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

Record Number: 3039754-LU

Applicant: Hugh Schaeffer, SHW

Address of Proposal: 9059 16th Avenue Southwest

SUMMARY OF PROPOSAL

Land Use Application to allow a 4-story, 72-unit apartment building. No parking proposed. Early Design Guidance conducted under 3039890-EG.

The following approval is required:

I. **Administrative Design Review with Departure (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

SITE AND VICINITY

Site Description: The subject site is comprised of two existing tax parcels currently developed with two structures. The site is rectangular in shape and slopes downward from southeast to northwest approximately eight feet.

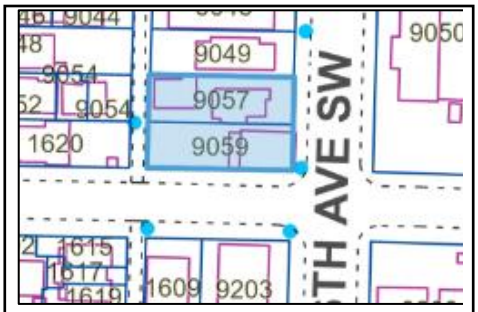
Site Zone: Lowrise 3 Residential Commercial (M) [LR3 RC (M)]

Zoning Pattern: (North) LR3 RC (M)
(South) LR3 RC (M)
(East) LR3 RC (M)
(West) Lowrise 3 (M) [LR3 (M)]

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

Current and Surrounding Development; Neighborhood Character; Access: Development in the area includes a range of commercial, institutional, and mixed-use buildings, apartments, townhomes, and single-family homes. Adjacent the site to the north, south, and west include single- and multi-family structures, while across the street to the east is the Salvation Army.

Existing vehicular access is provided from the alley. Pedestrian access is proposed from all rights-of-way: 16th Ave SW, SW Barton Street, and the alley.



The top of this image is north. This map is for illustrative purposes only. In the event of omissions, errors or differences, the documents in SDCI's files will control.

PUBLIC COMMENT

The public comment period ended on April 26, 2023. In addition to the comments received through the design review process, other comments were received and carefully considered, to the extent that they raised issues within the scope of this review. Comments were also received that are beyond the scope of this review and analysis per SMC 23.41.

I. ANALYSIS – ADMINISTRATIVE DESIGN REVIEW

The design review packets include information presented through design review and are available online by entering the record numbers at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

ADMINISTRATIVE EARLY DESIGN GUIDANCE JANUARY 12, 2023

PUBLIC COMMENT

SDCI staff received the following design related comments:

- Encouraged a design that prioritizes the pedestrian over vehicles.
- Supported Scheme 3's u-shape building, entryway, and courtyard spaces.
- Supported development of the site with housing.
- Described the neighborhood as rich in transit service and within walking distance of a vibrant downtown White Center.
- Supported Scheme 3 with consideration for a leasing/management office on the ground floor with clear views of the main entrance – to provide for egress and personal safety.
- Recommended a sizable maintenance storage room in a location that is easily accessible.
- Recommended a rooftop deck accessible to residents with built in benches spaced close enough to encourage engagement.
- Support a design of high standards.
- Described the neighborhood as in transition.
- Recommended careful consideration of open space and trees.
- Supported all three massing options.
- Encouraged consideration of ground level commercial space.

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

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

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

PRIORITIES & STAFF GUIDANCE

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

ADMINISTRATIVE EARLY DESIGN GUIDANCE

1. **Massing Scheme**. In agreement with public comment, staff supports the preferred Scheme 3 and asks the applicant to proceed with development based on this option and the design guidance below. The following positive aspects are the basis of this support:
    a. The primary entry lobby is located at the southwest corner with ground level entry plaza at the intersection of SW Barton St and 16th Ave SW, providing opportunity for a strong connection to the street and a highly obvious and identifiable entry, clear connections to nearby transit and pedestrian connections, and enhancing open space and adding to public life (CS2-B Adjacent Sites, Streets, and Open Spaces, PL1-A Network of Open Spaces, PL4-A Connections to All Modes, PL3-A Entries).
    b. Proposed materiality and secondary architectural features suggested in the *Concept Development – Entry Sequence* analysis on page 31 of the packet which includes a variety of paving types, recessed entry and lighting, integrated landscaping, textured materials, and signage. The success of the massing relies on the success of the material selection and application. (DC2-B Architectural and Façade Composition, DC4-A Exterior Materials and Finishes)
    c. Units are oriented toward the west, south, and east to provide eyes on the street, mitigate privacy impacts to the north, and encourage safety and security (PL2-B Eyes on the Street, CS2-C Respect for Adjacent Sites).

2. **Natural Systems and Site Features**. The proposed siting of the structures provides large areas for potential onsite stormwater infiltration. Staff strongly encourages the use of onsite stormwater infiltration. Incorporate project drainage systems as opportunities to add interest to the site through water related design elements and planting. The removal of trees along the east portion of the site will require replacement canopy; include replacement canopy calculations on the landscape plan. In agreement with public comment, the proposed location of the replacement trees should be visible to the public and use this opportunity to add interest to the 16th Ave SW and SW Barton St frontages, potentially with smaller sculptural trees. (CS1-E Water, DC4-D Trees, Landscape, and Hardscape Materials)

3. **Massing and Respect for Adjacent Sites.** The street facing massing composition provides a unified and functional design that fits well on the site and within its surroundings; however, the lack of plane changes along the SW Barton St façade do not adequately provide visual façade depth.
    a. The setback from the north property line and implied datum lines on the 16th Ave SW façade respond to existing development and should be maintained (CS2-B Adjacent Sites, Streets, CS2-D Height, Bulk, and Scale).
    b. Resolve the flatness of the façade facing SW Barton St by introducing plane changes or substantially increasing the depth of the plane changes proposed, providing upper level setbacks, or introducing another massing solution as appropriate (CS2-B Adjacent Sites, Streets, CS2-D Height, Bulk, and Scale).
    c. The stair penthouse location away from street frontage reduces the perceived height of the building as seen from the street and should be maintained. (CS2-B Adjacent Sites, Streets, CS2-D Height, Bulk, and Scale).
    d. Carefully consider the materiality of the rooftop parapets to reduce perceived height, bulk, and scale, particularly as viewed from the public realm (CS2-B Adjacent Sites, Streets, CS2-D Height, Bulk, and Scale).

4. **Walkability, Wayfinding, and Interaction**. Developing the transition from street to entry and site circulation is important to provide for interaction, improve wayfinding, and increase safety and security.
    a. Staff strongly supports the pedestrian direct connection from the central courtyard to 16th Ave SW. This element should be maintained. (PL1-B Walkways and Connections)
    b. In agreement with public comment, primary entries should be obvious and identifiable and visually connected to the street. The proposed primary entry is recessed and located at the southwest corner, providing a transition between public to semi-public space, creating human scale, and providing for visibility, and is supported. Refinement of the design should carefully consider scale and detail to provide privacy and security for residents while being welcoming and identifiable to visitors, foster human interaction, and contain place-making elements. Trees, seating, signage, low walls, landscaping, and other elements should be considered. (PL1-A Network of Open Spaces, PL3-A Entries, PL3-B Residential Edges, DC3-B Multifamily Open Space)
    c. It appears there is only a very slight change in grade from the sidewalk to primary building entry, providing safe and convenient access for people of all abilities. Staff supports this aspect of the design and it should be maintained. (PL2-A Accessibility)
    d. The massing and building layout result in window wells and unit windows located in close proximity to property lines and the public sidewalk and/or the shared amenity area courtyard. Safety and security at these residential edges is important. Provide appropriate transition elements and spaces and choose materials carefully to clearly identify the transition from public sidewalk and semi-public space to private residence. Consider design approaches such as elevating the main floor, providing a greater setback from the sidewalk, landscaping to indicate the transition from one type of space to another, and/or a combination of window treatments to provide solutions to varying needs for light, ventilation, noise control, and privacy. (PL3-B Residential Edges)
    e. Add lighting where appropriate to provide a sense of security to walkways and entries while mitigating glare impacts (PL2-B Safety and Security, DC4-C Lighting)
    f. Early planning for bicyclists and pedestrians is a priority. In refinement of the design, ensure access and connections to and through the site are well integrated, and that facilities such

as bike racks and bicycle storage are located to maximize convenience, security, and safety. (PL4-B Planning Ahead for Bicyclists)

g. Trash storage is proposed within the building, accessed via a paved path from the alley. Staff supports locating the trash storage within the building, which reduces possible impacts of these facilities on building aesthetics and pedestrian circulation. (DC1-C Parking and Service Uses)
h. Thoughtfully design the alley condition and pathway to trash storage room to avoid conflict with vehicles in the alley. Clearly delineate the pedestrian path from the alley, being mindful of safety and security concerns noted by public comment. (DC1-C Parking and Service Uses, DC3-A Building-Open Space Relationship)

5. **Architectural Concept and Materials**. Public comment described the neighborhood as one in transition and supported a high-quality design at this site. Given the evolving nature of the context, this project has the opportunity to establish a positive and desirable context for others to build upon in the future. To this end, quality materials, human scale and texture, and a clear articulation of the architectural concept are priorities. (CS3-A Emphasizing Positive Neighborhood Attributes, DC2-B Architectural and Façade Compositions, DC2-D Scale and Texture)
    i. The corner window composition has a strong presence and is an appropriate response to the multifamily character present throughout the neighborhood and should be carried forward in the final design. Fenestration proportions and material reveals will be important elements in a successful design. (DC2-B Architectural and Façade Composition, DC4-A Exterior Materials and Finishes)
    ii. The proposed material palette suggests large- and small-scale material patterning with flat panel and horizontal cladding. Explore how changes in material, cladding orientation, etc. can subtly articulate the mass and architectural concept while reducing perceived height, bulk, and scale. (DC2-B Architectural and Façade Composition, DC4-A Exterior Materials and Finishes)
    iii. The soffit at the recessed entry will be highly visible. Consider the material treatment of these surfaces to strengthen the design concept (DC2-B Architectural and Façade Composition, DC4-A Exterior Materials and Finishes)
    iv. The applicant's precedent analysis identified the following elements that have informed the proposed design: simple and consistent application of materiality; infill panels to accent window patterns or provide color or contrast; building entries at corners and distinguished with building recesses, overhangs, and canopies; and landscaping to buffer ground level units. (DC2-B Architectural and Façade Composition, DC4-A Exterior Materials and Finishes)
    v. Lighting at sufficient lumen intensities and scales is an important element for safety and security, a topic identified in public comment as a priority. Provide lighting to illuminate areas and elements such as pathways and pedestrian entries to create a safe environment and support lines of sight and encourage natural surveillance. (DC4-A Exterior Materials and Finishes, DC4-C Lighting)
    vi. Facades shall include a fine-grained development in response to the Design Guidelines. Refinement of the design should incorporate additional elements and detail that create shadow and texture and provide visual depth and interest. Consider the following elements: including balconies, canopies, awnings, decks, or other secondary elements into the facade design; enhancing window composition and detailing with deeper trim, over-framed window "bays," and/or inset window framings; providing weather protection with canopies, entry rooves, scuppers, rain

leaders or flashings that is carefully composed and detailed; and/or incorporating dual-purpose elements such as exterior light fixtures, solar control devices, etc. (DC2-B Architectural and Façade Composition, DC4-A Exterior Materials and Finishes)

6. **Landscape and Open Space Concept.** Public comment encouraged consideration of safety and security, recommending landscaping as a possible design element. Furthermore, landscape and hardscape areas are opportunities to add texture and pattern.
    a. Refinement of the landscape and open space design should carefully consider robust landscaping along the site's perimeter to enhance the public realm and provide for safety and security for residents. (PL3-B Residential Edges, DC4-D Trees, Landscape, and Hardscape Materials)
    b. Reinforce the overall architectural and open space design concepts through the selection of landscape and hardscape materials. Consider a variety of hardscape treatments to distinguish the semi-public corner entry plaza from the central courtyard and pedestrian walkway. (DC4-D Trees, Landscape, and Hardscape Materials)
    c. The courtyard along the north property line is connected to the public right-of-way via a pedestrian path to 16th Ave SW. Staff supports the connection between the courtyard and the public right-of-way which supports pedestrian connections within and outside the project. Carefully design the pathway to consider privacy, safety and security, respect for adjacent sites, and be consistent with the architectural concept and open space concept. Ample space for pedestrian circulation shall be provided. (PL1-B Walkways and Connections, DC4-D Trees, Landscape, and Hardscape Materials)

ADMINISTRATIVE RECOMMENDATION MAY 6, 2024

PUBLIC COMMENT

SDCI staff received the following design related comments:

- Supported the project.
- Described the neighborhood as having characteristics such as good transit, bike lanes, and neighborhood greenways.
- Described the city has having poor quality transit opportunities.

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

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

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

PRIORITIES & STAFF RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and reviewing public comment, Staff provides the following recommendations.

ADMINISTRATIVE RECOMMENDATION

1. **Architectural Concept**. Quality materials, human scale and texture, and a clear articulation of the architectural concept were identified as priorities at EDG. The success of the massing relies on the success of the material selection and application. (CS3-A Emphasizing Positive Neighborhood Attributes, DC2-B Architectural and Façade Compositions, DC2-D Scale and Texture, DC4-A Exterior Materials and Finishes)
    a. In response to EDG guidance, the project studied articulation of the façade facing SW Barton Street to provide greater visual depth and developed a façade composition strategy to consistently apply to all facades. Staff has reviewed these studies and agrees that the proposed design provides greater articulation and visual depth primarily using materiality and fenestration patterns, in what was described as the plane modules (Recommendation Packet, page 12). Staff recommends approval of the plane module concept including overall proportions, façade plane breakdown, window oscillation patterns, and application to all facades. (DC2-B Architectural and Façade Compositions, DC2-D Scale and Texture, DC4-A Exterior Materials and Finishes)
    b. Strong vertical elements of the façade, with varied parapet heights, are created with the grouping of windows into three main stacks and break down the perceived height, bulk, and scale of the project. Staff approves of this strategy of organizing windows into three main stacks and varied parapet heights that introduce prominent vertical façade elements. (DC2-B Architectural and Façade Compositions, DC2-D Scale and Texture, DC4-A Exterior Materials and Finishes)
    c. Each plane is further delineated with building recesses and is reinforced with contrasting infill panels as well as breaks in the fenestration pattern. These recesses are approximately five-feet deep and are clad with a dark tone fiber cement panel. Staff approves of these recesses and their materiality to clearly articulate the architectural concept. (DC2-B Architectural and Façade Compositions, DC2-D Scale and Texture, DC4-A Exterior Materials and Finishes)
    d. Staff approves of the fenestration patterns which are an integral element of the architectural concept. In addition to the vertical planes, windows are applied at varied widths at the building corners, grouped with contrasting panels to create larger elements, and oscillated at the center of the façade to establish rhythm. (DC2-B Architectural and Façade Compositions, DC2-D Scale and Texture, DC4-A Exterior Materials and Finishes)
    e. Staff approves of the material palette which includes fiber cement panel that is described as high contrast to provide depth within the simple façade composition. Cedar is proposed at the primary residential entry and offers a texture and human scale. (DC2-B Architectural and Façade Compositions, DC2-D Scale and Texture, DC4-A Exterior Materials and Finishes)

2. **Open Space Concept**.
    a. Staff approves of the primary residential entry located at the southeast corner of the building and the increased building setback designed as an entry court. The recessed mass creates an obvious and identifiable entry sequence, and the use of materials offer human scale and texture. Staff approves of the following materials and features of the entry courtyard, finding the design responds appropriately to EDG guidance and Design Guidelines: concrete, wood, built-in seating, low planters, and focal tree. (PL3-A Entries)
    b. The hardscape treatment in this entry court includes saw cut concrete. Staff approves of the proposed hardscape pattern agreeing it breaks down the ground plane into a smaller scale and distinguishes it from the adjacent sidewalk, resulting in a successful transition from the public to semi-public realm. (PL3-A Entries, PL3-B Residential Edges, DC2-D Scale and Texture, DC4-A Exterior Materials and Finishes)
    c. Staff approves of the bicycle storage room location near the primary residential entry, providing convenient access for users. Staff supports the direct access from the entry court and delineation with overhead weather protection and nearby bench. (PL2-C Weather Protection, PL3-A Entries, DC4-A Exterior Materials and Finishes)
    d. The north yard was developed as a series of spaces, providing some active and passive use and enjoyment for residents. This north yard is connected to the street via a pedestrian pathway along the north property line. Staff approves design of this connection between the courtyard and the public right-of-way which supports pedestrian connections within and outside the project, and responds appropriately to EDG guidance and the Design Guidelines. (PL1-B Walkways and Connections, DC4-D Trees, Landscape, and Hardscape Materials)
    e. The landscape plan includes trees, placed to be visible from the street as well as accentuate the architectural concept. Staff approves this proposed planting strategy finding it responds to EDG guidance, the Design Guidelines, and public comment recommending trees be visible from the street and add interest to the street frontages. (DC4-A Exterior Materials and Finishes)

DEVELOPMENT STANDARD DEPARTURES

SDCI's initial recommendation on the requested departure(s) was based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). SDCI's recommendation will be reserved until the final report.

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

1. **Setbacks (SMC 23.45.518.A):** The code requires a 15-foot rear setback with no alley for apartments. The applicant proposes a reduction of the rear setback when measured from the north property line to 10-feet 1-inch for approximately 25-feet (for a departure of 4-feet, 11-inches or 33%).

    Staff recommends approval of the proposed departure request for the reasons outlined in the Recommendation packet, such as massing modulation that reduces shadow impacts, respects adjacent development, and an open space concept that provides for safe and convenience

connections through the site. The requested departure results in a design that better meets the intent of Design Guidelines (CS2-D Existing Development and Zoning; CS2-D Respect for Adjacent Sites, CS3-A Emphasizing Positive Neighborhood Attributes).

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design Guidelines recognized by Staff as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the Design Review website.

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

CS1-E Water

CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

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

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

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

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

DC1-B Vehicular Access and Circulation

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

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

DC1-C Parking and Service Uses

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

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

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

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

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

DC2-A Massing

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

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

DC2-B Architectural and 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.

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

DC3-A Building-Open Space Relationship

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

DC3-B Open Space Uses and Activities

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

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

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

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

DC3-C Design

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

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

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

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

DC4-A Exterior Elements and Finishes

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

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

DC4-B Signage

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

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

DC4-C Lighting

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

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

DC4-D Trees, Landscape, and Hardscape Materials

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

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

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

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

DC4-E Project Assembly and Lifespan

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

STAFF RECOMMENDATIONS

The recommendations summarized above were based on the design review packet dated March 7, 2024. After considering the site and context, reviewing public comment, reconsidering the previously identified design priorities and reviewing the materials, the Recommendation phase of the subject design and departure are APPROVED with no conditions.

ANALYSIS & DECISION – ADMINISTRATIVE DESIGN REVIEW

DIRECTOR'S ANALYSIS

The administrative design review process prescribed in Section 23.41.016.G of the Seattle Municipal Code describes the content of the SDCI Director's administrative design review decision as follows:

1. A decision on an application for a permit subject to administrative design review shall be made by the Director.
2. The Director's design review decision shall be made as part of the overall Master Use Permit decision for the project. The Director's decision shall be based on the extent to which the proposed project meets the guideline priorities and in consideration of public comments on the proposed project.

The design of the proposed project was found by SDCI staff to adequately conform to the applicable design review guidelines.

SDCI staff identified elements of the design review guidelines which are critical to the project's overall success.

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

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

DIRECTOR'S DECISION

The Director CONDITIONALLY APPROVES the proposed design and the requested departure with the condition at the end of this decision.

CONDITIONS – ADMINISTRATIVE DESIGN REVIEW

For the Life of the Project

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

Carly Guillory, Senior Land Use Planner
Seattle Department of Construction and Inspections

Date: July 11, 2024

3039754-LU Decision ADR