



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

Project Number: 3037987-LU
Applicant Name: Mark Wierenga
Address of Proposal: 9200 Woodlawn Ave N

SUMMARY OF PROPOSED ACTION

Land Use Application to allow 6, 4-story, townhouse buildings (26 units total). Parking for 35 vehicles proposed. Existing buildings to be demolished. Early Design Guidance Review conducted under 3038106-EG.

The following approval is required:

Administrative 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: Lowrise 2 (M) [LR2 (M)]

Zoning Pattern: North: Lowrise 2 (M) [LR2 (M)]
South: Neighborhood Residential 3 [NR3]
West: Lowrise 2 (M) [LR2 (M)]
East: Lowrise 2 (M) [LR2 (M)]

Environmental Critical Areas: The subject site is located in a mapped riparian corridor.

Current and Surrounding Development; Neighborhood Character: The subject site is comprised for four existing tax parcels currently developed with four lowrise multifamily residential structures, one built in 1962 and three built in 1963. The site is oblong in shape and slopes downward northwest to southeast approximately four feet. Four Exceptional trees, a Blireiana flowering plum and three Scot's pine, are located near the Woodlawn Ave right-of-way.

The subject site is located on the northeast corner of Woodlawn Ave N and N 92nd St in the Aurora-Licton Springs Residential Urban Village. Adjacent to the site are a single-family residence to the north, multifamily residential structures to the east and west, and an athletic field to the south. This is a transitional area, with a single-family residential area extending to the east and a mix of single-family, townhouse, and multifamily residential structures to the west. The



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.

neighborhood is anchored by the North Seattle College campus one quarter mile to the northeast. The block to the south includes Robert Eagle Staff Middle School and Cascadia Elementary School. Neighborhood green spaces include Licton Springs Park one block to the north and Licton Springs P-Patch Community Garden three blocks to the east. Neighborhood commercial corridor Aurora Ave N is located one quarter mile to the west.

The subject site is located in the established fabric of the Licton Springs neighborhood. The proximate blocks maintain a residential character despite a mixed composition of scale, massing, and density amongst existing structures. Residential structures vary in age from turn of the century and mid-century single-family homes to mid-2000s multifamily structures, and recent contemporary townhouse developments. No one architectural style dominates. Pedestrian circulation is prioritized with the use of sidewalks which in places are shaded by mature street trees. Vehicular access is recurringly taken from both sides of the rights-of-way where there are no alleys. The area was rezoned from Lowrise 2 to Lowrise 2 (M) on 4/19/19. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 9201 Densmore Ave N, 9207 Densmore Ave N, and 9255 Densmore Ave N.

Vehicular and pedestrian access are both proposed from Woodlawn Ave N and N 92nd St.

Public Comment:

The public comment period ended on January 24, 2022. Comment(s) were received through the Design Review process. No other comments were received in response to this public comment period.

I. ANALYSIS – DESIGN REVIEW

The design packet includes materials that are available online by entering the record number at this website:

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

ADMINISTRATIVE EARLY DESIGN GUIDANCE November 8, 2021

PUBLIC COMMENT

SDCI staff received the following design related comments:

- Asked if street trees would be retained.

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

All public comments submitted in writing for this project can be viewed using the following link and entering the record number (3038106-EG): <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & RECOMMENDATIONS

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

1. Exceptional Trees:

The applicant indicates that there are 4 Exceptional trees on the west side of the property that are taken into consideration when planning the overall development site. Staff understands that Tree #10 (25.8" DBH Scot's pine), as indicated on the Tree Inventory matrix provided on page 19 of the EDG packet, will be removed under a separate hazardous tree removal permit. If SDCI Arborists determine that tree #10 is a hazard tree, then that tree will no longer be considered Exceptional. The remaining 3 Exceptional trees are intended to be retained and integrated into the preferred Option 3. With the Master Use Permit (MUP) application, upload the full arborist's report, include the following information, and incorporate the following guidance:

- a. Identify the location of the critical root zones of each tree on the site and show the tree protection area on the site and floor plans. Clearly indicate any proposed hardscape, landscape, grading, or structure proposed in the critical root zones. CS1-D-1
- b. Staff supports the development of massing option 3 which retains the Exceptional Trees. If SDCI Arborists determine that Tree #10 is not a hazard tree, then further design review will be required to consider additional massing options with and without the Exceptional Tree. Additionally, if during MUP review the SDCI Arborist determines that the other three Exceptional trees will be significantly impacted by the proposed design and substantial modifications are required to the design proposal, further design review may be necessary to consider additional massing options with and without the Exceptional tree(s). CS1-D-1

2. Massing Options: Staff appreciates the three distinct and plausible site development options. Staff supports the development of the applicant's preferred Option 3 in how it saves the 3 Exceptional trees along the west property line, provides appropriately scaled and modulated massing consistent with the evolving nature of the neighborhood, the variety of open spaces that consider pedestrian connection and opportunities for community building and gathering, and the successful integration of vehicle access and parking. Moving forward, Staff recommends developing Massing Option 3, with the following guidance:

- a. Staff appreciates the proposed breakup of massing along the Woodlawn Ave N and N 92nd St frontages. The small grouping of townhouses with breaks for one-way vehicle access, the retention of tree #8 mid-block, and the celebration of trees 11 and 12 at the corner, work in concert to mitigate the perceived scale of the project. The varied heights of portions of the proposed massing further break down the bulk and starts to develop a massing language that differentiates each townhouse grouping. This approach should be retained moving forward. CS2-C-1, CS2-D-2, CS2-D-5, DC2-A-1
- b. Staff notes the varied treatment of the top-level massing shown throughout the development. The creative distribution of top-floor bedrooms with large, cantilevered roofs, grouping of stair bulkheads, and the individual stair bulkhead expression, are successful ways of mitigating the height, bulk, and scale of each building block. Continue to refine and develop the language of each element as a cohesive kit of parts. CS2-D, DC2-A, DC3-B-3, DC4-A

- c. Staff strongly supports the east-west orientation of the townhouse grouping along the east property line. The minimization of massing facing the neighboring property allows for great porosity through the site. This orientation also limits the potential for privacy issues that would be present if the massing ran parallel the property line, as shown on Option 1 in the EDG packet. The location of stair bulkheads towards the center of the massing limits the perceived impact of the mass on the adjacent property, and the roof decks allow for an appropriate level of interaction between neighbors while maintaining a sense of privacy. Maintain these positive aspects of massing option 3 as the design evolves. CS2-D-5, DC2-B-1, DC2-C, DC2-D-2, DC4-A-1, DC2-C-3, CS3-A-1, DC4-1

3. Façade Design and Material Treatment:

Staff appreciates the inspiration images shown on pages 50-51 of the EDG packet, which further illustrate how the massing might evolve and how materials and fenestrations might work to provide texture, depth, and variation. If the façade design includes elements discussed in the EDG packet, and the following guidance is addressed, massing option 3 could be developed successfully:

- a. Staff appreciates the clear massing and modulation. Thoughtfully develop each façade and provide a clear architectural concept for how the various parts of the form will be composed using fenestration, extent of glazing, and other secondary architectural elements. DC2-B-1, DC2-C-1, DC2-C-2
- b. Staff notes that option 3 is successful in that each façade of the individual townhouse blocks is visible from the street or from the adjacent properties. Pay special attention to the development of the facades at the end of each townhouse block and design them with the same level of articulation as the front facades. The articulation of each façade should complement the architectural concept. DC2-A-2, DC2-B-1
- c. Staff recommends robust study of the design of the facades that face the central spine including Exceptional tree #8, to ensure that the facades are interesting and serve as a backdrop for the common amenity pace between townhouse units 11 and 12, and 23 and 24. DC2-A and DC3-A
- d. Staff encourages the applicant to look at varying the window types to help further enhance the major massing moves. Provide architectural concept diagrams or sketches to help explain the façade design. CS3-A-1, DC2-B-1, DC2-C-3.
- e. Although the masses are well modulated, provide studies introducing other secondary architectural elements, beyond the varied roof lines, to provide more residential texture to the facades, specifically those that face Woodlawn Ave N and N 92nd St. Examples of this can be seen in the precedent images on page 51 of the packet. CS2-D-5, DC2-B-1, DC2-C-1, DC2-D-1.
- f. Materials should be applied to the massing in a way that helps reinforce the architectural concept. The applicant is strongly encouraged to avoid the use of strong colors or other façade treatments that are one-dimensional. DC2-B-1, DC2-C-3
- g. Staff strongly recommends the development of well-proportioned facades that include the use of smaller-scaled high-quality materials and the various primary and secondary architectural elements shown on page 51 of the EDG packet. The façade design should limit the use of large, flat panel materials void of texture and should include a level of visual interest and residential character on all facades of the project. DC2-B-1, DC2-C, DC2-D-2, DC4-A-1, DC2-C-3, CS3-A-1, DC4-1

4. Site Planning, Ground Floor, Street Edges:

- a. Staff appreciates the overall site planning shown on the preferred Option 3. The thoughtful inclusion of open space in front of each townhouse, the large central circulation spine, respect for the Exceptional trees, and the ample separation along the east property line all contribute to well-balanced experience for pedestrians and members of this community. Staff encourages the applicant to continue to develop the common amenity spaces and pay special attention to any fencing, gates, lighting, and signage necessary for wayfinding and security. PL2-B, PL2-D-1, DC2-B, DC2-C-1
- b. Staff notes the use of ornamental trees and varied landscaping at each townhouse entry and recommends that the overall composition of these elements should be considered with the development of the façade design. PL3-A-3, PL3-A-4, DC4-D
- c. Staff recommends that the applicant further study vehicle access through the site making sure that all services can be adequately served. Confirm the ingress, egress, and turning radius allows for solid waste removal on site. PL4-A, DC1-B-1, DC1-C-3
- d. On the landscape plan provided on page 49 of the EDG packet, there appears to be a differentiation in hardscape materials between driveway, parking area, and pedestrian paths. Further study of how the changes in material can clearly define and accentuate the various paths through the site. PL4-A, DC1-B-1, DC1-C-3
- e. Extend the pedestrian path of the central spine across the driveway and study ways to mark the extent of the spine to improve the visual and tactile identification of the space. PL2-B, PL4-A, DC1-B-1, DC1-C-3
- f. Continue to develop the landscape design at the corner of Woodlawn Ave N and N 92nd St. Staff notes that the more attention should be given to the sidewalk edge to provide more definition to the area under the Exceptional trees, like the small shrubs and grasses proposed along the Woodlawn Ave N planter strip and central spine. PL1-B, DC4-D

ADMINISTRATIVE RECOMMENDATION September 28, 2022

PUBLIC COMMENT

SDCI received no design related comments.

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

All public comments submitted in writing for this project can be viewed using the following link and entering the record number (3037987-LU): <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & RECOMMENDATIONS

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

1. Exceptional Trees and Massing:

- a. Acknowledging that Exceptional Tree #10 (25.8" DBH Scot's pine), as indicated on the Tree Inventory matrix provided on page 19 of the EDG packet, was approved for

- removal by the SCDI arborist, Staff recommends approval of the overall site planning that proposes the retention of Exceptional tree #8 mid-block and the celebration of trees #11 and #12 at the corner of Woodlawn Ave N and N 92nd St as shown on page 11 of the Recommendation packet. CS1-D-1
- b. Staff recommends approval of the overall breakup of massing along the Woodlawn Ave N and N 92nd St frontages and along the north and east property lines. The small grouping of townhouses, with breaks for one-way vehicle access and a central pedestrian walkway through the site, along with their orientation (perpendicular to the property lines) work to mitigate the perceived scale of the project on all sides. The use of bays, covered open roof areas, and the location of stair bulkhead away from the building edges successfully mitigate the height, bulk, and scale of each building block and allow for an appropriate level of interaction between neighbors while maintaining a sense of privacy. CS2-C-1, CS2-D-2, CS2-D-5, CS3-A-1, DC2-A-1, DC2-B-1, CD2-C, DC2-D-2, DC4-A-1, DC4-1

2. Façade Design and Material Treatment:

- a. Staff recommends approval of the overall façade design proposed using fenestration, large extents of glazing in the bays and at the ground level, and other secondary architectural elements, such as the unit canopies and lighting, to complement the overall architectural concept and reinforce the residential nature of townhomes in this neighborhood. CS2-D-1, CS2-D-4, PL2-D-1, PL3-A-4, DC2-B-2, DC2-C-1, DC2-D-1.
- b. Staff recommends approval of the overall design of the bay elements with subtle cornice detailing and the use of open railings and vertical wall elements in between to provide more residential texture and articulation at the roofline of each facade, specifically those that face Woodlawn Ave N and N 92nd St. CS2-D-5, DC2-B-1, DC2-C-1, DC2-D-1.
- c. Staff recommends approval of the overall simple and straight forward material palette, which brings texture and visual interest to each façade including the flat panel fiber cement, lap siding, and purposeful use wood cladding, as shown on the elevation on pages 34-49 and on the material palette shown on page 50 of the Recommendation packet. DC2-B-1, DC2-C, DC2-D-2, DC4-A-1, DC2-C-3, CS3-A-1, DC4-1

3. Site Planning and Street Edges:

- a. Staff recommends approval of the overall site planning including the thoughtful inclusion of open space in front of each townhouse, the large central circulation spine, respect for the Exceptional trees, ample separation along the north and east property lines, and appropriate signage and lighting that contribute to a well-balanced, easy to navigate, and safe experience for pedestrians and members of this community. PL2-B, PL2-D-1, DC2-B, DC2-C-1
- g. Staff recommends approval of the overall landscape and hardscape plan including the proposed plant palette that is layered and of various heights, the clear differentiation in hardscape material at the central spine driveway crossing, and the landscape buffers proposed along the north and east property lines as shown on page 33 and illustrated in perspectives throughout the Recommendation packet. PL2-B, PL4-A, DC1-B-1, DC1-C-3
- b. Staff recommends approval of the overall composition of the proposed ornamental trees, varied landscaping, and the façade design at each townhouse entry. PL3-A-3, PL3-A-4, DC4-D

- c. Staff notes that the in-ground transformer vault, located within the central spine, limits the use of the open space provided adjacent to the Exceptional tree. Staff recommends a condition of approval to study shifting the in-grade transformer vault within the central spine further to the east so that it is within the driveway. This shift would allow for the open space to be designed to incorporate site furniture that would be a true amenity to the community and promote passive interaction with the Exceptional tree. PL1-B, DC1-A-2, DC1-C-4, DC4-D

DEVELOPMENT STANDARD DEPARTURES

SDCI's recommendation on the requested departures were 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 departures.

At the time of the Administrative RECOMMENDATION review, the following departures were requested:

- 1. Structure width and façade length limits in LR zones (SMC 23.45.527.A):** The Code states that the maximum structure width for townhouse developments in an LR zone is 90 feet. The applicant proposes a structural width of 93 feet, 3 inches for Building C.

Staff recommends approval of the departure as the additional facade length requested allows for the retention of Exceptional trees #8, #11, and #12 as shown on pages 70-71 of the Recommendation packet. The design with this departure has the potential to better meet the intent of Design Guidelines CS1.D.1 On-Site Features and DC2.A.1 Site Characteristics and Uses.

- 2. Front Setback (SMC23.45.518.A):** The Code requires that the front setback for townhouse developments in an LR zone is to be a 5 feet minimum and 7 feet average. The applicant proposes a 6 feet, 7 inches average front setback for Building B.

Staff recommends approval of the departure as the reduced average setback requested allows for the reallocation of building massing throughout the site in order to retain Exceptional trees #8, #11, and #12 and provide a more consistent relationship to the street frontages. The design with this departure has the potential to better meet the intent of Design Guidelines CS1.D.1 On-Site Features and DC2.A.1 Site Characteristics and Uses.

- 3. Rear Setback (SMC23.45.518.A):** The Code requires that the rear setback for townhouse developments in an LR zone is to be a 5 feet minimum and 7 feet average. The applicant proposes a 6 feet average rear setback for Building D.

Staff recommends approval of the departure as the reduced average setback requested allows for the shifting of building massing along N 92nd St to retain the Exceptional trees. The design with this departure has the potential to better meet the intent of Design Guidelines CS1.D.1 On-Site Features and DC2.A.1 Site Characteristics and Uses.

DESIGN REVIEW GUIDELINES

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

CONTEXT & SITE

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

CS1-A Energy Use

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

CS1-B Sunlight and Natural Ventilation

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

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

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

CS1-C Topography

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

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

CS1-D Plants and Habitat

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

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

CS1-E Water

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

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

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

CS2-A Location in the City and Neighborhood

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

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

CS2-B Adjacent Sites, Streets, and Open Spaces

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

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

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

CS2-C Relationship to the Block

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

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

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

CS2-D Height, Bulk, and Scale

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

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

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

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

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

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

CS3-A Emphasizing Positive Neighborhood Attributes

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

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

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

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

CS3-B Local History and Culture

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

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

PUBLIC LIFE

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

PL1-A Network of Open Spaces

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

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

PL1-B Walkways and Connections

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

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

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

PL1-C Outdoor Uses and Activities

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

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

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

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

PL2-A Accessibility

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

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

PL2-B Safety and Security

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

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

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

PL2-C Weather Protection

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

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

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

PL2-D Wayfinding

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

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

PL3-A Entries

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

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

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

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

PL3-B Residential Edges

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

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

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

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

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where

possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

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

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

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

PL4-A Entry Locations and Relationships

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

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

PL4-B Planning Ahead for Bicyclists

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

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

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

PL4-C Planning Ahead For Transit

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

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

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

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

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

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

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

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

DC1-B Vehicular Access and Circulation

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

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

DC1-C Parking and Service Uses

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

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

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

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

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

DC2-A Massing

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

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

DC2-B Architectural and Facade Composition

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

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

DC2-C Secondary Architectural Features

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

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

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

DC2-D Scale and Texture

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

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

DC2-E Form and Function

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

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

DC3-A Building-Open Space Relationship

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

DC3-B Open Space Uses and Activities

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

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

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

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

DC3-C Design

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

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

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

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

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.

Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

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

DC4-B Signage

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

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

DC4-C Lighting

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

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

DC4-D Trees, Landscape, and Hardscape Materials

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

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

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

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

DC4-E Project Assembly and Lifespan

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

RECOMMENDATIONS

The analysis summarized above was based on the design review packet uploaded Friday, August 19, 2022. After considering the site and context, considering public comment, reconsidering the previously identified design priorities and reviewing the materials, the Recommendation phase of the subject design is APPROVED with the following condition:

1. Study shifting the in-grade transformer vault within the central spline further to the east so that it is within the driveway. Design the open space to incorporate site furniture that would be a true amenity to the community and promote passive interaction with the Exceptional tree. PL1-B, DC1-A-2, DC1-C-4, DC4-D

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 condition 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 condition identified during the recommendation phase of review.

Applicant response to the preliminary Design Review Condition:

1. The applicant responded to condition 1 by relocating the in-grade transformer vault within the central spline further to the east so the open space design could incorporate more site furniture that would be a true amenity to the community and promote passive interaction with the Exceptional tree. See sheets L1 and 02 of the revised MUP drawing set. This response satisfies the preliminary 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 finds that the proposal is consistent with the City of Seattle Design Review Guidelines.

DIRECTOR'S DECISION

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

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.

David Sachs, Sr. Land Use Planner
Seattle Department of Construction and Inspections

Date: December 15, 2022