the central open space would be regularly used and the importance of considering this regular use in the design of the ground plane. (PL1, PL1-1, PL1-2, PL1-1-d)
- c. The Board recognized the need for back of house elements, but encouraged the minimization of their size and impact on the pedestrian realm in the alley. (PL1, PL1-1, PL1-2, PL1-1-d)
- d. The Board stated that site topography was a critical design consideration and that they were not able to understand how the significant changes in grade were resolved or how these solutions would support design intentions. (CS1, PL1)
- e. The Board agreed that the central open space was a critical site planning element and that the limited information provided in the first EDG packet prevented them from understanding the design. (CS2, PL1, PL2, PL3, DC3)
- f. The Board requested that comprehensive documentation of the ground plane and site planning elements be provided in the second EDG packet, including schematic-level plans, sections, and perspective renderings. This documentation should include context and connections, and provide particular clarity around the following issues:
 - i. Understanding existing and proposed grades,
 - ii. Retaining wall size and location (ideally minimized to limit physical and visual barriers and configured for use (as seating or planters, etc.) where feasible,
 - iii. Connections to Roosevelt Way NE and to the alley,

- iv. Relationships between interior and exterior spaces,
 - v. Circulation routes: their character, use and visibility,
 - vi. Public and welcoming appearance of open space from the street and alley
 - vii. Programming to activate the public open space,
 - viii. Bicycle routes and facilities
 - ix. ADA compliance, and
 - x. Intended use of areas created by building setbacks. (CS2, PL1, PL2, PL3, DC3, PL1-A-1, PL1-1-a, PL2-A, PL4-1, DC1-2, DC3-A-1, DC3-B, DC3-1, DC3-3)
- g. The Board stated that the design of this open space was a great opportunity to add to and strengthen the network of pedestrian routes and open spaces in the University District. The Board also requested additional information at the second EDG meeting regarding the possibility of specialty paving in the open space that could carry into the alley and the creation of a midblock street crossing of Roosevelt Way NE. (CS2, PL1, PL2, PL3, DC3, PL1-A-1)

5. Exterior Materials

- a. The Board stated that high quality, contextually appropriate exterior materials were a high priority, particularly in the creation of shadow, depth and texture in facades; details of how materials come together; and the finer-grained and softer materials in the pedestrian realm and around the entire ground plane, including soffit materials, canopies, and awnings. (CS2, DC4, DC4-1-a,b,c)

6. Type I Request: In response to the applicant’s verbal description of the Type I request to allow approximately 60 percent of the public open space provided to be covered versus the code limit of 20 percent (per SMC 23.58A.040 - Bonus floor area for open space), the Board stated that there was insufficient information provided in the first EDG packet to offer any preliminary indication of support and requested that a complete design rationale be provided at the second EDG meeting.

SECOND EARLY DESIGN GUIDANCE June 13, 2022

PUBLIC COMMENT

No public comments were offered at this meeting.

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

- Liked all of the designs, and noted they will fit well with the new and changing U-District context.
- Stated the massing is appropriate.
- Discouraged any changes from the proposed design.

SDCI received non-design related comments concerning parking, housing demand, and the permitting process.

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.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number at: <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. Response to Guidance:** The Board appreciated that the proposal was responsive to their previous guidance, noting in particular the additional contextual analysis and massing response, full documentation of adjacent properties and uses, and the high level of detail brought to the schematic design of the central open space, including complete information on site grading. (CS1, CS2, CS3, PL1, PL2, DC2, DC3)
- 2. Massing Options and Design Concept:** The Board appreciated the wide exploration potential massing solutions demonstrated on page 71 of the Second EDG packet and noted that the three proposed schemes represented evolutionary steps toward Option 3, where interlocking massing elements create both visual interest and opportunity to differentiate the towers. In response to public comment, the Board supported Option 3 and recommended advancing the project to Master Use Permit application with the following guidance. (DC2, CS3)
 - a. The Board recognized the intention to respond to context and the success of the consistent horizontal modulation in relating to the height of the project to the east. The Board was concerned that the rationale for some of the other modulation choices (location, scale, articulation) was less clear and provided guidance to demonstrate how those compositional elements are connected to context and/or interior programming and how they strengthen the design concept. To that end, the Board stated that they would be open to revision and refinement of that modulation as the design develops. (CS3-A, CS3-1, CS2-D, DC2)
 - b. The Board was concerned that the secondary modulation that occurs in the areas between the larger modulations (shown in grey on page 110 of the Second EDG packet and elsewhere) could weaken the design concept and that some simplification of the number and articulation of moves could be successful in strengthening the overall design concept and achieving an overarching compositional order. (CS3-1, DC2)
- 3. Design Concept**
 - a. The Board supported the intention to document the DNA of the University District – as analyzed in the Design Concept section of the Second EDG packet – and employ that analysis in the development of this project and noted this could yield an appropriate contextual response a solipsistic application of color and material. (CS2-2, CS3-1)
 - b. The Board supported the design concept demonstrated by diagram #5 on page 56 of the Second EDG packet but was concerned that the precedent images provided in support were all smaller projects. The Board stated that scaling-up this design concept for a much larger project and reconciling the collage-like elements presented an interesting challenge, one

that would require a strong solution to be presented at the Recommendation phase. (DC2, CS3-1)

- c. The Board supported the creation of occupiable exterior space in the towers (as identified by the green-shaded areas on page 119 of the Second EDG packet) and stated that the active use and compositional strength of these elements should be preserved and strengthened as the design is developed and those areas programmed. (DC2, CS3-1, DC3, DC3-2)

4. Podium Massing and Street Edge:

- a. The Board stated that the connection between the lower-level massing moves and ground plane programming, most particularly the primary entries, was unclear and that clarifying and strengthening this relationship would be essential for the project's success. (PL3-A, DC2, DC2-6, PL3-1, PL3-3)
- b. The Board recognized the importance of the pedestrian experience and questioned the size and location of the trash room at the street edge. The Board supported reducing the presence of solid waste storage along the street edge. (DC2-3, PL3, DC1-A, DC1-C, DC1-1, PL3-3)
- c. The Board also noted that the massing and articulation in the vicinity of the solid waste storage area (at southwest corner) was confusing as it seemed to indicate an entry location. (DC2-E, CS3-1, DC2)
- d. The Board acknowledged that the green-shaded setback areas along Roosevelt Way NE – as conceptually shown on page 109 of the Second EDG packet – were connected to the building massing above but was concerned that a planting buffer and limited porosity would weaken the connection between interior space and the sidewalk and diminish opportunities for human interaction and activity at the street-level. The Board recognized the complex design problem this presented and provided guidance to respond to the Design Guidelines regarding the street edge and reconcile this response with the massing and modulation moves as the design evolves. (PL3, PL3-3, CS3-A, PL1-1)
- e. The Board noted their confusion regarding the intended design of the northwest corner, as this was represented inconsistently in the Second EDG packet, but unanimously supported the approach shown in the rendering on page 116, where a clear connection is established between interior programming and the street. (CS3-A, PL3, PL3-3)
- f. The Board was concerned that there appeared to be no points of entry on NE 47th Street and noted that this was unlikely to meet the intent of the guidelines. The Board stated that visual and physical connections were critical to activate street edges and encouraged the development of active programming and permeability at street level, particularly given the blank wall condition at the loading area to the east. (PL3, CS3-A, PL3-3)
- g. The Board supported the differentiated paving and color palette proposed for the alley as well as a midblock crossing at Roosevelt Way NE but recognized the Seattle Department of Transportation's purview over right-of-way improvements. (PL1-2, PL2-D, DC3)

5. Central Open Space:

- a. The Board expressed strong support for the evolution of the central open space to be open to the sky rather than partially covered.

- b. The Board stated that a strong connection between the retail areas and the open space was critical to creating the dynamic and engaging qualities called for in the Guidelines. (PL3-3, DC3-1, PL3, DC3)
- c. The Board supported the provision of significant seating areas and stated that they should be activated with programming where possible and be comfortable for use by both groups and individuals. (DC3-1, DC3-3, PL2-B, PL1-1)
- d. The Board directed that the public nature of the central open space must be eminently clear and that the street edges should appear welcoming and inviting, and that these conditions should be clearly demonstrated in the Recommendation packet. (PL1, DC3, PL2, PL1-1, DC3-3, DC3-1)
- e. The Board noted that the retaining wall steps, as shown on page 112 of the Second EDG packet, could be less abrupt and better connected with site topography. The Board stated that permeability along the alley edge was an important element in activating the open space, but that it would not need to be continuous if the principal pathways through the site were clearly open and welcoming to pedestrians travelling through the alley. (PL1-1, PL1-2, DC3-1, DC3-2, DC3)
- f. The Board expressed strong support for the potential for dynamic connections between the occupiable exterior areas in the towers and the central open space. The Board provided guidance to refine and strengthen this relationship as the design develops. (DC1-1, DC3, DC3-2-a, DC1-1-c, DC1-3)

RECOMMENDATION March 13, 2023

PUBLIC COMMENT

There were no public comments offered at this meeting.

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

- Preferred a taller building height.

SDCI received non-design related comments concerning archeological review, opposition to the project, the permitting process, housing demand, and parking quantity.

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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 recommendations.

1. Massing, Modulation, and Architectural Expression:

- a. The Board unanimously agreed that the “interlocking” design concept shown at EDG had been strengthened in response to guidance and now appeared more refined and intentional. The Board stated that the deep horizontal modulation made a clear connection to the datum in the existing context and helped mitigate scale. The Board particularly noted the importance of the plane changes in defining the separate massing elements and the horizontal integral unit venting, and recommended approval of the massing, modulation and architectural expression. (CS3-A, CS3-1, CS2-D, DC2, CS3)
- b. The Board expressed concern that the deep modulation shown on the West façade did not continue on the East façade, where the height of the two towers would make it highly visible for the foreseeable future. The applicant concurred, stating that there would be no “back sides” to the Towers and that the vertical and horizontal modulation did continue, but with a depth of as little as two feet rather than the six feet shown on the West. The Board stated that these plane changes were critical for the legibility of the design concept, that two feet could be just enough, and recommended approval of this aspect of the design. (CS3-A, CS3-1, CS2-D, DC2, CS3)

2. Podium and Street Edge:

- a. The Board recommended approval of the revised lower-level massing moves and ground plane programming, particularly noting the strong legibility of the primary residential entries. (PL3-A, DC2, DC2-6, PL3-1, PL3-3)
- b. The Board revisited the importance of the pedestrian experience and recommended approval of the revised ground floor which replaced the previously shown trash room with active programming and a highly glazed and porous street edge. (DC2-3, PL3, DC1-A, DC1-C, DC1-1, PL3-3, PL3-C)
- c. The Board was concerned that the activation of the street edge by the two large retail spaces would be limited by the lack of direct entry from Roosevelt Way NE, and that a pedestrian would have to ‘find their way’ to the entry located 90 degrees to the street in the central open space. The applicant clarified that there were in fact entry doors for both spaces at the street edge, and pointed out their location on the plan drawings. The Board supported their location and recommended approval of this aspect of the design. (PL3, PL3-C, PL3-3-e)
- d. The Board suggested but did not recommend a condition that the landscape planting areas at street level be irrigated and of sufficient width to make a wide variety of plantings viable. (PL3, PL3-3, CS3-A, PL1-1)

3. South Facade of Podium:

- a. The Board recognized that the south facade of the mid-rise portion is a zero lot-line condition and could be covered by future development but agreed that it would be visible for some time and would benefit from additional articulation. The Board did not support a vertical landscape element as the zero lot-line condition would require vines to grow down the wall from above. The Board supported creating a variegated masonry pattern tied to the design concept but declined to make this a condition. (PL3-A, DC2, DC2-6, PL3-1, PL3-3)

4. Northwest Corner

- a. The Board agreed that the corner of NE 47th Street and Roosevelt Way NE was an important location in this neighborhood and that this corner of the project would be highly visible. The

Board expressed concern regarding the composition of this area, including its complexity and ambition, the door size and location, glazing type, and the scale and type of proposed landscape plantings. The Board agreed that these elements tended to de-emphasize the connection between inside and outside, the porousness of the edge, and the potential for human activity. The Board ultimately suggested but declined to recommend a condition to further study the following strategies to improve the corner design: increasing the scale and prominence of the entry door, removing or scaling up the landscape planters, removing the planting bed at NE 47th Street, adding benches or other seating, and simplifying the glazing scheme. The Board acknowledged that the Code requirements may conflict with these changes and unanimously agreed that they recommend approval of a departure for these items if required, to result in a design that better met the intent of the Guidelines. (PL3, CS3-A, PL3-3)

- b. The Board also noted the apparent conflict between this corner expression, including the prominent overhead weather protection, and the intended visual primacy of the adjacent principal residential entry. The Board suggested but did not recommend a condition to study a simplified design that would more clearly defer to the principal entry. The Board acknowledged that the Code requirements may conflict with these changes and unanimously recommended approval of a departure for these items if required to create a design that better met the intent of the Guidelines. (PL3, CS3-A, PL3-3)

5. Central Open Space:

- a. The Board expressed support for the evolution of the central open space to include significant seating areas activated by programming, and a strong connection between the retail areas and the open space. The Board also supported the design's clear expression of the public nature of the central open space and the welcoming and inviting appearance of the street edge, and recommended approval of this aspect of the design. (PL1, DC3, PL2, PL1-1, DC3-3, DC3-1)
- b. The Board supported the permeability created along the alley edge by the lowered heights of retaining walls, the generous stair and path widths, and the clear visual connections between alley and street. The Board agreed that these elements help make both this space and the paths through the site appear open and welcoming from the alley and would help activate the open space. The Board recommended approval of this aspect of the design. (PL1-1, PL1-2, DC3-1, DC3-2, DC3)
- c. The Board strongly supported the proposed trellis pavilion area as an organizing element and agreed that the two areas adjacent to the retail spaces were also well shaped with architectural and landscape elements. The Board had a mixed reaction to the seamless transition from sidewalk to grass at the center of the open space and suggested studying potential framing elements to help define this area. (DC1-3, PL1, PL1-1, PL1-2, PL1-C)
- d. The Board recommended approval of the upper-level occupiable exterior spaces, having stated at EDG that the active use and compositional role of these elements should be preserved and strengthened. (DC2, CS3-1, DC3, DC3-2)
- e. The Board noted the important role alleys play in the University District and expressed concern regarding the material transitions between brick and concrete at the alley corners. The Board suggested but declined to recommend a condition that the brick material return into the alley for a meaningful distance before transitioning to concrete. (PL1-1, PL1-2)

6. Exterior Materials, Lighting and Landscape:

- a. The Board expressed concern regarding the change of material proposed at the intersection of the vertical and horizontal soffits at the upper levels but declined to provide guidance. The Board agreed that the three-color cladding scheme of the trellis pavilion could be simplified and recommended approval of the exterior materials as shown in the packet. (DC4)
- b. The Board recommended approval of the proposed lighting plan, noting in particular their support for the rooftop crown lighting and the integral vertical strip lighting at pedestrian level in the alley. (DC4-C)
- c. The Board recommended approval of the Landscape Plan and suggested the inclusion of larger-canopied shade trees in addition to the understory trees in pedestrian areas. (DC4-D)

DEVELOPMENT STANDARD DEPARTURES

The applicant revised the proposed design so that departures from structure width and floor area requirements that were requested at the First Early Design Guidance meeting are no longer required. At the time of the Recommendation meeting, there were no departures requested.

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood 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.

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.

University Supplemental Guidance:

CS1-1 Plan for Daylight & Trees

CS1-1-a. Building Massing & Upper Level Step-Backs: Arrange building massing and use upper-level step-backs to increase solar access into ground floors, shared amenity spaces, streets, and the public realm, especially on narrow rights-of-way such as University Way NE. Use two-story or mezzanine layouts for residential or live-work units at or below-grade to increase daylight access to those units.

CS1-1-b. Recessed or Sunken Living Space: Avoid recessed or sunken living space, and minimize the distance that units are located below grade to provide direct access to daylight and air from above-grade windows for each unit.

CS1-1-c. Trees: Incorporate new and existing trees. Site the buildings and design building massing to preserve and incorporate existing mature trees, especially on slopes; this is especially relevant in the Ravenna Springs character area. Where removal is unavoidable, configure open space to accommodate large canopy trees that replace those removed.

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.

University Supplemental Guidance:

CS2-1 Character Areas & Corridor Character Areas

CS2-1-a. Cowen Park Corners: Use lush landscaping to carry the experience of Cowen Park down the north end of University Way NE. Incorporate generous sidewalks and seating areas.

CS2-1-b. University Park South & 17th Ave Boulevard: Reinforce the existing pattern of generous front setbacks. Incorporate occupiable amenity spaces into front setbacks with areas for large shade trees and landscaping. Take cues from the design, scale, and character of historic buildings, including: grand entries; sloped roofs; the use of brick, masonry, and wood; vertical window proportions; and a high degree of architectural detailing.

CS2-1-c. Ravenna Springs: Design projects to create and reinforce the quality of a cohesive neighborhood with massing that is broken into multiple buildings, individual unit entries, ground-related housing, highly permeable blocks with walkways and open spaces, and a high degree of landscaping and pedestrian amenities.

CS2-1-d. University Village & 25th Ave NE: Prioritize active edges and direct pedestrian connections to 25th Ave NE and the Burke Gilman Trail. Development along 25th Ave NE should create an active, engaging building edge for pedestrians and create protected sidewalks by utilizing planter strips with lush landscaping.

CS2-1-e. The U District Core & The Ave: Express an urban character that is distinct to the U District and prioritize the pedestrian experience with human-scaled design and a high degree of visual interest. Foster an eclectic mix of businesses and architectural styles.

1. Reflect historic platting patterns by articulating and/or modulating buildings and design styles at 20-40 foot intervals.
2. Use upper-level step-backs that respond to predominant and historic datums in context.
3. Incorporate balconies or terraces in buildings with residential uses to contribute to passive surveillance and visual interest.

4. Use lush, layered landscaping at street level, especially in residential areas south of NE 43rd St.

CS2-2 Neighborhood Context

CS2-2-a. Contribute to Community Character: To enhance the eclectic character of the University District, plan and include elements that are easily customizable for tenants and businesses to individualize storefronts, kickplates, and streetscapes through paint colors, materials, lighting, signage, awning design, seating, or other pedestrian amenities. Use these features to express 20-40 foot storefront modules.

CS2-2-b. Provide Zone Transitions: When a project site abuts a zone with a height limit that is two stories shorter than the project site, provide upper-level setbacks that create a sensitive transition to the less intensive zone.

CS2-2-c. Activate Parks & Open Space: In development adjacent to open space and parks, activate the building edges by incorporating active uses, small public plazas or seating areas for ground-floor uses, as well as balconies or terraces at upper floors. Design adjacent projects to act as a deferential backdrop, with refined building facades that help frame the open space, or incorporate artistic features that complement the function of the open space and create an “outdoor room.”

CS2-3 Gateways & Placemaking Corners

CS2-3-a. Special Site Features: For new buildings located on a corner, including, but not limited to the corner locations identified in Map 3 of the full Guidelines, consider providing special building elements distinguishable from the rest of the building such as a tower, corner articulation or bay windows. Consider a special site feature such as diagonal orientation and entry, a sculpture, a courtyard, or other device. Corner entries should be set back to allow pedestrian flow and good visibility at the intersection.

CS2-3-b. Gateways: Gateways identified on Map A are significant “entry” points in the U District Neighborhood.

1. Express a sense of arrival to a distinct area with distinctive forms, prominent massing, unique design concepts, and the highest attention to design quality.
2. Create pedestrian accommodating entries with wider sidewalks, significant landscaping features, public plazas, active uses, and art.

CS2-3-c. Placemaking Corners: Placemaking Corners identified on Map A are key nodes and pedestrian activity areas within the U District Neighborhood.

1. Design projects as part of a composition with the adjacent corner-facing sites to frame the space and balance strong spatial edges with adequate space for movement and activity, including small plazas, seating, and public art.
2. Incorporate special paving and surface treatments; art installations; seating; kiosks.

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.

University Supplemental Guidance:

CS3-1 University District Architectural Character

CS3-1-a. Architectural Styles: Foster the eclectic mix of architectural styles and forms on the block and throughout the neighborhood while maintaining articulated base designs that are pedestrian-oriented. Repetition of architectural forms and character, whether visually adjacent or within the U District, is strongly discouraged.

CS3-1-b. Predominant Styles: Complement and continue predominant styles or materials when the immediate context of a site is comprised of buildings or a collection of buildings with local significance or identifiable architectural styles or similar materials.

CS3-1-c. Historic Patterns: Articulate building forms and facades to respond to historic platting patterns to create compatibility between contemporary architecture and existing development .

CS3-1-d. Horizontal and Vertical Patterns: Respond to nearby predominant horizontal and vertical patterns and datum lines, and take cues from design elements in older structures such as campus gothic style, punched windows, texture-rich materials, and thoughtful detailing.

CS3-2 Adaptive Reuse & Preservation

CS3-2-a. Existing Structures & Facades: Preserve or rehabilitate existing structures or facades, especially those with architectural merit, local significance, and/or quality materials including brick.

CS3-2-b. Repurpose Materials: Creatively repurpose materials, signage, and other physical pieces from existing development into new projects to create a connection with the neighborhood's past and contribute to a sense of place.

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.

University Supplemental Guidance:

PL1-1 Networks & Connections to Community Open Space

PL1-1-a. Engage the Public Realm: Include open space at grade that physically or visually engages the public realm: Options include plazas, public courtyards, play areas, gardens, and ground level patios.

PL1-1-b. Green Streets & Green Spines: Projects located on Green Streets and within the U District Green Spines: Include multiple types of publicly-accessible open spaces and private amenity spaces that address the public realm including: balconies and unit patios, pocket plazas, strategic setbacks at grade for seating areas and play areas, and upper-level setbacks with terraces or patios.

PL1-1-c. Burke-Gilman Trail: For projects adjacent to the Burke-Gilman Trail, provide physical and visual connections for pedestrians and cyclists. Design trail-facing facades with active uses, including retail, amenity space, and unit stoops or patios.

PL1-1-d. Alleyways: Treat all alleyways as potential pedestrian routes: Incorporate windows, entries, art, lighting, and active uses on alley-facing facades to activate and improve safety in alleys.

PL1-2 Shared Alleys & Mid-Block Pedestrian Connections

PL1-2-a. Pedestrian-Priority Network: Reinforce existing movement patterns and introduce connections that weave a pedestrian-priority network throughout the neighborhood with mid-block pedestrian pathways and shared alleys.

PL1-2-b. Connect Street to Alley: East-west mid-block pedestrian connections from the street to alley are strongly encouraged on blocks within the “Mid-block Pedestrian Pathway Priority Area.” Projects within the approximate middle third of the block are the preferred location for mid-block pedestrian connections.

PL1-2-c. Activate Second “Fronts”: Design facades adjacent to mid-block pedestrian connections and shared alleys as a second “front” with activating uses:

1. Locate active ground-level uses along shared alleys and pedestrian pathways, including secondary entrances for businesses and individual unit entries separated by grade or setbacks for residential uses.
2. Avoid long blank walls. Where unavoidable due to service uses, treat blank walls with artwork, interesting materials, lighting, and/or architectural features.

PL1-2-d. People-Friendly Spaces: Create usable, safe, people-friendly spaces:

1. Include upper-level balconies or terraces so that occupiable spaces overlook shared alleys and mid-block connections.
2. Strive for clear sightlines. Where mid-block connections do not cross the right-of-way or do not align across an alley or street, provide a focal point and wayfinding features at the visual terminus.
3. Incorporate secondary spaces for impromptu gatherings, play opportunities, outdoor seating, and bike racks.

PL1-2-e. Signage & Wayfinding: Create consistent signage & incorporate wayfinding elements:

1. Install wayfinding elements on street and alley facades to highlight entrances to alleys and midblock crossings including special architectural treatments, creative signage, ground treatments, lighting, and façade design. Strive for continuity of design features throughout the neighborhood.
2. Incorporate street furniture, art installations, creative paving, paint patterns or lighting throughout shared alleys and mid-block connections.

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.

University Supplemental Guidance:

PL3-1 Entries

PL3-1-a. Prominent Design: Design prominent, accommodating entries with vertical emphasis and intricate architectural interest at a variety of scales. Use high-quality materials and detailing to create an identifiable entrance and welcoming experience for visitors and users.

PL3-1-b. Grade Separations: Avoid grade separations at retail entries: Step building floor plates along sloped sites to avoid raised or below-grade entries for commercial along the sidewalk.

PL3-1-c. Courtyard Entries: Courtyard entries should be physically and visually accessible from the street. Units facing the courtyard should have a porch, stoop, or deck associated with the dwelling unit to support community interaction. Any fences or gates should be set back from the sidewalk to incorporate a semi-public transitional space.

PL3-2 Ground-Level Residential Design

PL3-2-a. Articulate Units: Articulate individual dwelling units and provide usable stoops or patios for street-facing residential units. Include architectural detailing that expresses a

residential use, such as contrasting trim, hardware, awnings, mailboxes, address numbers, and appropriately scaled materials. Provide opportunities for personalization.

PL3-2-b. Rowhouse-Style: Use rowhouse-style units at the base of residential structures to transition to the pedestrian sidewalk and street; they provide large windows, entries, patios and other activating features.

PL3-2-c. Buffer Space: Provide adequate buffer space as a transition from the sidewalk to residential uses for visual connection and passive surveillance of the public realm. Raise units slightly above grade or provide an adequate setback. Use buffers of low walls, planters, and layered landscaping; avoid tall fences and patios below grade.

PL3-2-d. Shared Space: Where direct-unit entries are challenging due to a site's physical constraints, include a generous main entry with occupiable shared space or forecourt to create a "front porch" for residents. Provide ample space for bicycles, seating, furniture, and planters.

PL3-3 Mixed Use Corridors & Commercial Frontages

PL3-3-a. Street Wall: Maintain a well-defined street wall on mixed-use corridors to create an urban character. Incorporate strategic setbacks at corners and entries for seating, usable open space, and landscaping.

PL3-3-b. Human-Scaled Experience: Provide frequent entrances, expressed breaks, and architectural interest at regular intervals of 20-30 feet (regardless of uses/ tenants occupying ground-level spaces) to create a human-scaled experience and accommodate the presence or appearance of small storefronts. Add unique features to long sections of storefront systems.

PL3-3-c. Residential Entries & Signage: Residential entries for upper-floor residential uses and residential signage should not dominate the street frontage over commercial uses.

PL3-3-d. Non-Activating Uses: Minimize the size and presence of residential lobbies and other non-activating uses to maintain the commercial intensity and viability of mixed-use corridors.

PL3-3-e. Edge: Design a porous, engaging edge for all commercial uses at street-level. Include operable windows at all levels of the building and especially at the street level to maximize permeability and activate the streetscape. Design street-level facades that open to or near sidewalk level allowing uses to spill out, and provide areas for outdoor seating.

PL3-3-f. Adaptability: Design live-work units and all other non-commercial spaces for conversion to street-accessed commercial uses over the life of a building. Provide a direct path to the entry from the sidewalk, transitional areas that can be used as outdoor seating, awnings, and pavement treatments. Avoid or minimize tall, structural sills that would inhibit future storefront flexibility. Use recessed entries and non-permanent solutions for privacy for residential uses, such as movable planters. Unit layout should separate living spaces from work space, to provide appropriate privacy for living spaces.

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.

University Supplemental Guidance:

PL4-1 Bicycle Circulation & Parking

PL4-1-a. Efficient & Secure Parking: Design bicycle parking for efficiency and security. Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses. Bicycle racks should be plentiful, and either be from the Seattle Department of Transportation’s bike parking program or be an approved rack of similar “inverted U” or “staple style”.

PL4-1-b. Placemaking: Integrate design features into bicycle facilities that enhance placemaking, such as having a uniform color for bike racks within the U District or having distinctive place-names designed into the racks.

PL4-1-c. Convenient Location: Locate bicycle parking and bicycle racks in convenient locations for residents and temporary users with easy access, weather protection, and minimal grade changes. Provide direct routes from bicycle lanes to bicycle parking in garages or bicycle racks, and provide signage that directs bicyclists to these facilities. When bicycle parking is located indoors, minimize obstructions, and consider using sliding or automatic doors.

PL4-2 Connections and Facilities for Transit

PL4-2-a. Connections to Light-Rail: Ensure convenient connections to the light-rail station for development near the station or other high-volume transit stops. This might include voluntary setbacks to afford widened sidewalks, chamfered building corners, and/or recessed entries to facilitate higher pedestrian volumes near the stations.

PL4-2-b. Integrated Waiting Areas: Integrate waiting areas for transit and vehicle pick-up into the building design, rather than adjacent to the street, where possible and with approval of agencies. Include shelters, large canopies, lean bars, and benches.

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.

University Supplemental Guidance:

DC1-1 Activating Uses

DC1-1-a. Street Frontages: Maximize active uses along street frontages and minimize the amount of frontage dedicated to lobby/lounges, office, and leasing spaces - uses which can be located elsewhere in the building. Provide a high frequency of entries for both commercial and residential uses.

DC1-1-b. Commercial Spaces: Group commercial spaces (or live-work) at corners and clusters at street level rather than fragmenting them between lobbies and other ground-floor uses.

DC1-1-c. Passive Surveillance: Where residential uses face on-site or public open spaces, parks, or access drive, balance privacy layering with passive surveillance by incorporating stoops, patios, and balconies, lighting. Minimize garage frontages at these locations.

DC1-2 Visual and Safety Impacts

DC1-2-a. Service Entries & Trash Receptacles: Locate service entries and trash receptacles within the building, mid-block along shared alleys and away from pedestrian crossings or gathering spots at mid-block connections.

DC1-2-b. High-Quality Materials: Use high quality materials and finishes for all service screening and garage doors with artful treatments and architectural detailing that reinforces the design concept and contributes to visual interest at street level.

DC1-2-c. Above Grade Parking: Wrap any above grade parking with active uses to minimize ‘dead facades’. Design any above-grade parking with a high degree of architectural detailing consistent with the non-vehicle design, possibly integrating changing displays or community artwork.

DC1-3 Shared Open Spaces

DC2-3-a. Access Drives: If access drives are provided on site, design them as shared space for pedestrians, cyclists, and vehicles to move slowly and safely. Include entries, windows, landscaping, and opportunities for personalization. Curbless drive aisles are desirable.

DC2-3-b. Layout: Design the layout of the open space and surrounding uses intentionally to function as shared community space. Include landscaping, pedestrian amenities, lighting, and paving treatments that clearly delineate paths from gathering areas.

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

DC2-A Massing

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

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

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building 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-C Secondary Architectural Features

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

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

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

DC2-D Scale and Texture

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

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

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

University Supplemental Guidance:

DC2-1 Massing & Reducing Bulk and Scale

DC2-1-a. Response to Context: Design building massing and form to express an intentional and original response to the context, streetscape and all guidelines, not merely a reflection of the code-allowable building envelope.

DC2-1-b. Large Buildings: Reduce the bulk and scale of large buildings: A large building should be legible as a series of discrete forms at multiple scales to reduce perceived bulk, create interest, and help users understand how the building is occupied.

1. Break up larger development into multiple buildings and smaller masses with pass-throughs and pathways
2. Alternatively, give the impression of multiple, smaller-scale buildings by employing different facade treatments at intervals that complement the context by articulating the building at regular intervals
3. Employ purposeful modulation that is meaningful to the overall composition and building proportion, or that expresses individual units or modules. Avoid over-modulation. Changes in color and material should typically be accompanied by a legible change in plane and/or design language.
4. Opt for distinctive and sculptural forms and elements, especially in highly visible locations or corners.

DC2-1-c. Building Base: Design the building base to create a solid and “grounded” form that transitions to a human-scale at the street. The height of the base/podium should be proportional to and substantial enough to “anchor” the upper massing.

DC2-1-d. Upper-Level Step-Backs: Use upper-level step-backs to maintain a human scale along the street and respond to historic datums.

DC2-1-e. Addressing the Public Realm: Ensure that building massing does not dominate the public realm: Setbacks along the sidewalk should be open to the sky. Where overhangs create usable open space at grade, provide an adequate ceiling height—generally at least two stories—with lighting and design detail to create a welcoming space.

DC2-1-f. Stairs & Elevator Cores: Locate vertical stair and elevator cores internally to minimize height impacts to the street. Stair cores visible to the street should be designed as a prominent feature with a high degree of transparency.

DC2-2 Architectural Concept & Façade Composition

DC2-2-a. Context-Sensitive Approach: Embrace contemporary design through distinctive, elegant forms that demonstrate a context-sensitive approach to massing and facade design.

DC2-2-b. Mix Styles: Create a finely-grained mix of complementary buildings and architectural styles on a block, taking cues from established patterns such as frequent entries, the use of brick and other highly-articulated materials.

DC2-2-c. Cohesive Design: Reinforce the massing and design concept with a deliberate palette that limits the number of materials, colors, and fenestration patterns to achieve design cohesion.

DC2-2-d. Base Materials: Use brick, stone or other high-quality, durable, and non-monolithic materials as the predominant base material to reinforce a strong base massing.

DC2-2-e. Color Application: Employ a restrained and purposeful application of bold or high-contrast colors and moments of whimsy to contribute to the eclectic character of the University District, without overwhelming the streetscape.

DC2-2-f. Roof Lines: Provide architectural interest with legible roof lines or the top of the structure that is clearly distinguishable from the facade walls.

DC2-2-g. Large Masses: Avoid expanses of large panels with minimal detailing, and do not rely on the use of colored cladding alone to provide visual interest: Break down large masses or facades by 1) using quality materials that provide relief and interest through shadow lines, depth of fenestration, and detailing, and 2) delineating a base, middle, and top with architectural detailing and massing.

DC2-2-h. Detailing: Intentionally detail joints, reveals, and fasteners to articulate and reinforce the design concept.

DC2-2-i. Depth: Incorporate depth into building facades, especially those with minimal modulation and boxy massing. Integrate facade depth and shadow casting detail, including projecting elements, setbacks and expression of window reveals, to give visual richness and interest. Recessed windows of 6-8 inches are preferable to window trims or fins applied to flush windows.

DC2-3 Pedestrian-Scaled Streetscape Design

DC2-3-a. Visual Interest: Design facades to a human-scaled rhythm and proportion and avoid monotonous repetition of the storefront or module by providing points of interest every 15-30 feet. Layer a hierarchical arrangement of articulation and detailing at a variety of scales to express a high degree of quality and visual interest by including features such as articulated mullions, setbacks, patios, intricate architectural detailing, art, light fixtures, entries, planters, and window groupings.

DC2-3-b. Retaining Walls: Limit the height and use of retaining walls along streets, open spaces, and in other areas of the public realm. Use stepped terraces as a preferred solution to resolve grade differences.

DC2-4 Service & Mechanical Elements

DC2-4-a. Design Concept: Intentionally design wall venting for commercial uses and other screening for mechanical equipment on the roof or affixed to the building into the overall design concept.

DC2-4-b. Façade Design: Integrate building service elements, such as drainage pipes, grilles, screens, vents, louvres, and garage entry doors into the overall facade design, and use these features as opportunities to provide artful or unique applications.

DC2-5 Blank Walls

DC2-5-a. Materials & Expression: Finish visible walls and rooftops with quality materials or artistic expressions that reinforce the design concept, avoiding simplistic treatments of cladding with only color changes.

DC2-5-b. Visual Scale & Interest: On party walls visible from streets, provide visual scale and interest with murals or other legible artistic or architectural expressions, including joint patterns, plane changes, and/or proportions that break down the scale of large walls.

DC2-6 Tall Buildings

DC2-6-a. Response to Context: Integrate and transition to a surrounding fabric of differing heights; relate to existing visual datums, the street wall and parcel patterns. Respond to prominent nearby sites and/or sites with axial focus or distant visibility, such as waterfronts, public view corridors, street ends.

DC2-6-b. Tall Form Placement, Spacing & Orientation: Locate the tall forms to optimize the following: minimize shadow impacts on public parks, plazas and places; maximize tower spacing to adjacent structures; afford light and air to the streets, pedestrians and public realm; and minimize impacts to nearby existing and future planned occupants.

DC2-6-c. Tall Form Design: Avoid long slabs and big, unmodulated boxy forms, which cast bigger shadows and lack scale or visual interest. Consider curved, angled, shifting and/or carved yet coherent forms. Shape and orient tall floorplates based on context, nearby opportunities and design concepts, not simply to maximize internal efficiencies. Modulation should be up-sized to match the longer, taller view distances.

DC2-6-d. Intermediate Scales: To mediate the extra height/scale, add legible, multi-story intermediate scale elements: floor groupings, gaskets, off-sets, projections, sky terraces,

layering, or other legible modulations to the middle of tall forms. Avoid a single repeated extrusion from building base to top.

DC2-6-e. Shape & Design All Sides: Because towers are visible from many viewpoints/distances, intentionally shape the form and design all sides (even party walls), responding to differing site patterns and context relationships. Accordingly, not all sides may have the same forms or display identical cladding.

DC2-6-f. Adjusted Base Scale: To mediate the form's added height, design a 1-3 story base scale, and/or highly legible base demarcation to transition to the ground and mark the 'street room' proportion. Tall buildings require several scale readings, and the otherwise typical single-story ground floor appears squashed by the added mass above.

DC2-6-g. Ground Floor Uses: Include identifiable primary entrances-scaled to the tall form - and provide multiple entries. Include genuinely activating uses or grade-related residences to activate all streets.

DC2-6-h. Facade Depth & Articulation: Use plane changes, depth, shadow, and texture to provide human scale and interest and to break up the larger facade areas of tall buildings, especially in the base/lower 100 feet. Compose fenestration and material dimensions to be legible and richly detailed from long distances.

DC2-6-i. Quality & 6th Elevations: Intentionally design and employ quality materials and detailing, including on all soffits, balconies, exterior ceilings and other surfaces seen from below, including lighting, vents, etc.

DC2-6-j. Transition to the Sky & Skyline Composition: Create an intentional, designed terminus to the tall form and enhance the skyline (not a simple flat 'cut-off'). Integrate all rooftop elements and uses into the overall design, including mechanical screens, maintenance equipment, amenity spaces and lighting. Applicants should design and show how the tall buildings will contribute to the overall skyline profile and variety of forms.

DC2-6-k. Architectural Presence: Consider citywide visual appearance when designing tall buildings, both as an individual structure and as a collection with other tall buildings, as these will be visible from many vantage points throughout Seattle.

DC2-6-l. Landmarks & Wayfinding: Design tall buildings with memorable massing and forms, to serve as landmarks that enhance a sense of place and contribute to wayfinding in the U District.

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.

University Supplemental Guidance:

DC3-1 Open Space Organization & Site Layout

DC3-1-a. Arrangement: Design outdoor amenity areas, open space, and pedestrian pathways to be a focal point and organizing element within the development, break up large sites, and foster permeability. Arrange buildings on site to consolidate open space areas into designed, usable shared spaces or places for large trees instead of “leftover” spaces or drive lanes.

DC3-1-b. Pedestrian Routes: Extend pedestrian routes from entry courtyards or forecourts all the way through a project site to improve pedestrian walkability.

DC3-1-c. Street Orientation: Arrange residential development, especially townhouse and rowhouses, to orient units towards the street. Where units are oriented towards internal pathways or access drives, design these shared pathways that prioritize the pedestrian experience with paving, landscaping, lighting, stoops, and human-scaled design features.

DC3-2

DC3-2-a. Private Amenity Spaces: Provide a variety of types of outdoor private amenity space instead of only locating private amenity space on rooftops. Include usable patios, terraces, and balconies; opt for usable projecting or recessed balconies instead of flush railings.

DC3-2-b. Play Areas: Design shared play areas for children with sightlines to units.

DC3-2-c. Privacy: Design courtyards to incorporate layered planting and trees that provide privacy to units surrounding the courtyard as well as users.

DC3-3

DC3-3-a. Welcoming Design: Design open spaces at street-level to be welcoming: Semi-public spaces such as forecourts should engage the street and act as a “front porch” for residents. Minimize the use of gates, or visual and physical barriers, especially those adjacent to the street. Any necessary fences or gates should be set far back from the street to create a semi-public transitional space.

DC3-3-b. Community Interaction: Open space design and location should support lively community interaction rather than passive space within a development, as well as the larger University District community.

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.

University Supplemental Guidance:

DC4-1 Durable, High-Quality Exterior Materials

DC4-1-a. Durable & Permanent: Use materials that provide and evoke durability and permanence: Avoid thin materials that do not age well in Seattle's climate, including those that deform or warp, weather quickly, or require paint as a finish. Use materials in locations that have a durability appropriate for an urban application, especially near grade.

DC4-1-b. Brick & Masonry: Brick or other masonry units are the preferred materials, especially for podiums and the first 30-50 feet from grade.

DC4-1-c. Texture & Complexity: Use materials with inherent texture and complexity: Limit the use of large panels or materials that require few joints, reveals, or minimal detailing. Use materials that provide purposeful transitions and reinforce the design concept and building proportions.

DC4-1-d. Technology & Innovation: Utilize emerging technology and innovative materials that inspire inventive forms, applications, and design concepts.

DC4-1-e. Sustainability: Consider the life cycle impacts of materials, and choose those that are renewable, recyclable, reusable, responsibly sourced, and have minimal impacts to human and environmental health.

DC4-2 Hardscaping & Landscaping

DC4-2-a. Placemaking: Incorporate artistic, historical, and U District-unique elements into landscape materials to define spaces and contribute to placemaking, including mosaics, wayfinding elements, reused materials, and lighting.

DC4-2-b. Fine-Grained Texture: Use hardscape materials that contribute a fine-grained texture through joint patterns, scoring, or inherent material qualities. Avoid areas with minimal texture, especially in areas with pedestrian traffic.

DC4-2-c. Delineate Uses: Use pavers and ground treatments to delineate uses, including building entries and seating areas within the public right of way.

DC4-2-d. Green Walls: Integrate purposeful green walls into the construction and design of the building and landscape to avoid appearing “tacked on” as an afterthought. To maximize plant survival and potential for success, provide permanent irrigation and choose locations with appropriate growth conditions.

BOARD RECOMMENDATIONS

The recommendations summarized above were based on the design review packet dated March 13, 2023, and the materials shown and verbally described by the applicant at the March 13, 2023, Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design with no conditions.

ANALYSIS & DECISION – DESIGN REVIEW

DIRECTOR’S ANALYSIS

The design review process prescribed in Section 23.41.008.F of the Seattle Municipal Code describes the content of the SDCI Director’s decision 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.

The design of the proposed project was found by the Design Review Board to adequately conform to the applicable design review guidelines.

At the conclusion of the Recommendation meeting held on March 13, 2023, the Board recommended approval of the project with the recommendations described in the summary of the Recommendation meeting above.

Four members of the Northeast Design Review Board were in attendance and provided recommendations (listed above) to the Director and identified elements of the design review 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 23.41.014.F.3).

The Director agrees with the Design Review Board’s conclusion that the proposed project results in a design that best meets the intent of the design review guidelines (SMC 23.41.010) and accepts the recommendations noted by the Board.

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 four members present at the decision meeting and finds that they are consistent with the City of Seattle design review guidelines. The Director is satisfied that all the recommendations imposed by the Design Review Board have been met.

DIRECTOR’S DECISION

The Director accepts the Design Review Board’s recommendations and **CONDITIONALLY APPROVES** the proposed design with the condition at the end of this decision.

CONDITIONS – DESIGN REVIEW

For the Life of the Project

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

Joseph Hurley, Land Use Planner
Seattle Department of Construction and Inspections

Date: February 29, 2024

JH:bg

Hurley/3036780-LU Decision