



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

Project Number: 3032410-LU
Applicant Name: John Woodworth, Stickney Murphy Romine (SMR)
Address of Proposal: 2821 SW Yancy Street

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a 3-story apartment building with 44 small efficiency dwelling units. No parking proposed. Existing building to be demolished. Administrative Design Review conducted under #3032038-EG.

The following approvals are 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

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

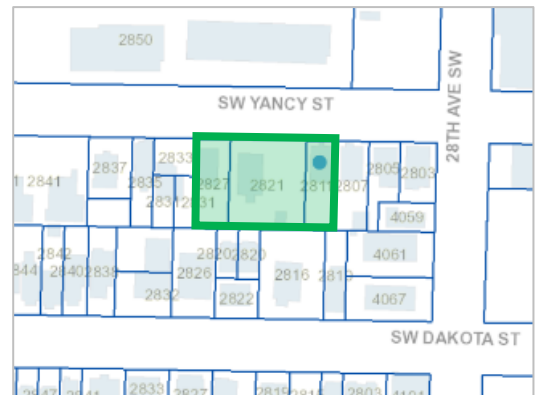
Site Zone: Multi-family LowRise 1 (M) (LR-1 (M)).

Zoning Pattern:
North: Industrial Buffer Unlimited 85(IB U/85)
South: LR1 (M)
West: LR1 (M)
East: LR1 (M)

Total Project Area: 16,210 Square Feet (SF)

Overlay District: None

Environmental Critical Areas: None



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 file will control.

CURRENT AND SURROUNDING DEVELOPMENT; NEIGHBORHOOD CHARACTER:

The site consists of three existing tax parcels addressed from the west to the east as 2827, 2821, and 2811 SW Yancy St., located within the North Delridge neighborhood of West Seattle. The site's western-most parcel is currently occupied by a 1.5 story single-family residence with basement built in 1908. The parcel located directly east houses a 1.5-story single-family residence with basement built in 1920. The parcel located farthest to the east contains a 1-story single-family residence built in 1906.

The site slopes from west to east with a grade change of approximately 18' from highest point to lowest. There is currently an exceptional tree; (Northern White Cedar -Thuja Occidentalis), with a 15" DBH, 18-foot diameter canopy, abutting the sidewalk of the property identified as 2821 SW Yancy. Several other trees, a total of nine, are located throughout the development site that do not meet the threshold definition of being exceptional.

The neighborhood to the west and east is residential in character, and zoned LowRise 1 (LR1 (M)). Located to the north on the north side of SW Yancy is a self-storage facility which is within an Industrial Buffer zone. Located immediately to the east is an office park and a surface parking lot. Located to the north of the storage facility is Nucor Steel Plant.

Public Comment:

The public comment period ended on December 09, 2019. 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 the requirement that projects going through the demolition and construction process are subject to Puget Sound Clean Air Agency regulations.

I. ANALYSIS – DESIGN REVIEW

ADMINISTRATIVE EARLY DESIGN GUIDANCE August 30, 2019

The packets include materials presented through design review and are available online by entering the record numbers at this website: [Permit and Property Records](#)

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

Mailing Public Resource Center
Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

There were no written public comments.

SDOT provided the following comments in writing:

- Supports the proposed location for the site's trash room as shown in the preferred design alternative as there are existing curb cuts within 150' of the project site, SDOT will not permit a new waste access ramp for the project.

- Encourages the design team to reach out to SPU for guidance and approval of the proposed solid waste collection plan if this has not been done already.
- Stated that the ADR packet site plan and design alternative plans do not appear to show the dimensions of the existing sidewalk and planting strip. SDOT asks the applicant team to dimension the existing and proposed sidewalk cross-sections on plans in subsequent ADR submittal.
- Strongly encourage the project to consider providing a new 5.5' planting strip adjacent to the curb, with a new 6' sidewalk behind it.

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 & STAFF 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. Massing

- a. Staff supports individual design elements of both massing Option 1 and Option 3. Staff also supports the individual building concept designed to fit within the existing townhouse development context. Options # 1 and 3 each have units laid out around a centralized court or commons area with equal access by the surrounding residential units. Options 1 and 3 allow spaces between building volumes or masses that preserve the kind of spacing that occurs in single family neighborhoods albeit with larger massing (**CS1-B-1, CS2-C-2, PL2-A-1**)
- b. The design should possess a stronger connection to the street per Design Guideline CS2-B-2 by locating the centralized commons area closer to the street frontage similar to the approach in Option 1. (**CS2-B-2, DC1-A-1**)
- c. As the site slopes dramatically from west to east, the proposed building masses should reflect the natural topography and landforms as these attributes ought to inform project design. Greater care should be taken to step the buildings downward following the existing topography. Doing this will reduce the amount of perceived mass along the street front and give the adjacent residences to the east relief. (**CS1-C-1, CS1-C-2**)
- d. Staff recommends further development of Option 3, the applicant's preferred massing option; however, the applicant will need to shift the common area along with the office and lobby to the street side of the complex to ensure a primary residential entry. The lower central volume is much preferred. (**CS1-C-1, CS1-C-2, CS2-B-2**)

2. Architectural Concept:

- a. Materials, window sizes and depths and façade treatments will be critical to the success of the final preferred massing option. The applicant team should explore the subtle use of varying textures and materials that extend into the interior building façade and commons area which will create visual interest and continuity. **(DC2-A-2, DC2-B-1, DC2-C-1, DC2-D-1, DC2-D-2)**
- b. Staff does not support the use of large-scale panelized materials, as suggested by the “façade composition” precedent image on page 25 of the EDG packet. The façade composition and materiality should instead contribute to a fine-grained texture and reduce the perceived bulk and scale. **(CS2-D, DC2-D, DC4-A)**
- c. A varied but semi-subdued façade composition and its materials should be used to differentiate the three portions of the mass and discourages the use of numerous contrasting colors of a singular material type. **(DC2-B-1, DC2-D-2, DC4-A)**
- d. Staff recommends further exploration of secondary architectural features that add depth and visual interest, activate the façade, and reduce the perceived mass. Incorporate decks, recessed balconies, canopies, and varied rooflines, as depicted in the precedent images in the EDG packet. **(DC2-A-2, DC2-C)**

3. Streetscape

- a. Staff supports a greater level street interaction by locating the commons area closer to the street which will aid in creating an easily identifiable entry point while recessed portions of the building emphasize privacy for tenants. **(PL3-A-1)** Staff does not support the bulk and height of the central area building mass as seen in the preferred option and requests that the design team develop an alternative design approach by reducing the height. or bring the lower level commons area as seen in closer to the street frontage, or other approach. If the commons area is brought closer, it shall not interfere with the exceptional tree **(PL3-A-1)**
- b. Provide detailed graphics of the ground level walkways, the streetscape improvements and the intersection between the two at the Recommendation phase. Details and ground treatments shall establish a pedestrian-oriented street edge that promotes human interaction, enhance the public realm, and and interest along the building frontage. **(PL1-B-3, PL3)**
- b. The proposed location in Option #3 for solid waste storage is quite problematic. Minimize the visual and other impacts of the trash staging area on residential units and the pedestrian realm by locating it away from the street similar to Options #1 and 2. SDCI does not support SDOT’s preference on the location of the solid waste storage area. **(DC1-C-2, DC1-C-4)**

4. Common Area & Landscaping

- a. A strong open space concept and landscape design is critical to the success of the internal courtyard spaces. The two-courtyard approach should be well-designed, attractive spaces that promote a range of activities and social interaction. Provide a detailed landscape plan prepared by a landscape professional at the Recommendation phase. **(PL2-C-3, DC3, DC3-B-1, DC3-B-4, DC3-C-2)**
- b. Use the common/ amenity space to allow for activation and the ability to spill-out into the court space. The commons room and the hallways should be designed with greater transparency and porosity at the ground level. **(PL2-C-3, DC3-A-1, DC3-B-1)**

- c. Staff questions how the ground-level residential units will relate to the internal courtyards. The design team shall provide vignettes of the interior courtyard space depicting landscaping, fence design, paving material, seating and lighting where applicable. **(DC3-A-1, DC3-B-1)**
- d. Provide additional information about the exceptional tree and how it relates to the project. Added information shall include vignettes of the tree and its relationship to the buildings, landscaping, hardscapes and other elements. Staff applauds the preservation of the tree. **(CS1-D-1, CS2-D-2, DC4-D-4)**
- e. The applicant team shall provide additional information about the bike storage area, the design elements, the site circulation and access and security measures. **(PL4-B-2, PL4-B-3)**

5. Respect for Adjacent Sites:

- a. Staff supports the use of the walkways/hallways designed to connect the individual buildings and provide accessibility to all residential units. **(CS2-D-5, PL2-D, PL3-A-4, PL3-B-1)**
- b. The design team shall demonstrate if there are privacy impacts along the elevated pedestrian walkways that might require mitigation. **(CS2-D-5, PL2-D, PL3-A-4, PL3-B-1)**
- c. Care should be taken in designing the east, west and south facing building facades in order to minimize views into abutting residential uses. Identify the sizes, location, and type of windows to be used on these facades. The applicant team shall provide a window impact analysis for all exterior non-street facing facades. **(CS3-A-1, CS2-B, CS3-A-1, DC2-A)**

ADMINISTRATIVE EARLY DESIGN GUIDANCE February 19, 2020

PUBLIC COMMENT

SDCI received no written comments.

ADMINISTRATIVE EARLY DESIGN GUIDANCE February 14, 2020

PUBLIC COMMENT

After the completion of the Early Design Guidance phase.

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 citywide 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. Concerns with building height calculations and bicycle storage standards are addressed under the City's zoning code and are not part of this review.

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

PRIORITIES & STAFF RECOMMENDATIONS

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

1. Massing

- a. Staff recommends approval of how the applicant has further refined the preferred option, Option 3, to emulate more of residential character along the street edge by expressing more of a townhouse look similar to other developments in the area. (CS1-B-1, CS2-C-2, PL2-A-1)
- b. Staff approves of how the street-facing facade has been redesigned using bay forms that extend the full height of the structure and the use of color at each plane change which reinforces the verticality of each bay. (CS1-B-1, CS2-C-2, PL2-A-1)
- c. Staff supports approval of the proposed location of the common room and office spaces at the center of the site that connect with the outdoor spaces resulting in a protected, private, space for tenants. Staffs support this configuration as a result of several design changes that aid in defining the entries into the site and other changes which aid in establishing a stronger connection with the street edge. (CS2-B-2, DC1-A-1)
- d. Staff supports approval of how the parapet heights along with the retaining wall on the north elevation have now been stepped or varied to create visual movement along to the building and create the impression that the building is stepping with the grade. (CS1-C-1, CS1-C-2)

2. Architectural Concept:

- a. Staff supports approval of how specific material treatments have been applied to provide a cohesive design language throughout the project while also allowing for a unique material expression at each bay element. (DC2-A-2, DC2-B-1, DC2-C-1, DC2-D-1, DC2-D-2)
- b. Staff supports how the facade treatments extend the full height of the structure and the color changes where there are changes in plane or where there is a separation between one townhouse unit to another which is similar to the design language of a townhouse fitting better into the neighborhood context. (CS2-D, DC2-D, DC4-A)
- c. Staff supports how windows have now been included on two sides of the outer most bays design to bring in light from two sides while adding greater emphasis on the verticality of the building. (DC2-A-2, DC2-B-1, DC2-C-1, DC2-D-1, DC2-D-2)
- d. Staff supports approval of how the façade has been articulated using two types of lap siding and fiber cement panels at strategic locations to create a rhythmic façade language throughout the project. (CS2-D, DC2-D, DC4-A)
- e. Staff supports approval of the proposed color changes and façade patterning designed to break-up the larger façade planes. Staff also supports the limiting of the number of window types which supports the feeling of a townhouse development. (DC2-B-1, DC2-D-2, DC4-A)
- f. Staff supports the approval of the added secondary architectural features which includes an entry trellis with catenary lights to further highlight courtyard access points and provide a wayfinding element for visitors, the varied parapet heights to emphasize the bay elements. (DC2-B-1, DC2-D-2, DC4-A)
- g. Staff supports the approval of the awnings located over Level 1 windows indicative of a typical townhouse development. Staff request that a horizontal band of color of a similar

color hue but of a much lighter color value be added to horizontal panel just below the awnings as accent and to further emphasize bay/townhouse concept. (DC2-A-2, DC2-C)

3. Streetscape

- a. Staff supports approval of the strategies used to create a better connection to the street with semi-public oriented ground floor with building plane changes that mimic a townhouse development, the use of bench seating, path lighting and landscaping to create a better connection to the street and transition into the building. Staff also supports approval of the stepping down of the retaining wall which now does a better job visually framing the Exceptional tree. (PL3-A-1)
- b. Staff supports approval of the streetscape improvements at the main entry designed to promote a more identifiable and equitable entry into the center of the building. (PL1-B-3, PL3)
- c. Staff supports the location of the solid waste storage and staging with all bins located inside the trash room having windows in the same style/design as the residential units, to maintain the residential look along the street-facing façade with the sill having been raised to avoid views of bins staged inside. (DC1-C-2, DC1-C-4)

4. Common Area & Landscaping

- a. Staff supports the approval of the interior courtyards designed to be an extension of the central common area and act as the primary gathering space for tenants. Staff appreciates how units open directly out onto the courtyard or off the overhead walkways facing the courtyards allowing onsite Staff to interact with tenants on a more regular basis. (PL2-C-3, DC3, DC3-B-1, DC3-B-4, DC3-C-2)
- b. Staff supports approval of the use of the integrated seating provided at bio- retention planters along with integrated walkway paving designed to encourage tenants to use the common outdoor spaces. (PL2-C-3, DC3-A-1, DC3-B-1)
- c. Staff appreciates the added information that describes the Exceptional tree and how it will help to define the entry while providing mature vegetation along the street facing façade as well as the new retaining wall that will be stepped to move with the topography and will include addressing for the building to further define the building entry. (CS1-D-1, CS2-D-2, DC4-D-4)

5. Respect for Adjacent Sites:

- a. Staff supports approval of the provision of secondary windows that face an alternative direction (toward the courtyards) to give tenants an options for views and light and as a way to mitigate potential privacy issues with neighboring properties to the east and west. (CS3-A-1, CS2-B, CS3-A-1, DC2-A)

DEVELOPMENT STANDARD DEPARTURES

Staff's recommendation on the requested departure(s) was based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s).

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

1. **Structure Width and Façade Length Limits in LR zones (SMC 23.45.527):** The Code requires that structure width in LR zones not exceed 45 feet for apartments in an LR 1 zone.

The applicant is requesting a departure to allow for a maximum structure width of 143'- 4 1/8", which would be modulated or broken up by two 12'- 2 1/8" wide separations or gaps in the façade that would be bridged by exterior walkways.

The massing configuration allows for the structure to be perceived as three separate structures, reducing the overall perceived mass. Although the walkways serve to connect the building segments, the width of enclosed/interior areas of the building would otherwise meet the 45-foot maximum width requirement.

Staff recommends approval of the departure request as the resultant design better meets the intent of guidelines with the connecting walkways being placed a considerable distance from the Yancy St. right of way. In order to emphasize this breakdown in the massing and support the departure request, the following condition is recommended: The connecting walkways shall be primarily glazed to enhance the perception of three separate volumes and provide a visual connection to the outdoor courts.

DC2-A-2. REDUCING PERCEIVED MASS, DC2-B ARCHITECTURAL AND FACADE COMPOSITION

Type I Decision per determination by SDCI Director:

The applicant is requesting a reduction in the number of required bicycle parking spaces by 50% to a total of 22 bicycles. The zoning reviewer will need to make the determination that this project meets all the applicable criteria.

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

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 surrounding

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.

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-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-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.

ANALYSIS & DECISION – ADMINISTRATIVE 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 applicant responded with a memo dated March 20, 2020 noting that the north façade was updated to include a highlight color at fiber cement panels between windows on building bays per direction from the Recommendation Report.

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 conditions 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 8/20/2019. 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, mud and dust, environmental health 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 in Lowrise zones.

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.

Construction Impacts – Mud and Dust

Approximately 3,200 cubic yards of material will be excavated and removed from the site, with another 1,000 cubic yards of soil imported. Transported soil is susceptible to being dropped, spilled or leaked onto City streets. The City's Traffic Code (SMC 11.74.150 and .160) provides that material hauled in trucks not be spilled during transport. The City requires that loads be either 1) secured/covered; or 2) a minimum of six inches of "freeboard" (area from level of material to the top of the truck container). The regulation is intended to minimize the amount of spilled material and dust from the truck bed en route to or from a site.

No further conditioning of the impacts associated with these construction impacts of the project is warranted pursuant to SEPA policies (SMC 25.05.675.B).

Environmental Health

The applicant submitted studies regarding existing contamination on site (ATC Group Services, LLC, February 7, 2018 "*Phase I Environmental Site Assessment, Limited Hazardous Materials Survey*") which did not reveal evidence of recognized environmental conditions in connection with the proposed project except the presence of asbestos and limited lead-based paint and the potential for subsurface vapor migration. No underground storage tanks (USTs) were observed on the site, however a pipe was observed protruding out of the ground and its purpose is unknown. The report recommends caution during periods of excavation.

Based on the evaluation of the known or suspected releases of hazardous substances or petroleum products (hazardous gas vapors), some distance from the project site, potential pathways, the historical UST at the east-adjacent property is a potential subsurface vapor migration source and considered to represent a *recognized environmental condition* to the property.

Mitigation of contamination and remediation is in the jurisdiction of Washington State Department of Ecology ("Ecology"), consistent with the City's SEPA relationship to Federal, State and Regional regulations described in SMC 25.05.665.E. This State agency program functions to mitigate risks associated with removal and transport of hazardous and toxic materials, and the

agency's regulations provide sufficient impact mitigation for these materials. The City acknowledges that Ecology's jurisdiction and requirements for remediation will mitigate impacts associated with any contamination.

Compliance with Ecology's requirements would be expected to adequately mitigate any adverse environmental impacts from the proposed development and no further mitigation would be warranted for impacts to environmental health per SMC 25.05.675.F.

As asbestos has been 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.

As lead has been 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: greenhouse gas emissions; parking, 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, historic resources, height bulk and scale, parking, plants and animals warrant further analysis.

Greenhouse Gas Emissions

Operational activities, primarily vehicular trips associated with 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 structures on site are more than 50 years old. These structures were reviewed for potential to meet historic landmark status. The Department of Neighborhoods reviewed the proposal for compliance with the Landmarks Preservation requirements of SMC 25.12 and indicated the three structures aged 114, 112, and 100 years old are unlikely to qualify for historic landmark status (Landmarks Preservation Board letters, reference number LPB 166/20. 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 has gone through 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 and Traffic

The proposed development includes 44 residential units with no off-street vehicular parking spaces. Approximately 4 external vehicle trips per day are estimated to occur. Trips will be limited to staff arriving/leaving the site. Given the income level of the tenant population, tenants will rely primarily on public transit for transportation. Parking impacts are anticipated to be minimal, therefore, no mitigation is warranted pursuant to SMC 25.05.675.M.

Plants and Animals

The proposal includes retention of the of a Northern White Cedar an Exceptional Tree located at the center of the northern property line. In order to mitigate impacts to the Exceptional Tree(s) under SMC 25.05.675.N, a condition for a tree preservation plan is warranted as a condition of approval. Tree protection measures will be implemented to maintain the tree’s critical root zone while the canopy will be pruned to allow for construction. A new retaining wall will be provided to aid in maintaining the grade around the exceptional tree. The tree preservation plan shown in the May 25, 2019 arborist report will be required on any demolition, excavation, shoring, and construction permit plans.

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).

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. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner (David Landry, david.landry@seattle.gov).

CONDITIONS – SEPA

Prior to Issuance of Demolition, Excavation/Shoring, or Construction Permit

2. The plans shall show the tree preservation plan, consistent with the arborist report prepared by Seattle Tree Consulting May 25, 2019 on file with SDCI.

During Construction

3. Construction protection fencing shall be installed prior to construction activities and remain in place for the duration of all construction activity. Fencing shall only be moved temporarily if minor disturbances must occur within the drip line and the fencing shall be replaced immediately once that portion of the work is completed.

David Landry, AICP, Land Use Planner
Seattle Department of Construction and Inspections

Date: May 18, 2020

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IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT

Master Use Permit Expiration and Issuance

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered “approved for issuance”. (If your decision is appealed, your permit will be considered “approved for issuance” on the fourth day following the City Hearing Examiner’s decision.) Projects requiring a Council land use action shall be considered “approved for issuance” following the Council’s decision.

The “approved for issuance” date marks the beginning of the **three year life** of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by SDCI within that three years or it will expire and be cancelled (SMC 23-76-028). (Projects with a shoreline component have a **two year life**. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at prc@seattle.gov or to our message line at 206-684-8467.