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

Project Number: 3036779-LU

Applicant Name: Joshua Scott

Address of Proposal: 3803 S Warsaw St

SUMMARY OF PROPOSAL

Land Use Application to allow a 5-story, 131-unit apartment building with retail. No parking proposed. Early design guidance review conducted under 3037570-EG.

The following approval is required:

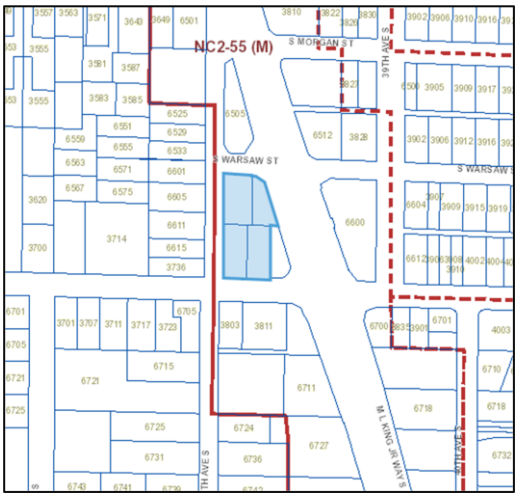
Design Review with Departures (Seattle Municipal Code 23.41)*
Departures are listed near the end of the Design Review Analysis in this document

SITE AND VICINITY

Site Zone: Neighborhood Commercial 2-55 (M) [NC2-55 (M)]

Zoning Pattern:

North:	NC2-55 (M)
South:	NC2-55 (M)
East:	NC2-55 (M)
West:	Residential Small Lot [RSL (M)]



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

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

Current and Surrounding Development; Neighborhood Character: The subject site is comprised of four existing tax parcels currently developed with a single-family residence built in 1963. The site is irregularly shaped and slopes downward west to east approximately four feet.

The subject site is located in the Othello Residential Urban Village and occupies nearly an entire block on the west side of M L King Jr Way S, bound by S Warsaw St to the north, S Holly St to

the south, and 38th Ave S to the west. Adjacent to the site are commercial uses to the north and east, a community center to the south, and single-family residences to the south and west. The immediate area is developed with lowrise commercial and multifamily residential uses bordering M L King Jr Way S. Single-family residential areas extend to the east and west. Neighborhood green spaces include John C. Little, Sr. Park to the southwest and Brighton Playfield to the northeast. M L King Jr Way S is a principal arterial with Link light rail service operating in the median, providing north-south circulation across southeast Seattle and to the southern suburbs.

The neighborhood character is distinctly different to either side of the subject site. An established single-family residential area to the west maintains a strong residential character. Homes are generally a traditional style and are commonly designed with gabled roofs, elevated front porches, and lap siding, and are set back from the street with landscaping. Similar massing and siting patters emerge based on the building typology and age. To the east, structures along M L King Jr Way S are commercial and auto-centric in character, defined by boxy forms, flat roofs, and surface parking lots separating buildings from the street. Structures are typically older and up to two stories in height, with the recent additional of midrise developments further to the north and south. Increased development to create housing is anticipated to occur as a result of the zoning changes. The area was rezoned from Commercial 1-40 to Neighborhood Commercial 2-55 (M) on 4/19/19. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 6515 38th Ave S, 5722 35th Ave S, and 7324 M L King Jr Way S.

Vehicular access is proposed from 38th Ave S. Pedestrian access is proposed from M L King Jr Way S.

PUBLIC COMMENT

The public comment period ended on October 13, 2021. Comments were received and carefully considered, to the extent that they raised issues within the scope of this review. Comments were also received that are beyond the scope of this review and analysis.

I. ANALYSIS – DESIGN REVIEW

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

FIRST EARLY DESIGN GUIDANCE April 27, 2021

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned with the number of parking spaces to residential units being provide. Would like to see more parking.

SDCI staff did not receive any public comments in writing prior to the meeting.

The Seattle Department of Transportation offered the following comments:

- SDOT supports solid waste access via 38th Ave S, as the other three frontages are unsuitable for solid waste collection. The MLK Jr Way S frontage is a busy arterial, while S Holly St is a planned future neighborhood greenway, and the Warsaw Ave S frontage is too short to safely accommodate solid waste collection.
- This project will require a Street Improvement Permit (SIP) for the required frontage improvements on MLK Jr Way S, S Warsaw St, 38th Ave S, and S Holly St. These frontage improvements include sidewalks, planting strips with new street trees, new curbs where not currently existing, and curb ramps at the currently unimproved site corners. SDOT will continue to work with the applicant through the SIP process.

The Seattle Public Utilities offered the following comments:

- SPU supports collection from 38th Ave S. Services planned from 38th Ave S. will require the use to 2 cubic yard dumpsters and smaller as right-of-way staging is unavailable due to the absence of curb lane parking along the 38th Ave S. frontage of this site. SPU supports a waste access ramp in accordance with SMC Land Use 23.54.040.J to transport dumpsters to the collection location. A waste access ramp must be reviewed and approved by SDOT prior to SPU approval. To ensure the solid waste storage room does not overly exceed the required space outlined in SMC Land Use 23.54.040 Table A, SPU supports twice weekly collection for residential recycle and garbage services.
- SPU does not support collection from S. Warsaw St. or Martin Luther King Jr. Way S. Per early guidance, SPU does not support collection from S. Warsaw St. as it is too short for a solid waste collection vehicle to use for service. SPU also does not support collection from Martin Luther King Jr. Way S. as it is a Principle Arterial unsuitable for safe solid waste collection. Services must be planned from 38th Ave S. as outlined above.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with building height calculations and bicycle storage standards are addressed under the City's zoning code and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number (3037570-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. Overall, the Board appreciated the three distinct massing options, however, noted there was lack of clarity concerning the ground plan and character at street-level. As a result, the Board unanimously requested the project return for a Second EDG meeting. (CS2-B Adjacent Sites, Streets, and Open Spaces, CS2-D Height, Bulk, and Scale)

2. Massing Options. The Board discussed the massing options noting preference of option 2 and 3 with additional guidance as follows:

a. The Board stated they could be comfortable with either option 2 or 3, or perhaps a hybrid massing option. The Board clarified at the next meeting, all presented options should be developed and presented with equal amount of detail. (CS2-D-1. Existing Development and Zoning, CS2-D-3. Zone Transitions, CS3-A-4. Evolving Neighborhoods, CS2-A Location in the City and Neighborhood)

b. The Board supported the concept of breaking down the massing into two volumes with potential for two distinct façade treatments in both options 2 and 3. (CS2-D-1. Existing Development and Zoning, CS2-D-3. Zone Transitions, CS3-A-4. Evolving Neighborhoods, CS2-A Location in the City and Neighborhood)

c. Option 2.
    i. Supported the commercial edge being pushed to the street to create a stronger urban edge and noted it may be helpful to study the longer commercial frontage as shown in Option 3. (CS2-A Location in the City and Neighborhood, CS2-B-2. Connection to the Street)
    ii. However, the Board noted pulling back the massing to allow for the entry plaza could provide an interesting outdoor area and relief from MLK in the entry sequence, as well as noting this could be a shared space for retail and residential activation. (CS2-A Location in the City and Neighborhood, CS2-B-2. Connection to the Street, PL3-II Pedestrian Open Spaces and Entrances)
    iii. The Board expressed a slight preference for the orthogonal relationship of the massing volume to 38th Ave S and the residential uses across street. (CS2-D-1. Existing Development and Zoning, CS2-D-3. Zone Transitions)

d. Option 3.
    i. The Board also supported the angled massing volume along 38th Ave S, noting this could result in an interesting play with light and shadow along this façade. (DC2-B Architectural and Facade Composition)
    ii. The Board appreciated the longer commercial frontage along MLK Jr. Way South. However, they questioned if this would be more successful if pushed closer to the street edge as done in Option 2. (CS2-A Location in the City and Neighborhood, CS2-B-2. Connection to the Street)

e. Moving forward.
    i. Provide studies further developing massing option 2 or 3, or a hybrid option, which takes further consideration of:
        1. The commercial condition and character along MLK Jr. Way South. Explore the longer massing and pushing the massing to the street. (DC2-A-1. Site Characteristics and Uses)
        2. Study the context's surrounding street edge condition to assist in determining what is the appropriate street wall or plaza condition.

How will this project fit into the larger context? (DC2-A-1. Site Characteristics and Uses)

3. Further refine and clarify siting of the massing at residential zone transition across 38th Ave S. (CS2-D-3. Zone Transitions, CS2-IV Height Bulk and Scale Compatibility)

3. Site plan and landscaping. Overall, the Board was intrigued by the proposed landscaping sketches for both options 2 and 3. However, the Board requested more detail and clarification as follows:

a. Further consider the future greenway along South Holly St and how the proposed landscape plan will support and add to the greenway. (PL1-A-2. Adding to Public Life, PL1-B Walkways and Connections)
b. Provide a composite landscape plan / first floor plan which clarifies entries, setbacks, occupiable vs. passive spaces, and circulation. (DC4-D Trees, Landscape, and Hardscape Materials, DC3-A Building-Open Space Relationship)
a. Provide precedent images or character sketches clarifying the residential scale and character intended for the first floor, especially, along South Holly St and 38th Ave S. (PL2-B Safety and Security, PL3-A Entries, PL3-B Residential Edges)
b. Begin to study how the garage entry and drive will be designed to mitigate visual impacts. (DC1-C-2. Visual Impacts)
c. Consider and explore how residential common entry and stoops could improve the residential character and scale along 38th Ave S. (PL3-A Entries, PL3-B Residential Edges)

SECOND EARLY DESIGN GUIDANCE July 13, 2021

PUBLIC COMMENT

No public comments were offered at this meeting.

SDCI staff did not receive any public comments in writing prior to the meeting.

The Seattle Department of Transportation offered the following comments:

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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 siting and design guidance.

1. The Board unanimously supported the revised parallel shift massing option and commended the design team for the additional clarity and refinements made to both the massing and ground plane. As such, the Board unanimously supported the project moving forward to MUP application. (CS2-D-1. Existing Development and Zoning, CS2-D-3. Zone Transitions, CS3-A-4. Evolving Neighborhoods, CS2-A Location in the City and Neighborhood)

2. **Massing.** The Board supported the proposed hybrid option which combine the longer commercial frontage along MLK Jr. Way S with the orthogonal residential edge along 38th Ave S of EDG 1 options 2 and 3. The Board expanded on this, commenting the refined massing responded successfully to the different street edge conditions, improving the relationship of the massing to the commercial corridor along MLK and improving the transition to the single-family zone transition across 38th Ave S. (CS2-D-1. Existing Development and Zoning, CS2-D-3. Zone Transitions, CS3-A-4. Evolving Neighborhoods,

CS2-A Location in the City and Neighborhood, Othello CS2-IV-i. MLK@Holly Business District)

3. Site Plan.

a. The Board unanimously supported the site plan, noting the successful relationship between the massing and proposed ground plane. Specifically, setting the ground floor residential back from the property line along both the Sound Transit parcel and 38th Ave S, which resulted in generous space for creating a successful buffer and usable area. (DC2-A-1. Site Characteristics and Uses, (DC4-D Trees, Landscape, and Hardscape Materials, DC3-A Building-Open Space Relationship, Othello PL3-III Transition Between Residence and Street)
b. There was some discussion regarding the gap between the amenity volume and the Sound Transit lot, noting this should be intentionally designed either as a secondary access point or landscaped, taking into account safety and security. (Othello PL2-I Personal Safety and Security, PL2-B Safety and Security, PL3-A Entries, PL3-B Residential Edges)
c. The Board also discussed how people would approach the building from both MLK Jr. Way S. and 38th Ave S, providing guidance to continue to develop plans for signage and lighting with the goal of enhancing wayfinding for the project. (Othello PL2-I Personal Safety and Security, PL2-B Safety and Security, PL3-A Entries, PL3-B Residential Edges)
d. Related to the access and wayfinding discussion, the Board acknowledged it was likely 38th Ave S would be utilized for ride share pickups and would like to see further consideration for waiting areas including lighting, signage, and weather protection. (PL2-C Weather Protection, PL2-D Wayfinding, PL4-A-1. Serving all Modes of Travel)
e. The Board also discussed the driveway, commenting that as this would be used minimally, there was potential for flexible use of this space. At the next meeting the Board would like to see detailing regarding pavement, art, and other residential scaling elements to both invite flexible use of this space, as well as visual mitigation of the driveway. (DC1-A-3. Flexibility, DC1-C-2. Visual Impacts, DC3-A Building-Open Space Relationship)

4. Façade Development.

a. The Board supported the imagery provided in the packet which further clarified the design intent and character for treating the lobby entry, residential ground floor entries, and landscaping. (c, DC3-A Building-Open Space Relationship)
b. The Board was intrigued by the idea of treating the two main massing volumes differently as this could offer further breakdown of the massing and bulk. However, they noted this was not the only solution and did not provide specific guidance to continue strictly with this concept. Rather, the Board emphasized thoughtful detailing of all the facades, including the north and south elevations. At the next meeting, provide images around all sides of the building illustrating different approaches. (DC2 Architectural Concept, Othello DC4-I Exterior Finish Materials)

c. The Board also commented on the façade along the driveway and services use, providing guidance to consider how to integrate transparency, art, or other means of mitigating this elevation. (DC2-B-2. Blank Walls)

RECOMMENDATION March 8, 2022

PUBLIC COMMENT

No public comment was provided at this meeting.

SDCI staff also summarized design related comments received in writing prior to the meeting:
- Multiple comments supported the proposed development.
- Encouraged incorporating ground-level retail uses.
- Requested making the design safe for pedestrians and bicyclists.

SDCI received non-design related comments concerning housing demand, climate goals, and transportation.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with building height calculations and bicycle storage standards are addressed under the City's zoning code and are not part of this review.

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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 siting and design guidance.

1. The Board unanimously supported the design evolution since EDG, noting the clear and complete packet response to previous guidance including façade development, addressing the differing street edge conditions, entry development, and landscaping refinements. (CS2-BAdjacent Sites, Streets, and Open Spaces, CS2-D Height, Bulk, and Scale)

2. Façade Development.
   a. The Board recommended approval of the façade development, including the proposed plane changes and subtle shift of the façade pattern to create a more dynamic and visually interesting façade. As such the Board recommended a condition to maintain the character and intent of the façade design moving forward, including shift of façade pattern and overall composition. (DC2 Architectural Concept, DC2-B Architectural and Facade Composition)

b. The Board discussed the NE corner, expressing some concern for viability of the green screen at this height and proportional relationship of the green screen to the blank wall area. As such, the Board recommended a condition to further study the design response to the blank wall which may include a larger green screen area, mural, and/or playful material application. The Board encouraged working with local community groups and artists on a mural as one possible solution. (DC2-B-2. Blank Walls, CS3-B Local History and Culture)
c. The Board discussed the SW corner, specifically at street-level and the relationship of the residential windows to the public realm. The Board had some concerns with privacy and questioned if this was adequately buffered, as well as some concern for the lack of residential scale at this corner. As such, the Board recommended a condition to further resolve the design response with the main goal of improving residential privacy and bringing down the scale which may include bringing up the windowsill and/or adding more vertical planting at this location. (Othello PL3-I-ii. Residential Privacy)

3. Landscape and Hardscape plan
a. The Board recommend approval of the landscape plan and hardscape plan, including the development of the driveway area off of 38th. The Board appreciated the playful pavement treatment, amount of vertical screening and orientation of the landscaping used to strategically screen the garage wall with outdoor spaces. (DC4-D Trees, Landscape, and Hardscape Materials, PL1-A-1. Enhancing Open Space)
B. The Board noted the landscaping was critical to the success of the project and recommended a condition to maintain the overall design and intent of the landscape plan. (DC4-D Trees, Landscape, and Hardscape Materials, PL1-A-1. Enhancing Open Space)

DEVELOPMENT STANDARD DEPARTURES

The Board's 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).

At the time of the Recommendation meeting the following departure was requested:

1. **Residential Setback at Street-level (SMC 23.47A.008.D.2):** The Code requires the floor of a dwelling unit located along the street-facing facade to be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk. The applicant proposes dwelling units 2' above the street-level with a setback ranging from 2' to 5'-2".

The Board recommended approval of the requested departure as the proposed design results in a more consistent architectural façade language and massing form, subject to the condition to resolve the privacy concerns by raising the sill height and adding more vertical landscaping, or other means of addressing privacy concerns for these two units. With this condition, the proposal will better meet the intent of Design Guidelines Othello PL3-I-ii. Residential Privacy.

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.

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.

Othello Supplemental Guidance:

CS2-I Streetscape Compatibility

CS2-I-i. Commercial Sidewalk Edge: Building spaces for commercial use at or near the edge of the sidewalk and limiting vertical grade separations is encouraged where commercial uses occupy the street-level floor.

CS2-I-ii. Shallow setbacks: Encouraged between the first floor and the sidewalk where residential uses occupy the ground floor; this will promote privacy and also accommodate entry porches and stoops.

CS2-II Respect for Adjacent Sites

CS2-II-i. Service, Loading, and Storage Areas: Prevent from directly facing single family residential areas.

CS2-II-ii. Zone Buffer: buffering single family areas from the undesirable impacts of commercial related service facilities; use landscaping or cohesive architectural treatment to screen service areas and facilities.

CS2-III Corner Lots

CS2-III-i. Gateways: Consider siting and designing structures on corner lots to take advantage of their role as gateways and activity nodes in the community. Locating open spaces such as plazas for public use can promote a physical and visual connection to the street.

CS2-III-ii. Focal Element: Consider adding a focal element, for instance, a sculpture or civic art piece to outdoor space. Consider building on current public art themes in the neighborhood, including a kiosk for the use of the community.

CS2-III-iii. Strong Building Forms: Employ strong building forms to demarcate important gateways, intersections, and street corners. Strong corner massing can function as a visual anchor for a block.

CS2-IV Height, Bulk and Scale Compatibility

CS2-IV-i. MLK@Holly Business District: Careful siting, building design and building massing at the upper levels is encouraged to achieve a sensitive transition between the 65' commercial zone and adjacent residential zones. Large, monolithic buildings are discouraged. Consider the following:

1. Design building volumes to maintain a compatible scale with smaller buildings nearby.
2. Rely on building massing and orientation to place strong visual emphasis on the street in activating public space.
3. Use smaller sub-volumes in the massing of a building to create a transition in size to adjacent residential structures that are smaller in scale.

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.

Othello Supplemental Guidance:

PL2-I Personal Safety and Security

PL2-I-i. Zone of Defense: Consider the type of "zone of defense" most appropriate for specific spaces and entries included in the development proposal. Private open spaces and entrances should include physical barriers, such as fencing, some forms of landscaping and locked doors. Symbolic barriers are appropriate for semi-private spaces, and require only a visual perception that a transition has occurred. Nearly anything could serve as a symbolic barrier, and examples include: bollards, flower beds, changes in sidewalk patterns or materials, and signs.

PL2-I-ii. Lighting: New developments are encouraged to provide lighting on buildings and in open spaces. This includes: exterior lighting fixtures above entries; lighting in parking areas and open spaces; and pedestrian street lights near sidewalks. To the degree possible, a constant level of light providing reasonably good visibility should be maintained at night. Bright spots and shadows should be avoided.

PL2-I-iii. Landscaping: As a symbolic barrier, landscaping can mark the transition between zones. Consider employing features such as decorative fencing, flower beds, ground cover, and varied patterns in cement work to clearly show separation between zones. If more substantial barriers are needed, shrubbery such as evergreen hedges can be used to create more formidable edges.

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.

Othello Supplemental Guidance:

PL3-I Human Activity

PL3-I-i. Main Street Feel: Recessed building or individual shop entrances to help create a traditional “main street” feel; ii. Stoops or landscaping to help provide privacy for residential use at street level;
PL3-I-ii. Residential Privacy: Stoops or landscaping to help provide privacy for residential use at street level;
PL3-I-iii. Entry Plaza: Large developments are encouraged to include plazas or gracious entry forecourts along the street edge, provided street continuity is not unduly interrupted along the majority of the block. (This guidance addresses a potential unintended consequence of NC zoning and the pedestrian zone designation that when applied to a very large, full-block development, could create a long, uninterrupted street wall not conducive to pedestrian comfort;

PL3-I-iv. Overhead weather protection: Include along the sidewalk for pedestrian comfort; canopies and awnings are encouraged.

PL3-II Pedestrian Open Spaces and Entrances

PL3-II-i. Activate the Street Edge: Providing space for intermingling of pedestrians and shoppers at the street-level on Martin Luther King Jr. Way South will help create a socially and visually stimulating MLK@Holly business district. Multiple storefronts, shop entrances and activities enliven the street and provide a safe pedestrian environment. Generous windows placed at the ground floor give people inside an awareness of activity on the street. This is commonly referred to as "eyes on the street," and supports an active day and night street environment.

PL3-II-ii. Active Entries: Buildings that are designed for multi-tenant occupancy and walk-in pedestrian traffic at the street level are encouraged.

PL3-III Transition Between Residence and Street

PL3-III-i. Ground-related Residential Development: Encouraged at locations along public open spaces such as Othello Park to create human activity along the park and provide for social interaction among residents and neighbors.

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

PL4-A Entry Locations and Relationships

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

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

PL4-B Planning Ahead for Bicyclists

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

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

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

PL4-C Planning Ahead for Transit

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

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

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

DESIGN CONCEPT

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

DC1-AArrangement of Interior Uses

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

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

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

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

DC1-BVehicular Access and Circulation

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

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

DC1-CParking and Service Uses

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

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

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

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

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

DC2-AMassing

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

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

DC2-BArchitectural and Facade Composition

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

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

DC2-CSecondary Architectural Features

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

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

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

DC2-DScale and Texture

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

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

DC2-EForm and Function

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

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

DC3-ABuilding-Open Space Relationship

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

DC3-BOpen 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-CDesign

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-AExterior 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-BSignage

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-CLighting

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

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

DC4-DTrees, Landscape, and Hardscape Materials

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

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

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

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

DC4-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.

Othello Supplemental Guidance:

DC4-I Exterior Finish Materials

DC4-I-i. Encourage High-Quality Construction: All new buildings are encouraged to be constructed as long-term additions to the urban fabric.

DC4-I-ii. Residential Development:

a. Use exterior building materials that are typically residential in character. The most commonly-found traditional cladding material in the Othello Neighborhood is wood: shingle, horizontal or vertical. Stone, or other masonry with human-scale texture, is also encouraged— particularly as accent materials.

b. Creative combinations of the above are encouraged; other materials can also be considered, such as stucco and vinyl shaped to reflect natural textures, so long as they meet the overall objective of conveying a sense of permanence, human scale and proportion.

DC4-I-iii. Commercial and Mixed-Use Development:

a. Use exterior building materials typically found in traditional storefront design. This includes brick, masonry and metal on the ground floor. Mixed-use developments could use a combination of materials, such as brick, masonry, metal, wood and stucco in a manner that creates a coherent design.

b. Consider window design as an opportunity to provide variation and definition along building facades. Avoid monotonous repetition of window types.

DC4-I-iv. NW Corner of Martin Luther King Jr. Way S and S Othello St: See site-specific guidelines.

DC4-I-v. NE and SE Corners of Martin Luther King Jr. Way S and S Othello Street: See site specific guidelines.

RECOMMENDATIONS

At the conclusion of the RECOMMENDATION meeting, the Board recommended approval of the project with conditions.

The recommendation summarized above was based on the design review packet dated Tuesday, March 08, 2022, and the materials shown and verbally described by the applicant at the Tuesday, March 08, 2022 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the five Design Review Board members recommended APPROVAL of the subject design and departure with the following conditions:

1. Maintain the character and intent of the façade design moving forward, including shift of façade pattern and overall composition. (DC2 Architectural Concept, DC2-B Architectural and Facade Composition)

2. Further study the design response to the blank wall which may include a larger green screen area, mural, and/or playful material application. The Board encouraged working with local community groups and artists on a mural as one possible solution. (DC2-B-2. Blank Walls, CS3-B Local History and Culture)
3. Further resolve the design response of the SW corner, specifically at street-level and the relationship of the residential windows to the public realm, with the main goal of improving residential privacy and bringing down the scale. The resolution of this condition may include bringing up the windowsill and/or adding more vertical planting at this location. The Board recommended approval of the departure, subject to resolution of this condition. (Othello PL3-I-ii. Residential Privacy)
4. Maintain the overall design and intent of the landscape plan. (DC4-D Trees, Landscape, and Hardscape Materials, PL1-A-1. Enhancing Open Space)

ANALYSIS & DECISION – DESIGN REVIEW

DIRECTOR'S ANALYSIS

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

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

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

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

At the conclusion of the Recommendation meeting held on March 8, 2022, the Board recommended approval of the project with the conditions described in the summary of the Recommendation meeting above.

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

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

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

Applicant response to Recommended Design Review Condition:

1. The applicant responded to condition 1 with a Correction Notice #2 response letter on 6/22/2022, noting, "The furthered design development of the façades maintains the character and intent presented to and approved by the design review board including overall composition, design pattern and materiality. Reference Sheets A4.01 – A4.07a and A4.08-A4.10". The response satisfies the recommended condition for the MUP decision.
2. The applicant responded to condition 2 with a Correction Notice #2 response letter on 6/22/2022, noting, "After multiple design studies with our landscape architect to determine a reasonable coverage at maturity of the plant species selected for the green wall on the northwest blank façade, it was determined that the climbing vines could be expected to grow to a maximum of 30 ft. Based on the location and size of the ground planters, the plants can grow to a maximum height of 30 feet. high. We have decided to pursue the option encouraged by the board of working with a local muralist to develop a composite piece utilizing the planting and the remaining blank wall together. The process of outreach has started and will continue through permitting. Reference Sheets A4.07a.". The response satisfies the recommended condition for the MUP decision.
3. The applicant responded to condition 3 with a Correction Notice #2 response letter on 6/22/2022, noting, "The sill height of the street level windows facing South Holly Street has been raised to create a greater level of privacy for the residents while maintaining adequate daylight and view through the windows from the interior. In addition, the design of the landscape at the southwest corner has been revised to provide greater privacy and definition between the public and private realm. Reference Sheets L0.00-L1.03, Detail 5/A0.03 and sheet A4.02a". The response satisfies the recommended condition for the MUP decision.
4. The applicant responded to condition 4 with a Correction Notice #2 response letter on 6/22/2022, noting, "The further development of the landscape plan maintains the overall design and intent as shown to the design review board previously. Reference Sheets L0.00 – L1.03". The response satisfies the recommended condition for the MUP decision.

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

The Director of SDCI has reviewed the decision and recommendations of the Design Review Board made by the five 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 and the requested departure 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.

Crystal Torres, Senior Land Use Planner Date: October 13, 2022
Seattle Department of Construction and Inspections

CT:bg

Torres/3036779-LU Decision