Seattle Department of Construction & Inspections

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

Project Number: 3034554-LU

Applicant Name: Kevin Carroll, West Carroll Architecture

Address of Proposal: 3138 Wetmore Avenue South

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a 4-story apartment building with 24 small efficiency dwelling units. No parking proposed. Existing buildings to be demolished. Early Design Guidance Review conducted under 3034545-EG.

The following approvals are required:

Administrative Design Review (Seattle Municipal Code 23.41)

SEPA - Environmental Determination (Seattle Municipal Code Chapter 25.05)

SEPA DETERMINATION:

Determination of Non-significance

☐ No mitigating conditions of approval are imposed.

☒ Pursuant to SEPA substantive authority provided in SMC 25.05.660, the proposal has been conditioned to mitigate environmental impacts

SITE AND VICINITY

Site Zone:
Multifamily Lowrise 2 (LR2 (M))

Zoning Pattern:
The project site is located within an area of lowrise multifamily zoning extending north and south along Wetmore Ave S. The site provides a transition in zoning intensity from the Seattle Mixed North Rainier zoning with a 95' height limit to the west along Rainier Ave S to the Residential Small Lot zoning designation immediately to the east of the project site.

(North) Multi-Family Lowrise 2 [LR2 (M)]
(South) Multi-Family Lowrise 2 [LR2 (M)]
(East) Residential Small Lot [RSL (M)]
(West) Multi-Family Lowrise 2 Residential Commercial [LR2 RC (M)]

Environmentally Critical Areas:
Steep Slope and Liquefaction Prone

Current and Surrounding Development; Neighborhood Character; Access:
Located in the Mt. Baker neighborhood, just east of Rainier Avenue South and south of Franklin High School, the rectangular midblock site is 5,397 square feet in area. While some vegetation is present, no trees are on the parcel. A steep slope is also located at the rear of the site. Pedestrian access occurs from Wetmore Avenue South as the alley, located east of the parcel, is unimproved and grown over with vegetation.

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.

Mt. Baker has a rich cultural history and in recent years the neighborhood has experienced new development. A single-family house currently occupies the site.

Public Comment

The public comment period ended on 8/12/2020. 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. These areas of public comment related to traffic safety, traffic congestion, on-street parking availability, construction impacts, privacy, view impacts, light access, and density. Comments were also received that are beyond the scope of this review and analysis per SMC 23.41 and 25.05.

I. ANALYSIS – DESIGN REVIEW

ADMINISTRATIVE EARLY DESIGN GUIDANCE February 26, 2020

PUBLIC COMMENT

- Multiple comments expressing concern that an apartment building comprised of Small Efficiency Dwelling Units (SEDUs) will bring regular turnover of tenants.
- Multiple concerns that developers have no plans for onsite management of the building to ensure it is clean and well run.
- Multiple comments that 4-story SEDU building does not fit into the neighborhood, advocating for construction of townhouses instead of SEDUs.
- Concerned the proposed building won't provide any more density than an apartment building.
- Concerned that apartments will disrupt the neighborhood's character.
- Concerned that the project does not support the current plan the Mt. Baker City Commission laid out last year.
- Concerned that a building with such small units does not give small families the opportunity to move into an area that would support their needs.
- Did not agree with the size of the units.

- Concerned about safety and noise.
- Multiple comments concerned about parking and traffic impacts.
- Multiple comments that a SEDU building will be built on existing greenspace on the block.
- Concerned that the values of the nearby townhouses will decrease.
- Multiple comments expressing the building will block views and take away privacy of the townhouse owners next door.
- The summary of the early community outreach in the Design Review packet does not accurately portray concerns that homeowners in the community have raised, specifically when it comes to parking issues.

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

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

PRIORITIES & RECOMMENDATIONS

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

ADMINISTRATIVE EARLY DESIGN GUIDANCE

1. **Massing**
    a. Massing option 3 presents a stepped façade that breaks down the building into scalable elements that relate to the existing context and responds well to the adjacent single-family house to the south. Therefore, staff supports the applicant's third massing option. (CS2-D-5, CS3-A-1)
    b. In response to the townhouse development to the north and to further breakdown the structure, staff recommends stepping the north façade to be similar to the north façade shown in massing Option 2. (DC2-A-1)

2. **Relationship to the Street and Entry Experience**
    a. Massing Option 3 presents a design that lacks a strong connection to the street and proposes a harsh edge along the pedestrian realm. The Seattle Design Guidelines and Mount Baker Town Center Neighborhood Design Guidelines speak strongly to requiring new development to identify opportunities to make a strong connection to the street, consider how the building will interact with the public realm, create residential entries that are designed to maximize their positive impact on the pedestrian environment, and create a buffer between the private and public realm. Modify the design in response to these Guidelines, as described in more detail below. (CS2-B-2, PL3-A-1 of Seattle Design Guidelines and CS2-III, PL2-II, PL3-I, PL3-III, and DC3-I of the Mount Baker Town Center Neighborhood Design Guidelines)

b. Pull the building closer to Wetmore Avenue South to provide a strong connection to the street and to create a design that is compatible with existing context. (CS2-B-2, CS3-A-1)
c. Create a front entry porch, with seating incorporated, at the building's primary entry along Wetmore Avenue South to offer a space for community interaction and add residential character to the structure. (PL3-III of the Mount Baker Town Center Neighborhood Design Guidelines)
d. It is somewhat challenging to understand what is being proposed at the ground level on the west portion of the site with the rendered fencing and slightly unclear site plan. The space should be a positive environment for those entering the building and utilizing the space as amenity space. (DC3)
    i. Ensure the solid waste is well screened both visually and to avoid an odorous condition at the amenity space. (DC3-B-1)
    ii. In addition to the seating at the entry porch, provide an additional gathering space in the amenity area to offer activation and areas for community interaction. (DC3-B-4, PL1-III of the Mount Baker Town Center Neighborhood Design Guidelines)
e. Thoughtful, lush landscaping should be used to create a buffer along the sidewalk in lieu of a fence. If a fence is absolutely needed, it is to be artistic, low in height, and offer ample transparency. (CS2-B-2, PL1-B-3, PL3-B, PL1-II andPL3-III of the Mount Baker Town Center Neighborhood Design Guidelines)

3. Materials

a. Staff encourages the use of high-quality materials that offer residential character, visual interest and texture, and will age well in Seattle's climate. (DC4-A-1)
b. Open circulation is mentioned in one other massing option, although it looks like that is not being proposed in Massing Option 3. If the development team choses that path, be conscious of light and its spill after dark in both stairwells at the NE and SW corner of the building. Incorporate high-quality material at the stairwells. If they are to be open circulation, a semi-perforated metal would offer light into the stairwell and offer visual interest to the building's façade. (CS2-D-5, DC4-A-1)

4. Landscaping

a. Create a landscape design that offers seasonal interest, vegetation that will thrive in an urban environment, and uses plantings to help define spaces. Provide a detailed a landscape plan the Master Use Permit. (DC4-D)

ADMINISTRATIVE RECOMMENDATION December 17, 2021
PUBLIC COMMENT

SDCI staff received the following design related comments:

- Privacy and natural light concerns of adjacent properties.
- This project will be the tallest on the street.

SDCI received non-design related comments concerning parking constraints on the neighborhood, additional noise and traffic the project will bring, concern the project will decrease the quality of life of surrounding residents, multiple requests for the construction of townhouses instead of a SEDU apartment building, and concern over temporary renters with no on site management.

The Seattle Department of Transportation offered the following comments:

- The existing 5' sidewalk on Wetmore Ave S does not meet the 6' standard for the street type and the project is required to replace it to current standards. This can be done under an over-the-counter SDOT permit.
- Because the project is not providing parking, no improvements are required on the alley. As the alley is currently unopened, the project will need to plan for solid waste collection from Wetmore Ave S. The applicant will be able to request a parking restriction on the project frontage for dumpster staging if collection from on-site is not feasible.

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SDCI PRELIMINARY RECOMMENDATIONS & CONDITIONS

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

1. **Design Progression**
    a. The project has evolved in its design and composition. The below guidance is dedicated to areas of the project that are unresolved and require further study.

2. **Shed Roof Forms**
    a. Staff supports the public comment concerning building height and recommends a condition to reduce the shed roof pitches on the east and west façades to help mitigate the height and scale of the project in response to the RSL zone transition to the east of the development site. (DC2-A-1)

3. **Façade Composition and Materials**
    a. The guidance at the initial plan review of the Master Use Permit spoke to the simplification of the material palette. Although the materials have been somewhat simplified, further study is needed. (DC2-B-1)
        i. The materials appear unrelated to the building's program. Syncing the two will help inform how to simplify the materials and colors. Staff a recommends a condition to work with the planner to further simplify the material palette with intentional placement of materials while maintaining residential context and character. (DC2-B-1)
        ii. Staff is concerned with the change from horizontal to vertical fiber cement lap siding on the upper levels of all elevations along the shed roof forms. As the design of the building façades evolve, explore how the application of this material will fit into the overall composition. (DC2-A-1, DC2-B-1)
    b. The southeast corner of the building is successful in its composition in that the glazing wraps the building to the south façade, creating visual interest, providing transparency, and helping to reduce the height, bulk, and scale of the project. Staff

recommends a condition to carry this design concept to the northwest corner of the building and add glazing along the north façade at the west corner of the structure. (CS1-B-1, PL2-B, DC2-A-2) 4

4. **Entry**
   a. The revisions made thus far to the entry portal better fit the design concept, but the scale feels out of place and further simplification is necessary to better integrate the porch and entryway together. (PL3-A, PL3-III-I of the Mount Baker Town Center Neighborhood Design Guidelines)
   b. The roof line and detailing of the entry portal and porch should be one expression that directly and simply relates to the building's roof angles. Staff recommends a condition to work with the planner to modify the entry portal and porch as described above. (PL3-A, PL3-III-I of the Mount Baker Town Center Neighborhood Design Guidelines)
   c. As shown, the dark materials used to the clad the entry way make the space feel small, enclosed, and unwelcoming. Staff recommends a condition to lighten the materials around the entry portal to mitigate these concerns. (PL3-A, PL3-III-I of the Mount Baker Town Center Neighborhood Design Guidelines)

DEVELOPMENT STANDARD DEPARTURES

SDCI Staff's preliminary recommendation on the requested departures are based on the departures' potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departures.

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

DESIGN REVIEW GUIDELINES

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

CONTEXT & SITE

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

CS1-A Energy Use

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

CS1-B Sunlight and Natural Ventilation

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

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

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

CS1-C Topography

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

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

CS1-D Plants and Habitat

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

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

CS1-E Water

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

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

Mount Baker Town Center Supplemental Guidance:

CS1-I Energy Use

CS1-I-i. Building Orientation: Along Rainier Ave. S., balance energy-based orientations with the goal of creating an active building façade along the sidewalk.

CS1-II Topography

CS1-II-i. Slope: Pay particular attention to the ground plane of building facades along a slope to support a good pedestrian environment.

CS1-II-ii. Viewsheds: Buildings should be located and designed to take advantage of potential views, and also to enhance views from the public right-of-way.

CS1-III Plants and Habitat

CS1-III-i. Greenbelt Enhancement: Projects that abut the Cheasty Greenbelt should not only minimize negative impacts to the unique character of this "forest within a city," but also explore ways to enhance the beauty and function of the greenbelt.

CS1-III-ii. Restoration: Where possible restore and replant degraded habitat or soils that border green spaces.

CS1-III-iii. Significant Trees: Preservation of significant trees on private property is highly encouraged.

CS1-IV Water

CS1-IV-i. On-site Stormwater: Where possible, use on-site stormwater management to collect stormwater and create visual interest.

CS1-IV-ii. Stormwater Code Standards: Combine green roofs, rain gardens, permeable paving, and other plantings to meet Stormwater Code standards while achieving attractive design.

CS1-IV-iii. Capturing Runoff: For sites adjacent to steep slopes within greenbelts, employ features that capture runoff.

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.

Mount Baker Town Center Supplemental Guidance:

CS2-I Streetscape Compatibility

CS2-I-i. Neighborhood Hub Sites: Capitalize on opportunities for establishing a new neighborhood hub on sites within and adjacent to the Town Center.

CS2-I-ii. Gateway Sites: "Gateway" sites abound throughout the neighborhood, and have the potential to provide a sense of arrival to the neighborhood or to a particular place. Buildings at gateway sites should present strong forms that strengthen the corners through massing and height.

CS2-I-iii. Quality Design: New buildings should set a positive precedent for future development with quality design.

CS2-II Adjacent Sites, Streets, and Open Spaces

CS2-II-i. Rainier Frontage: All new development fronting on Rainier should be designed with buildings to the sidewalk edge, minimizing curb cuts, minimizing surface parking, and providing active, transparent street facades.

CS2-II-ii. Pedestrian-Friendly Environment: To help create a pedestrian-friendly environment in the town center, commercial uses fronting these streets should generally be built to the sidewalk.

CS2-II-iii. Triangular Lots: On triangular lots at the intersection of Rainier Ave. and MLK, buildings should be designed to create an active, porous façade on both sides, with minimized parking and service entrances.

CS2-II-iv. Design Features Along McClellan: New buildings on McClellan between Rainier and 30th Ave. S should emphasize overhead weather protection, porous, transparent facades, and uses that spill out on to the sidewalk.

CS2-II-v. Network Connections: Building entrances and circulation patterns should reinforce existing trail systems in the Cheasty greenbelt, as well as other open space network connections.

CS2-II-vi. Limit Disturbances: Locate busy, noisy service entrances away from natural areas to limit disturbance to natural areas.

CS2-II-vii. Hanford Steps: Adjacent projects should complement and interconnect in to the stairway.

CS2-III Relationship to the Block

CS2-III-i. Set a Good Precedent: New development should set a good precedent for future redevelopment on the block by building to the sidewalk, providing active street level uses, and minimizing surface parking.

CS2-III-ii. Mid-Block Connections: The Town Center encompasses several very large parcels. New development sites should be broken up with shared-use, mid-block connections wherever feasible.

CS2-IV Height, Bulk, and Scale

CS2-IV-i. Respect Neighborhood Context: The combination of the above conditions presents a unique opportunity for the development of large buildings without imposing on the surrounding neighborhood context.

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.

Mount Baker Town Center Supplemental Guidance:

CS3-I Emphasizing Positive Neighborhood Attributes

CS3-I-i. Consider Small Spaces: Where viable, new development should consider designs that include small commercial spaces or spaces adaptable to small, independently-owned, local businesses.

CS3-I-ii. Setting the Context with Quality Design: The designs of the first several new developments in the Mount Baker Town Center will require especially careful attention. Thoughtful, high-quality design will be critical for the new development, because they will set the context for quality design for future development.

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.

Mount Baker Town Center Supplemental Guidance:

PL1-I Networks of Open Spaces

PL1-I-i. Contribute to Open Space Networks: Redevelopment of the Lowe's site represents an opportunity for contributing to the Town Center's open space networks. Future development on this large site should strive to include a public open space central to the site, as well as pedestrian connections to Martin Luther King Jr. Park through the northeast corner of the site.

PL1-I-ii. Connectivity to Light Rail: Development adjacent to the light rail station should reinforce connections to the station plaza – to and from Rainier Ave. in particular.

PL1-II Walkways and Connections

PL1-II-i. Through-Block Connections in Steep Slope Areas: Buildings that front on steep streets or cover sloping sites, should consider providing through-block connections that:

a. Maximize pedestrian connectivity, encourage interaction, and mediate the site's topography;
b. Are kept open and accessible to the public;
c. Incorporate small gathering spaces, terraced seating, bike racks and/or planting areas;
d. Have clear and creative entries where the driveways or pedestrian pathways meet the public right-of-way;
e. Coordinate with the design of adjacent parks and private residential amenity areas;
f. Use landscape buffers at the transition from shared pathways to private residential amenity areas and entries;
g. Provide active uses adjacent to building edges; and
h. Encourage clear sight lines and consistent pedestrian lighting for all walkways and connections.

PL1-II-ii. Pathway Amenities: In sloping conditions, provide viewpoints, seating opportunities, solar exposure, and bicycle runnels in addition to other standard pathway amenities.

PL1-II-iii. Large Sites: For large potential development sites such as the Lowe's and QFC sites, pedestrian walkways should break up the blocks windows and openings.

PL1-II-iv. Pedestrian Connectivity at Lowe's Site: For the Lowe's site, a mid-block pedestrian connection on McClellan St. would be particularly beneficial.

PL1-II-v. Pedestrian Connectivity at QFC Site: For the QFC site, pedestrian walkways that step up the hill to the west would provide useful connectivity to the Cheasty Greenbelt and Beacon Hill.

PL1-II-vi. Pedestrian Amenities: Development that fronts on the main pedestrian travel routes to the light rail station and bus transfer center should benefit and serve all the development's users by providing pedestrian amenities, such as street trees, pedestrian lighting, benches, newspaper racks, and public art.

PL1-III Outdoor Uses and Activities

PL1-III-i. Engage Passersby: Incorporate playful features and details that engage passersby and create memorable spaces.

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.

Mount Baker Town Center Supplemental Guidance:

PL2-I Accessibility

PL2-I-i. Access for All: Provide physical improvements and activity programming relevant to people with disabilities throughout the Town Center.

PL2-I-ii. Accessible Entrances: Provide accessible pedestrian entrances at both the right-of-way and at entrances abutting mid-block connections.

PL2-I-iii. Barrier-Free Access: Raised stoops are the preferred entry for ground-related residential uses. This could create a barrier to access for some users; use ramps and setback the building to provide barrier-free access to stoops where needed, or provide access to first floor units via the main building entrance and internal hallways.

PL2-II Safety and Security

PL2-II-i. Clear Sightlines: All streets, open spaces, walkways and connections should be designed to ensure clear sightlines, such as pedestrian lighting, low or see-through fencing, or landscaping.

PL2-III Weather Protection

PL2-III-i. Locations and Coverage: Wherever possible, buildings fronting sidewalks on the main pedestrian travel routes to and from the train station and bus transfer center should provide continuous and wide overhead weather protection in the form of canopies or awnings.

PL2-IV Wayfinding

PL2-IV-i. Light Rail: The light rail station, being such a key destination and recognizable neighborhood icon, merits top priority for wayfinding efforts.

PL2-IV-ii. Design as Wayfinding: When located on sites where wayfinding would be beneficial, new building designs should explore ways of integrating useful wayfinding displays. Employ interior displays for building users, as well as exterior displays directed towards people in the public realm.

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.

Mount Baker Town Center Supplemental Guidance:

PL3-I Entries

PL3-I-i. Locations and Uses: All new development should be built to the sidewalk edge with prominent pedestrian entries opening on to the sidewalk. The corners of buildings on corner sites should be designed to be filled with active uses and with transparent facades.

PL3-II Retail Edges

PL3-II-i. Design Objectives: Retail edges should provide porous, transparent facades with prominent entries.

PL3-II-ii. Incorporate Active Uses: Ideally, retail edges should incorporate active uses that generate pedestrian traffic during large portions of the day and year, and especially those uses that have the potential spillout on to the sidewalk, as with cafe tables or fruit stands.

PL3-II-iii. Design for Increased Pedestrian Volumes: For locations on convenient walking routes to the train station, entries and other elements of the retail edge should be designed with the expectation pedestrian volumes will increase over time, providing more customers, and perhaps even pedestrian congestion.

PL3-III Residential Edges

PL3-III-i. Entry Design: Main residential entries should be designed to maximize their positive impact on the pedestrian environment. Entries should be visually prominent, emphasized with architecture and landscaping, open and transparent, and include amenities such as benches and bike parking.

PL3-III-ii. Entry Location: Maximize the number of individual residential entries that open directly to the sidewalk on relatively quiet side streets, such as many of the east-west running streets that intersect Rainier Ave. and Martin Luther King Jr. Blvd.

PL3-III-iii. Ground-level Residential: Articulate individual dwelling units at the ground-level and provide opportunities for personalization by occupants.

PL3-III-iv. Streetscape: Establish a streetscape that clearly looks and feels residential.

PL3-III-v. Street-facing Entries: Where building program allows, provide street-facing entries for ground-level units.

PL3-III-vi. Defined Boundary: Provide a physical feature behind the sidewalk that both defines and bridges the boundary between public right-of-way and private yard or patio.

PL3-III-vii. Residential Character: Create a ground-level facade with a residential character. Design the front door and entry area to enhance the privacy transition.

PL3-IV Non-Residential Frontage

PL3-IV-i. Scale and Cadence: Articulate building bases with a scale and cadence similar to traditional storefronts. However, style and materials do not need to be traditional.

PL3-IV-ii. Entry Location: Locate entrances at or slightly above grade.

PL3-IV-iii. Accessibility: Provide direct, barrier-free access from the sidewalk, pedestrian pathway, or access drive to the primary entrance.

PL3-IV-iv. Transparency: Provide moderate to high transparency at the ground level, consistent with code requirements.

PL3-IV-v. Public Realm: Extend the public realm from the right-of-way to the edge of the building.

PL3-IV-vi. Weather Protection: Provide shading, weather protection, and human-scale definition at the street level with canopies, awnings, and/or upper-level balconies.

PL3-IV-vii. Modifiable Privacy: Build potential future storefronts to the street edge, with moveable planters or other easily modified strategies for privacy in the interim.

PL3-IV-viii. Group Uses: Group all non-residential uses at street level, rather than dividing areas between lobbies, etc.

PL3-IV-ix. Modifiable Floor Plate: Design a consistent floor plate that can be over built for different tenants, with entries at sidewalk grade.

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.

Mount Baker Town Center Supplemental Guidance:

PL4-I Entry Locations and Relationships

PL4-I-i. Abutting the Plaza: Buildings that abut the plaza beneath the light rail station should locate entries to respond to the plaza and help activate the space.

PL4-II Planning Ahead for Cyclists

PL4-II-i. Bike Amenities: All new buildings in the Town Center should provide amenities that support cycling. This includes dedicated, interior bike parking areas for building residents and patrons, as well as exterior bike parking areas adjacent to the sidewalk that are accessible to residents and the public.

PL4-II-ii. Bike Racks: Provide visible, attractive bike racks at entrances to buildings and pedestrian pathways, within courtyards, next to neighborhood parks, and the retail core, as appropriate.

PL4-II-iii. Runnels: Incorporate bicycle runnels, a channel for bike tires, in outdoor stairways.

PL4-III Planning Ahead for Transit

PL4-III-i. Pedestrian Amenities: Provide public seating and other pedestrian amenities for sites that abut a transit stop, consistent with the recommendations of the Seattle Design Guideline for “On-site Transit Stops”.

PL4-III-ii. Frontage Design: Include weather protection and lean rails or other seating as part of frontage abutting transit stops.

PL4-III-iii. Adjacent Structure Design: Buildings adjacent to bus stops should integrate shelters or covered areas with seating/leaning rails into the facade of the building.

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.

Mount Baker Town Center Supplemental Guidance:

DC1-I Arrangement of Interior Uses

DC1-I-i. Active and Porous Design: Buildings located next to the station should present active, porous facades to help create vibrancy in the areas around and beneath the station at all hours of the day.

DC1-I-ii. Accessible Uses: Uses should be accessible from street level and reflect the convenience and daily needs of light rail patrons coming and going from the station.

DC1-II Vehicular Access and Circulation

DC1-II-i. Safety: In order to promote safety for pedestrians, cyclists, and drivers, new development should minimize the size and frequency of curb cuts and vehicular access points.

DC1-III Parking and Service Uses

DC1-III-i. Surface Parking: Surface parking should be minimized in the Town Center. Where surface parking is proposed, create attractive and pedestrian-friendly lots with plantings, walkways, and attractive lighting.

DC1-III-ii. Minimize On-site Parking: On-site parking should be minimized, given proximity to a high- capacity transit station.
DC1-III-iii. Explore Alternative Opportunities: Explore opportunities for time-shared parking and Park&Ride arrangements on site.
DC1-III-iv. Visual Impacts: Minimize the visual impact of parking.
DC1-III-v. Structured Parking: Frontage that wraps structured parking should have dimensions and architectural detailing that create usable, desirable space; occupancy and activity in these frontages is key to truly concealing the parking.

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.

Mount Baker Town Center Supplemental Guidance:

DC2-I Massing

DC2-I-i. Differentiating Between Functions: Use massing to differentiate between portions of a building with different functions.

DC2-I-ii. Architectural Variety: Foster architectural variety on a block.

DC2-I-iii. Reducing Shading Impacts: Design massing to reduce shading impacts to public open spaces and shared amenity spaces, where feasible.

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.

Mount Baker Town Center Supplemental Guidance:

DC3-I Building-Open Space Relationship

DC3-I-i. Resident Amenities: Semi-private and private open spaces should provide building residents with more intimate places to socialize than public open spaces, access to sunlight and air, and foster community within and between buildings.

DC3-I-ii. Design Integration: Private yards, patios and balconies should integrate with the building design, and with adjacent semi-private or public open spaces.

DC3-I-iii. Passive and Active Uses: Buildings with courtyards, gardens and rooftop patios should provide a mix of passive places (e.g. sitting) and active areas (e.g. play) to support residents of all ages and needs.

DC3-I-iv. Gardening Opportunities: Provide gardening opportunities in locations where they will be used, incorporating access to light, water and storage.
DC3-I-v. Vegetation: Use native, drought-tolerant, and regionally adapted plants.
DC3-I-vi. Green Roofs: Green roofs are encouraged as a multifunctional design strategy to beautify roofs, enhance space, and provide functional benefits including cooling and stormwater management.
DC3-I-vii. Safety: Apply passive and active design strategies for making spaces safe and secure, such as incorporating natural surveillance techniques and adequate lighting.
DC3-I-viii. Differentiation Between Public Realm and Semi-private Realm: Design forecourts and entry courtyards to provide clear physical and visual differentiation between the public realm of the street, park, access drive, or pedestrian pathway and the semi-private realm of the forecourt or courtyard.
DC3-I-ix. Complement Abutting Frontages: Design forecourts and entry courtyards to complement the abutting residential or non-residential frontage, as determined by the primary use of the building frontage adjacent to the forecourt and/or entry courtyard (*PL3: Street-Level Interaction: Frontage*).
DC3-I-x. Pedestrian Pathways: Entry courtyards may extend all the way through a project site and effectively become a pedestrian pathway; this is encouraged in order to break up building mass and provide pedestrian permeability (*PL1: Public Space: Walkways and Connections*).

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.

Mount Baker Town Center Supplemental Guidance:

DC4-I Building Materials

DC4-I-i. Minimize Impacts on Cheasty Greenbelt: Adjacent to the Cheasty greenbelt, building colors should blend rather than clash with the natural landscape, and the impacts of mechanical system noise and lighting should be minimized.

DC4-I-ii. Window Materials: High-quality windows in materials and colors that are compatible with the rest of the building facade are encouraged.

DC4-I-iii. Window Design: Where appropriate, recess the windows into the facade to add depth, rather than apply them to the outside.

DC4-II Signage

DC4-II-i. Directly Attach Signs: Permanently attach building signage to the ground, building or other structure by direct attachment to a rigid wall, frame, or structure.

DC4-II-ii. Façade Design: Design the facade with places to easily locate future tenant signage.

DC4-III Lighting

DC4-III-i. Safety: Appropriately scaled exterior lighting enhances safety and improves the quality of the Mount Baker town center's public realm.

DC4-III-ii. Pedestrian Scale: Coordinate with SDCI to establish a consistent pedestrian scaled lighting fixture for use throughout the town center.

DC4-III-iii. Integration: Employ well integrated lighting along significant pedestrian corridors, particularly those that connect to the Mount Baker light rail station.

RECOMMENDATIONS

The analysis summarized above was based on the design review packet dated Wednesday, October 06, 2021. After considering the site and context, considering public comment, reconsidering the previously identified design priorities and reviewing the materials, the Recommendation phase of the subject design and departures are APPROVED with the following preliminary conditions:

1. Reduce the shed roof pitches on the east and west façades to help mitigate the height and scale of the project. (DC2-A-1)
2. Work with the planner to further simplify the material palette and placement of materials while maintaining residential context and character. (DC2-B-1)
3. Add glazing along the north façade at the west corner of the structure, similar to what is proposed at the southeast corner of the building. (CS1-B-1, PL2-B, DC2-A-2)
4. Work with the planner to modify the entry portal and porch to better integrate the two, create one expression that directly and simply relates the building's roof angles, and

create a scale that is cohesive with the building. (PL3-A, PL3-III-I of the Mount Baker Town Center Neighborhood Design Guidelines)

5. Lighten the materials around the entry portal to create a welcoming sense of arrival. (PL3-A, PL3-III-I of the Mount Baker Town Center Neighborhood Design Guidelines)

ANALYSIS & DECISION – DESIGN REVIEW

Director's Analysis

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

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

Subject to the preliminary conditions identified during the recommendation phase of review, the design of the proposed project was found by the SDCI Staff to adequately conform to the applicable Design Guidelines.

Staff identified elements of the Design Guidelines which are critical to the project's overall success.

SDCI staff worked with the applicant to update the submitted plans to address the preliminary design review conditions identified during the recommendation phase of review.

Applicant response to the preliminary Design Review Conditions:

1. The roofline was modified from a shed roof form to a gable roof, lowering the effective overall height at the adjacent RSL zone and creating a more integrated roof form at the porch entry. The condition is addressed. The plan set uploaded on 6/20/22 reflects these changes.
2. The material palette and placement has been modified. Smooth siding was replaced with lap siding, which is more reflective of the scale and character of the residential neighborhood and provides shadow and texture to the facade. The condition is addressed. The plan set uploaded on 6/20/22 reflects these changes.
3. Upon review, the applicant determined that adding glazing at the corner would result in direct overlap with windows on the adjacent structure. Public comments were received voicing concern with privacy impacts. Therefore, staff agrees that additional glazing should not be required.
4. The roof of the entry portal was modified as described under the condition #1 response, resulting in a design which is unified with the overall building form and responsive to the neighborhood character. The preliminary condition is addressed. The plan set uploaded on 6/20/22 reflects these changes.
5. The color of the entry materials was modified to be lighter in color, with an accent color used to accentuate the entry. The condition is addressed. The plan set uploaded on 6/20/22 reflects these changes.

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

The Director of SDCI finds that the proposal is consistent with the City of Seattle Design Review Guidelines.

DIRECTOR'S DECISION

The Director CONDITIONALLY APPROVES the proposed design with the condition listed at the end of this document.

II. ANALYSIS – SEPA

Environmental review resulting in a Threshold Determination is required pursuant to the State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code (SMC) Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated 11/12/2019 The Seattle Department of Construction and Inspections (SDCI) has annotated the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the project file submitted by the applicant or agents; and any pertinent comments which may have been received regarding this proposed action have been considered. The information in the checklist, the supplemental information, and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority. The Overview Policy states in part: "*where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation*" subject to some limitations.

Under such limitations/circumstances, mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Short Term Impacts

Construction activities could result in the following adverse impacts: construction dust and storm water runoff, erosion, emissions from construction machinery and vehicles, increased particulate levels, increased noise levels, occasional disruption of adjacent vehicular and pedestrian traffic, a small increase in traffic and parking impacts due to construction related vehicles, and increases in greenhouse gas emissions. Several construction-related impacts are mitigated by existing City codes and ordinances applicable to the project such as: the Stormwater Code (SMC 22.800-808), the Grading Code (SMC 22.170), the Street Use Ordinance (SMC Title 15), the Seattle Building Code, and the Noise Control Ordinance (SMC 25.08). Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. The following analyzes construction-related noise, air quality, greenhouse gas, construction traffic and parking impacts, as well as mitigation.

Greenhouse Gas Emissions
Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, no further mitigation is warranted pursuant to SMC 25.05.675.A.

Construction Impacts - Parking and Traffic
Increased trip generation is expected during the proposed demolition, grading, and construction activity. The area is subject to significant traffic congestion during peak travel times on nearby arterials. Large trucks turning onto arterial streets would be expected to further exacerbate the flow of traffic.

Additional parking demand from construction vehicles would be expected to further exacerbate the supply of on-street parking. It is the City's policy to minimize temporary adverse impacts associated with construction activities.

However, the amount of excavation and size of construction will result in a small and temporary increase in truck trips and demand for on-street parking. Any closures of the public right of way will require review and permitting by Seattle Department of Transportation. Additional mitigation is not warranted per SMC 25.05.675.B.

Construction Impacts - Noise
The project is expected to generate loud noise during demolition, grading and construction. The Seattle Noise Ordinance (SMC 25.08.425) permits increases in permissible sound levels associated with private development construction and equipment between the hours of 7:00 AM and 7:00 PM on weekdays and 9:00 AM and 7:00 PM on weekends and legal holidays.

If extended construction hours are necessary due to emergency reasons or construction in the right of way, the applicant may seek approval from SDCI through a Noise Variance request. The applicant's environmental checklist does not indicate that extended hours are anticipated.

The limitations stipulated in the Noise Ordinance are sufficient to mitigate noise impacts and no additional SEPA conditioning is necessary to mitigate noise impacts per SMC 25.05.675.B.

Earth
The ECA Ordinance and Director's Rule (DR) 5-2016 require submission of a soils report to evaluate the site conditions and provide recommendations for safe construction in landslide prone areas. Pursuant to this requirement the applicant submitted a geotechnical engineering study (Geotechnical Report – Proposed Development 3138 Wetmore Ave S, PanGEO, July 2020). The study has been reviewed and approved by SDCI's geotechnical experts, who will require what is needed for the proposed work to proceed without undue risk to the property or to adjacent properties. The existing Grading and Stormwater Codes will sufficiently mitigate adverse impacts to the ECAs. No additional conditioning is warranted pursuant to SEPA policies (SMC 25.05.675.D).

Environmental Health
The existing structure to be demolished was constructed in 1923. Should asbestos be identified on the site, it must be removed in accordance with the Puget Sound Clean Air Agency (PSCAA)

and City requirements. PSCAA regulations require control of fugitive dust to protect air quality and require permits for removal of asbestos during demolition. The City acknowledges PSCAA's jurisdiction and requirements for remediation will mitigate impacts associated with any contamination. No further mitigation under SEPA Policies 25.05.675.F is warranted for asbestos impacts.

Should lead be identified on the site, there is a potential for impacts to environmental health. Lead is a pollutant regulated by laws administered by the U. S. Environmental Protection Agency (EPA), including the Toxic Substances Control Act (TSCA), Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X), Clean Air Act (CAA), Clean Water Act (CWA), Safe Drinking Water Act (SDWA), Resource Conservation and Recovery Act (RCRA), and Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) among others. The EPA further authorized the Washington State Department of Commerce to administer two regulatory programs in Washington State: the Renovation, Repair and Painting Program (RRP), and the Lead-Based Paint Activities Program (Abatement). These regulations protect the public from hazards of improperly conducted lead-based paint activities and renovations. No further mitigation under SEPA Policies 25.05.675.F is warranted for lead impacts.

Long Term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal including the following: greenhouse gas emissions; parking; potential blockage of designated sites from the Scenic Routes nearby; possible increased traffic in the area. Compliance with applicable codes and ordinances is adequate to achieve sufficient mitigation of most long-term impacts and no further conditioning is warranted by SEPA policies. However, greenhouse gas emissions, historic resources, height bulk and scale, parking, and transportation warrant further analysis.

Greenhouse Gas Emissions
Operational activities, primarily vehicular trips associated with the project's residents and the project's energy consumption, are expected to result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, no further mitigation is warranted pursuant to SMC 25.05.675.A.

Historic Resources
The existing structure on site is more than 50 years old. The Department of Neighborhoods reviewed the proposal for compliance with the Landmarks Preservation requirements of SMC 25.12 and indicated the structure on site is unlikely to qualify for historic landmark status (Landmarks Preservation Board letters, reference number LPB 155/22). Per the Overview policies in SMC 25.05.665.D, the existing City Codes and regulations to mitigate impacts to historic resources are presumed to be sufficient, and no further conditioning is warranted per SMC 25.05.675.H.

Height, Bulk, and Scale
The proposal completed the design review process described in SMC 23.41. Design review considers mitigation for height, bulk and scale through modulation, articulation, landscaping, and façade treatment.

Section 25.05.675.G.2.c of the Seattle SEPA Ordinance provides the following: "The Citywide Design Guidelines (and any Council-approved, neighborhood design guidelines) are intended to mitigate the same adverse height, bulk, and scale impacts addressed in these policies. A project that is approved pursuant to the Design Review Process shall be presumed to comply with these Height, Bulk, and Scale policies. This presumption may be rebutted only by clear and convincing evidence that height, bulk and scale impacts documented through environmental review have not been adequately mitigated. Any additional mitigation imposed by the decision maker pursuant to these height, bulk, and scale policies on projects that have undergone Design Review shall comply with design guidelines applicable to the project."

The height, bulk and scale of the proposed development and relationship to nearby context have been addressed during the Design Review process. Pursuant to the Overview policies in SMC 25.05.665.D, the existing City Codes and regulations to mitigate height, bulk and scale impacts are adequate and additional mitigation is not warranted under SMC 25.05.675.G.

Parking
The proposed development includes 24 residential units with no off-street vehicular parking spaces. The King County Multifamily Residential Parking Calculator indicates a peak demand for 24 parking spaces for this use at this location. Peak residential demand typically occurs overnight.

SMC 25.05.675.M notes that there is no SEPA authority provided for mitigation of parking impacts in Urban Centers the Urban Villages within 1,320 feet of frequent transit service. This site is located in the Mount Baker Hub Urban Village within 1,320 feet of frequent transit service. Regardless of the parking demand impacts, no SEPA authority is provided to mitigate impacts of parking demand from this proposal.

Transportation
According to the 10th Edition Trip Generation Manual (ITE, September 2017) the project is estimated to generate a net total of 178 daily vehicle trips, with 14 PM peak hour trips and 11 AM peak hour trips.

The additional trips are expected to distribute on various roadways near the project site, including Rainier Ave S and would have minimal impact on levels of service at nearby intersections and on the overall transportation system. No mitigation is warranted per SMC 25.05.675.R.

DECISION – SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

☒ Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21.030(2) (c).

☐ Mitigated Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21.030(2) (c).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355 and Early review DNS process in SMC 25.05.355. There is no further comment period on the DNS.

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 (Allison Whitworth, 206-684-0363, allison.whitworth@seattle.gov).

CONDITIONS – SEPA

None.

Allison Whitworth, Senior Land Use Planner
Seattle Department of Construction and Inspections

Date: November 28, 2022

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