



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

Project Number: 3032735-LU

Applicant Name: Matt Wittman, Wittman Estes Architecture + Landscape

Address of Proposal: 8822 9th Ave SW

SUMMARY OF PROPOSED ACTION

Land Use Application to allow 2, 4-story townhouse buildings (12 units total) with 2 Accessory dwelling units. Parking for 14 vehicles proposed. Early Design Guidance conducted under 3025366-EG. Environmental review includes future full unit lot subdivision.

The following approvals are required:

Design Review (Seattle Municipal Code 23.41)

SEPA - Environmental Determination (Seattle Municipal Code Chapter 25.05)

SEPA DETERMINATION:

- 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

BACKGROUND

The site is mapped as having an Environmentally Critical Area for Steep Slope. In an email dated October 7, 2020, the SDCI Geotechnical Engineer stated that; *‘With additional information from you and I also just found a note in the permit system indicating the mapped steep slope is Not a steep slope’.*

Site and Vicinity

Site Zone: Multi-family Lowrise 2 (LR2 (M))

Zoning Pattern: The site sits in a small node of lowrise 2 and neighborhood commercial zoning flanked by a more expansive single family 5000 Zone.

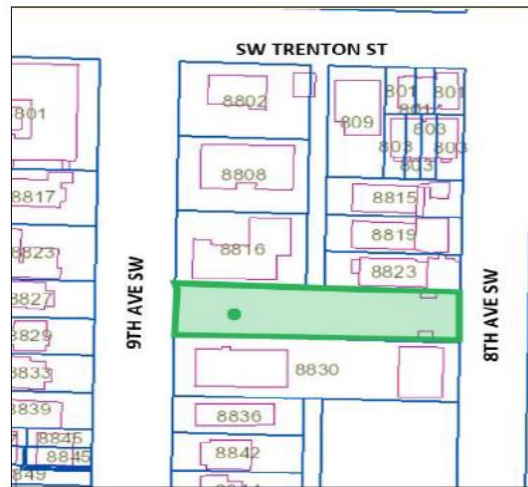
(North) LR2 (M)
(South) LR2 (M)
(East) SF 7200
(West) LR2 (M)

Lot Area: 13,734 SF

Access: The through lot site is currently undeveloped. 9th Ave SW is developed with curb and sidewalk while the east right-of-way is unimproved adjacent to Westcrest Park.

Environmentally Critical Areas: ECA 1 Steep Slope

Current and Surrounding Development; Neighborhood Character; Access: The development site is within a neighborhood developed primarily with single-family housing yet is within a node of multi-family and commercial development. Abutting rights-of-way include 9th Avenue South (paved and improved with sidewalks, to the west), 8th Avenue South (unimproved, to the east), and an alley for which the terminus is the north boundary of the subject parcel. Sidewalks are provided in 9th Avenue Southwest, and the alley is improved sufficiently for vehicle access.



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 Seattle DCI's files will control.

The site is immediately west of Westcrest Park, towards which the topographic elevation increases slightly. The nearby multi-family housing is on 9th Ave SW, north and south of the proposed site. A hair salon is ½ block north of the site and a convenience store is ½ block to the south; both on sites zoned for commercial use. Single-family residences in the area exhibit a variety of architectural character, materials, and roof styles, including gable and hip roofs; they appear to be of a variety of eras, from the early 20th century to the 1990s.

Public Comment:

The public comment period ended on January 8, 2020. In addition to the comments received through the Design Review process, other comments were received and carefully considered, to the extent that they raised issues within the scope of this review. These areas of public comment related to lack of parking and increased density.

I. ANALYSIS – DESIGN REVIEW

EARLY DESIGN GUIDANCE September 23, 2019

PUBLIC COMMENT

The public comment period concluded on February 25, 2019. SDCI received no public comment regarding the proposed development.

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

and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI, and are not part of this review.

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

PRIORITIES & RECOMMENDATIONS

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

ADMINISTRATIVE EARLY DESIGN GUIDANCE

1. Response to Context

- a. Modify the massing to respond to the lower nearby scale (single family residences to the west) (CS2.C.2 Relationship to the Block, DC2.C.3 Fit with Neighboring Buildings, CS3.A Architectural Context and Character, CS3.1 Neighborhood Context).
- b. Design the proposal with materials that relate to the context and are high-quality (DC2.D, DC4.A).
- c. With the MUP application and recommendation packet, provide a written description and/or images that demonstrate that the context of nearby buildings--especially single-family residences in the neighborhood to the west (CS2.C.2 Relationship to the Block, DC2.C.3 Fit with Neighboring Buildings, CS3.A Architectural Context and Character, CS3.1 Neighborhood Context).

2. Massing Option and Site Plan. Staff supports aspects of the overall massing and varied site plan configuration proposed within Option 3, with the following modifications:

- a. Switch the location of the parking to the north edge of the site and group the landscaped and open space areas on the south edge of the site, to better comply with design guidelines related to landscaping, minimizing the impact of parking, and access to sunlight (CS2.B, PL1.A, DC1.C, DC2.A).
- b. Reconfigure areas no longer required for parking access (such as the space between the east and west buildings) as shared, usable landscaped space. (CS2.B, PL1.A, DC1.C, DC2.A).
- c. SDCI advises the applicant to communicate with SPU regarding the location and size of waste removal area(s) on-site (DC1 – Project Uses and Activities).
- d. Retain a varied arrangement of masses, as shown on the proposed Option 3 site plans, especially on the southern facades (DC2.A).

3. Design Concept and Form.

- a. Design the location and façade treatment to minimize the appearance of the stair towers (DC2).
- b. Modify the roof forms to better respond to context and massing. (DC2 – Architectural Concept).
 - i. Explore pitched and gabled roofs that will contribute to neighborhood character.

- ii. Demonstrate how the roof design responds to nearby context, including single-family homes with pitched roofs across 9th Ave. S.
 - iii. Sawtooth roofs, if oriented to provide the consistency and harmony and to fit with neighboring residential context, could be one of several appropriate options.
 - c. Demonstrate a clear architectural concept (DC2 Architectural Concept, CS3).
 - d. Provide the following drawings with the MUP application to demonstrate the proposed design concept:
 - i. Demonstrate the proposed massing forms, unobscured by shadow from neighboring buildings.
 - ii. Axonometric drawings at ground-level, and street-level elevation drawings (looking southeast from 9th Ave. S., and looking directly east at the western street-facing façade) that clearly show the proposed street-facing facade.
 - iii. Plan drawings that clearly show the location of adjacent building footprints.
 - iv. Amend the existing context images from the EDG packet with description(s) that specify which, where, and how elements of the images included in the packet are intended to be integrated into the development and/or include images that realistically present the appearance of future development.
- 4. **Façade & Materials.** Design the façades with a cohesive composition to enhance the street frontage and the experience of users inside the site (DC2 Architectural Concept).
 - a. Retain the street-fronting forms/facades. Provide elevation and axonometric drawing(s) that clearly articulate the full street-facing façade (DC.2, CS2.C.2, PL1.B).
 - b. Demonstrate consideration of the impact of proposed facades on street-level interaction, and human scale and texture (PL3, PL4, DC2.D).
 - c. Design entries with integrated canopies and architectural elements in a way that compliments the overall human-scale site design. (PL3-A).
 - d. Provide elevation drawing(s) that show the full street-facing façade, and that demonstrate compliance with Public Life and other Design Guidelines (DC.2, CS2.C.2, PL1.B).
 - e. Demonstrate how entries will respond to the site context and enhance the street-level environment (PL3.A).
 - f. Minimize blank wall conditions where visible from the street from the street (as shown in the drawings on the south façade). (DC2.C, DC2.C)
 - g. With the MUP application, provide drawing(s) of the north-facing facades, clearly showing consideration of massing, façade, and blank wall mitigation (DC2.C, DC2.C).
 - h. Design fenestration in response to sunlight and natural ventilation of the south-facing development site, and anticipating potential future redevelopment of adjacent parcels. Consider the composition of fenestration at corners, especially on street-facing corners (DC2.B, DC2.C, DC2.E).
 - i. If upper-story balconies are to be proposed, design them to be cohesive with the design concept and overall façade composition (DC2.C).

5. **Landscaping/Lighting.** Integrate landscaping throughout the site in a way that considers the overall architectural concept and context. (DC3 Open Space Concept, CS1 Natural Systems and Site Features)
 - a. Design vegetation on-site and in the right-of-way to compliment the proposed massing; consider symmetry and/or asymmetry. (DC.2, CS2).
 - b. In conjunction with the reconfigured area referenced in guidance item 2.b, provide a related additional landscaped/courtyard area. (DC3.B(4), DC.2, PL1).
 - c. Design common and private open spaces for use by all residents to encourage physical activity and social interaction (DC3.B(4), DC.2, PL1).
 - d. Design the landscape plans enhance the Exceptional Tree(s). (CS1-D, DC4-D)
 - e. Demonstrate how the hardscape will respond to the context of the site and vicinity, and how shared open space will be used by residents. (CS1.D, CS2.B(3), CS2.C.2, PL1.A(2), PL1.B, PL2.C(3), DC.2, DC4.D, DC3.B(4)).
 - f. Intersperse trees and landscaping as possible through the site: consider columnar trees placed adjacent to the buildings (CS1.D).
 - g. Provide a concept lighting plan that describes or shows how the lighting relates to the architectural concept; the applicant provided PL2.B.2 - Walkability, "Lighting for Safety" as a guideline that influences the development (DC2.D, PL2.B).
 - h. SDCI supports the integration of trees into the development and applauds the applicant team for proposing trees. With the MUP application, demonstrate in the landscape plan showing the configuration of those trees to provide for a pleasant space at-grade, landscaping in response environmental factors (topography, drainage, etc.), and long-term plant survival (CS1, DC4).

RECOMMENDATION October 7, 2020

PUBLIC COMMENT

SDCI did not receive any design review related comments. SDCI received non-design related comments concerning parking.

PRIORITIES & RECOMMENDATIONS

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

1. Response to Context

At EDG the applicant was asked to modify the massing to respond to the lower nearby scale (single family residences to the west) and to design the proposal with materials that relate to the context and are high-quality. Staff appreciates the documentation, design development, and application of materials in a way that is responsive to the neighborhood context. The project design is recommended for approval. (CS2.C.2, DC2.C.3, CS3.A, CS3.1, DC2.D, DC4.A)

2. Massing Option and Site Plan.

Staff recommended at EDG to switch the location of the parking to the north edge of the site and group the landscaped and open space areas on the south edge of the site, to better comply with design guidelines related to landscaping, minimizing the impact of parking, and access to sunlight. The applicant successfully reorganized the site to allow for a more

successful response to the site, solar access and contiguous open space. The usable open space created between the varied arrangement of masses has been developed into communal open space that will allow for multiple uses at the same time and promote resident interaction. Staff recommends approval of the massing and site plan. (CS2.B, PL1.A, DC1.C, DC2.A).

3. Design Concept and Form.

The applicant was asked at EDG to design the location and façade treatment to minimize the appearance of the stair towers and to modify the roof forms to better respond to context and massing. Staff recommends approval of the design, based on the extensive analysis of context (datum lines and prevalence of flat roofs), clear architectural concept diagrams, and the relocation of stair towers to the interior of the structure (DC2, CS3).

4. Façade & Materials

Staff asked the applicant at EDG to design the façades with a cohesive composition to enhance the street frontage and the experience of users inside the site (DC2 Architectural Concept).

- a. The applicant proposes entries with integrated architectural elements in a way that complements the overall human-scale site design. These elements include custom address signage with specialty lighting and brick detailing that provides texture and depth. These elements and composition are recommended as part of the approval of this design. (PL3-A).
- b. At EDG staff expressed concern with how the street-facing façade and entries complied with Public Life and other Design Guidelines. Staff strongly supports the applicants design development shown in the Recommendation packet and the MUP drawings. The proposed design includes open and inviting entries along the street with interesting signage and lighting, ample landscape buffering, and a clear delineation between residential access paths into the site and individual unit entries. The blank walls have been reduced with ample opening through into the carport area allowing views and natural light further into the site. Window fenestrations and material application follow a clear parti and architectural concept resulting in a pleasing and elegant compositions. Staff recommends the approval of the design based on the use of high-quality materials, special metal signage and lighting, and façade composition. (DC.2, CS2.C.2, PL1.B).
- c. Guidance at EDG stated that if upper-story balconies are to be proposed, they should be designed to be cohesive with the design concept and overall façade composition. Staff applauds the applicant for including balconies throughout the composition and recommends the approval of the design based on the use of high-quality horizontal railing that ties into the horizontal nature of the wood window screening and fencing throughout the site. (DC2.C).

5. Landscaping/Lighting.

At EDG staff recommended that the design should integrate landscaping throughout the site in a way that considers the overall architectural concept and context. (DC3 Open Space Concept, CS1 Natural Systems and Site Features)

- a. Staff recommends approval of the proposed design based on the location of trees along the sidewalk and the southern edge of the site, and the use of landscaped areas to provide transition from the more public areas of the site and the

residences. (CS1.D, CS2.B(3), CS2.C.2, PL1.A(2), PL1.B, PL2.C(3), DC.2, DC4.D, DC3.B(4)).

- b. The common residential courtyard includes multiple areas to promote interaction that include: dog washing area with a wall mounted shower equipment, raised corner bench sitting area, and a wall mounted mailbox area. There is also an ornamental tree proposed for visual interest. (DC3.B(4), DC.2, PL1). The lighting design is focused on accenting walkways and entries to ensure public safety and walkability at night. Festoon lights are proposed at the common courtyard to encourage gathering and interaction. (DC2.D, PL2.B). Staff recommends approval of this design.

DEVELOPMENT STANDARD DEPARTURES

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

DESIGN REVIEW GUIDELINES

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

CONTEXT & SITE

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

CS1-A Energy Use

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

CS1-B Sunlight and Natural Ventilation

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

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

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

CS1-C Topography

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

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

CS1-D Plants and Habitat

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

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous

habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

CS1-E Water

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

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

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

At the conclusion of the Administrative RECOMMENDATION review, Staff recommended the project be APPROVED.

The analysis summarized above was based on the design review packet dated Friday, July 17, 2020 and the Master Use Permit drawing set dated July 17, 2020 and uploaded on August 25, 2020. 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 no conditions.

DIRECTOR'S DECISION

The Director accepts the Design Review Board's recommendations and CONDITIONALLY APPROVES the proposed design.

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 12/9/2019. 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, greenhouse gas, construction traffic and parking impacts, as well as mitigation.

Greenhouse Gas Emissions

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

Construction Impacts - Parking and Traffic

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

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, Midrise, Highrise, Residential-Commercial and Neighborhood Commercial 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. applicant's environmental checklist does not indicate that extended hours are anticipated.

Long Term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal including the following: greenhouse gas emissions; parking, and 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, height bulk and scale, parking, shadows on open space, and transportation 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.

Height, Bulk, and Scale

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

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

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

Parking

The project will provide 14 on-site parking stalls. Based on King County's Right Size Parking model, the project is expected to generate parking demand for roughly 14 vehicles at peak times. Parking demand for residential projects typically peaks during late overnight and evening hours. No parking spillover is expected from the project, and no mitigation is warranted pursuant to SMC 25.05.675 M.

Plants and Animals

Mature vegetation is located on the site, including one exceptional tree. The applicant submitted an arborist report, Tree Risk Assessment Report, dated March 15, 2019, and identified the exceptional tree, 33" Madrona, on pages 6 and 7 of the Design Review packet and the MUP plan set. SDCI's Arborist has reviewed the information.

Removal of this tree is based on the Level 3 Tree Assessment Report, dated May 26, 2020, in which the Arborist states; *'At first visual inspection of the tree, the initial optimism from the 3/16/19 report for any long-term survivability is gone. While there is new growth from this spring on the branch tips as of 5/15/20 all the actual leaves are wilting with just the flowers vital. There has been an increase in outright dead branches on the one leader of the 2 that shows*

signs of life. The live canopy must be in the low 30percentile and there is no hope of a rebound.’, and; ‘Cankers were noted throughout the tree. It is my professional opinion that the tree has an advanced Arbutus Canker infestation and is killing the tree with so much damage already done, recovery is not possible.’, and in conclusion; ‘In closing: it is our professional opinion that this tree be removed and replaced with an appropriate species.’

SDCI has reviewed the proposal and determined that the landscape plan proposes new trees that will replace and exceed the canopy of the existing tree at maturity. No mitigation beyond the Code-required landscaping is warranted under SMC 25.05.675.N.

Shadows on Open Space

The project is adjacent to Westcrest Park. The structure is contiguous along the unimproved right-of-way and will cast a shadow on a small portion of the park in the late afternoon. This impact is well away from walking paths and play areas. No mitigation is warranted pursuant to SMC 25.05.675 Q.

Transportation

Project traffic was estimated using trip rates from the Institute of Transportation Engineers’ Trip Generation manual (10th Edition). Based on these rates, the project is forecast to generate 103 new daily trips, with 6 of these trips occurring during the AM peak hour and 8 during the PM peak hour. This small increase in traffic volumes is not expected to have noticeable impacts on the surrounding transportation system, including during the closure of the West Seattle Bridge. No mitigation is warranted pursuant to SMC 25.05.675 R.

DECISION – SEPA

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

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

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

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

CONDITIONS – DESIGN REVIEW

For the Life of the Project

1. The building and landscape design shall be substantially consistent with the materials represented at the Recommendation meeting and in the materials submitted after the Recommendation meeting, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner (David Sachs, 206-561-3434, david.sachs@seattle.gov).

CONDITIONS – SEPA

None.

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

Date: May 3, 2021

CS:rgc
3032735-LU Decision.docx

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.