



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

D.M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Project Number: 3006717

Address: 2311 East John Street

Applicant: John Minden, JM Architects, PLLC &
Brittani Ard, Ard Consulting Inc., for the F1 Development,
LLC.

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a three-story, three-unit townhouse structure. Parking for three (3) vehicles will be provided within the proposed structure. Demolition of the existing structure will be under separate permit.

The following Master Use Permit components are required:

Administrative Design Review - Section 23.41, Seattle Municipal Code (SMC) with Development Standard Departures:

1. Lowrise – Structure Width Requirements (23.45.011.A)
2. Lowrise – Structure Depth Requirements (23.45.011.A)
3. Lowrise – Side Setback Requirement (23.45.014.C)
4. Lowrise – Open Space Requirements (23.45.016.A.3.a)
5. Site Triangle (23.45.030.G.1)

SEPA DETERMINATION: Exempt DNS EIS

DNS with conditions

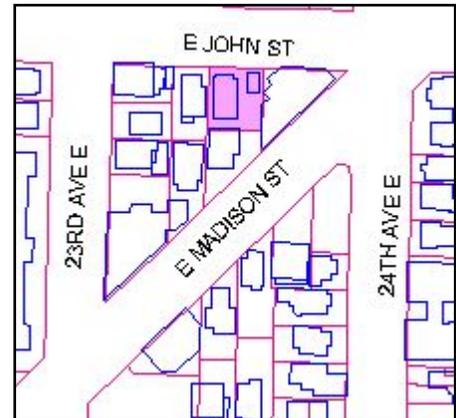
DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction.

BACKGROUND INFORMATION:

Site Development

The subject site is nearly square in shape, comprising a land area of approximately 4,080 square feet in the Miller-Madison neighborhood overlooking Madison Valley to the east. The development site is located within a Multifamily Lowrise Three (L-3) zone with a density limit of one unit per 800 square feet. Additionally, the site is within the Miller-Madison Residential Urban Village.

The lot is located along the south side of East John Street between 23rd Avenue East to the west and 24th Avenue East to the east. The subject lot is located on a triangular shaped block with East Madison Street to the south on the east slope of Capitol Hill, with panoramic views to the east and south (Cascades and Mount Rainier). The development site contains one single family residential structure and detached garage. The residential structure was built in 1905. As viewed from the East John frontage the one story structure is framed by moderately placed landscaping which includes ground cover, hedges and trees. The street right-of-way is fully improved with two mature street trees, curbs, sidewalks, and gutters.



Area Development

The neighborhood features a mixture of older and newer multi-story structures, hosting commercial and residential uses. The development site is located on an active vehicular traffic street – East John Street. East John is used as a short cut to Group Health and 15th Avenue, a bustling commercial area in Capitol Hill. North of the development site across East John, the neighborhood takes on a more distinctive residential feel in a vast residential area which includes; Multifamily Lowrise, Four, Three, Two, and One (L-4, L-3, L-2, & L-1), and Single family 5,000 (SF 5000) zones. Modest Turn of the Century multi-family and single family structures are prevalent in the area. The neighborhood is characterized by the sloping topography which affords views to the east.

To the south, along East Madison, a narrow Neighborhood Commercial Two zone with a height limit of 40 feet (NC2-40) surrounds the right-of-way. Abutting the NC2-40 zone to the west is Neighborhood Commercial Three zone, with a sixty-five (65) foot height limit (NC3-65) along East Madison. This area of Capitol Hill is undergoing a transformation as numerous development projects are changing the streetscape as they develop to the height limits of the underlying zones. Within walking distance along East Madison is a recently completed mixed-development that features a large grocery store (Safeway). Other uses found along East Madison are grocery stores, restaurants, offices, and an assortment of other businesses typical of these pocket commercial districts within the City.

Proposal

On July 19, 2007, the applicant submitted an application for a Master Use Permit that included an Administrative Design Review component. The owner proposes to demolish the existing single family structure and construct a three -story multifamily (townhouse) building containing three units. The structure would be oriented to allow each unit to take full advantage of

territorial views to the east. The structure will have a north/south orientation fronting East John to the north. The design proposes vertical wood slat siding for the façades and will incorporate decks, bay windows and scuppers to animate the building's terraced form to create modern styled design to invigorate the vernacular of the Capitol Hill area. The three-story building will feature a daylighted parking garage for each unit, accessed along the property's east boundary line. Above the parking level, three floors will be devoted to residential use, with an average unit size of 1,360 square feet. The building has a total of three residential units and 3 parking stalls. The applicant proposes to locate the pedestrian access along the west property line.

Public Comments

Date of Notice of EDG Application:	April 12, 2007
Date End of EDG Comment Period:	June 25, 2007
Date of Notice of MUP Application :	August 2, 2007
Date End of Comment Period:	August 15, 2007
# Letters	3

The Department received a total of three comment letters to establish use for a three-story residential structure (townhouse) containing three units. Three letters were received during the EDG phase and none during the MUP phase. One responded wanted the department to be sensitive to a residential populating living next door. The trees on the subject lot provide a little green oasis in an urban environment that should be preserved for a senior population with limited mobility. The second letter emphasized the need for the structure to be more compatible with the abutting commercial zone, with setbacks and open space relaxed. The last letter supported the development with all departures approved. The above concerns and comments were taken into consideration throughout the analysis process.

ANALYSIS - DESIGN REVIEW

Priorities Guidelines

After visiting the site, considering the analysis of the site, design context provided by the proponents, incorporating Design Review Board comment¹, and reviewing public comment, DPD provided the following siting and design guidance and identified by letter and number those siting and design guidelines found in the City of Seattle's Design Review: *Guidelines for Multifamily and Commercial Buildings*" of the highest priority to this project.

The analysis below presents the priority guidelines first, followed by a description of the applicants design response and then the Directors recommendations are stated.

A *Site Planning*

A-2 *Streetscape Compatibility*

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

A-3 *Entrances Visible from the Street*

Entries should be clearly identifiable and visible from the street.

¹ DPD brought this project before the Capitol Hill/First Hill Board for the EDG meeting to provide comments in light of the fact that the same design team has been contracted to simultaneously design the proposed structure on a parcel immediately to the south. (See MUP #3006349)

A-6 Transition between Residences and Street

For residential projects, the space between the building and sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive well-integrated open space.

A-8 Parking and Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

- The design should explore design options that establish readable residential entries that are distinctive and attractive adjacent to the street system.
- Establish pedestrian activity areas at street level along East John Street.
- The location and quality of the residential open space should be considered as a high value element and should serve the needs of its residential inhabitants. Residential open spaces should be functional and connected to residential uses.
- The applicant is encouraged to install pavers or other treatments to soften parking aisles and driveway.
- Parking court vs. woonerf; the design should de-emphasize vehicles in the parking area.
- The proposed building should make a bold statement at the street edge to strengthen its presence along the street.
- The applicant should show a design that shifts the curb cut to align with the driveway, which will require a design departure. DPD is open to entertaining the departure request to open up additional opportunities for increased landscaping.

Architect's Design Response

The updated design submitted to DPD staff on July 20, 2007, strengthened the proposed building's presence by terracing upwards from east to west to reflect the sloping conditions in relationship to the right-of-way. The proposed building is now aligned with adjacent buildings. Canopies and eave line have been added to give the building greater definition along the streetscape. The design now terraces the structure along the slope to provide a number of benefits including following the modulated form of other structures stepping up the hillside. The proposed building is now scaled to the development site and on the block front. (A-2)

The updated design relocates one of three primary pedestrian entries to have frontage along East John, resulting in a stronger street presence. Additionally, this entry location takes greater advantage of the readability of the front façade. The primary pedestrian access for the two other units has been sited along the west property line and features surface treatment and landscaping to clearly define the space for pedestrian activity. The canopy above the street facing entry door helps to visually frame the front entrance to animate the entry and draw attention to the pedestrian passageway. The entry pathway surface is now scored and colored to further demark the pedestrian entry. (A-3)

As noted under A-2 & 3, the design now features an accentuated entry and landscape elements to encourage human interaction at street level. This adds additional opportunities to place eyes on the street and encourages interaction and a sense of security on the street. A roof deck is proposed over looking East John. Quality landscaping along the building's street frontage and in the right-of-way is designed to promote a pleasant environment with rich landscaping. (A-4)

The updated design submitted to DPD addresses concerns of opening up the street facing façade to the street experience and neighboring properties. The design now has increased the amount of glazing in a pattern that is both visually exciting and readable along the façade's north elevation. The structure will sit back approximately six feet from the front property line, this area will be landscaped. Between the portion of the structure's residential level and right-of-way, a primary front entry has been introduced to encourage social interaction. The pedestrian pathway that leads to the other units is proposed adjacent to the west property line affords opportunities for social interaction. Privacy and security has been addressed along the street frontages in horizontal and vertical space with limited pedestrian access points. As previously mentioned, the roof deck provides opportunity allow neighbors and residents to interact in the right-of-way. (A-6)

The applicant has requested a departure from open space standards, due in part to on-site topography, lot size and proposed building orientation. Private residential open space at ground level will be provided for one unit. Residential open space is proposed on the roof deck, in an area comprising approximately 300 square feet for each unit. The roof deck is oriented to the east to maximize views to the Cascades and natural light which takes better advantage of the site's topography. By relocating the open space to the roof (which requires a departure from development standards) to the east surrounded by structures, has increased opportunities of its use by lifting the open space out of the shadows. (A-7)

Vehicle parking and pedestrian access is proposed to access off East John. A ten foot wide driveway located near the east property line will serve 8 parking stalls, three within the proposed structure and five for the abutting property to the south, which has secured an access easement. The driveway is located at the lowest point along the right-of-way frontage to minimize adverse visual impacts. Visibility for adjacent properties, and pedestrians within the right-of-way should be unencumbered with the driveway location. The driveway surface has been textured to soften the hard surface. The primary pedestrian access is located at the opposite corner along East John to minimize potential conflicts with vehicle activity. (A-8)

Priorities Guidelines

B Height, Bulk and Scale

B-1 Height, Bulk and Scale

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by , less-intensive zones.

- Take advantage of the rhythm and proportion of existing structures in the surrounding area, in particular the buildings to the north in order to create a similar human scale and proportion. The design should be respectful in design to the adjacent buildings, honoring historic characteristics such as; sculpted roof lines, modulation, fenestration, etc..

Architect's Design Response

The updated design has been informed by buildings in the neighborhood taking cues from modulation, roof top features, and building details. The building design stays within scale of

similar sized buildings in the area. The application of horizontal modulation features including stepping back of façade along the slope, decks, and overhangs visually has reduced the building's scale. **(B-1)**

Priorities Guidelines

C Architectural Elements and Materials

C-1 Architectural Context

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complements the architectural character and siting pattern of neighboring buildings.

C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its façade walls.

C-4 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.

- The proposed structure should consider including deck and terracing features to add character, texture, and massing layers that create visual interest along the streetscape.
- Street level facades for the lower half of the structure should provide design themes that enhance pedestrian experiences along the right-of-way and create a fine scaled appearance of the building's bulk.
- Utilize finished materials and colors that pick up on desirable patterns of nearby structures.

See comments in Site Planning.

Architect's Design Response

As noted under B-1, the architect canvassed the neighborhood to inform design detail at the development site. The finished materials are proposed to be sensitive to existing buildings in the vicinity. **(C-1)**

Vertical wood siding lends to greater verticality to the building. In combination with the proposed structure's terrace design, window pattern and roof line have combined to create a design that is now well defined and portioned along the hillside. Score cement and metal materials are employed to successfully impart a sense of grandeur. Eaves will extend approximately 18 inches to 3 feet from the façade creating a visor to crown the upper level. **(C-2)**

The exterior materials are now composed of wood, concrete, metal, and glass. The proposed building achieves a simple eloquence with the chosen material and fine detailing throughout. The facades will feature installation of aluminum window of varying sizes, stainless steel 8" downspouts with scuppers to make the building readable horizontally. Eaves will feature

exposed soffits to punctuate an impression of sophisticated design refinement to crown the parapet wall. This is one of many examples of a design commitment to quality. The east façade emphasis of opening the interior to the outside with the placement of large windows, balconies, and deck, increases transparency that provides greater design depth to the proposal.

Additionally, along the street facing façade, windows have arrayed to take advantage an interior staircase to increase natural light into the unit while creating a visually engaging facade. (C-4)

Priorities Guidelines

D Pedestrian Environment

D-2 Blank Walls

Buildings should avoid large blank walls facing the street, especially near sidewalks.

D-3 Retaining Walls

Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible.

D-6 Screening of Dumpsters, Utilities and Service Areas

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpster, utility meters, mechanical units and service areas cannot be located (con.) away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

- Blank walls should be avoided whenever possible along all frontages.
- If retaining walls are present and visible to the street, the surface should be designed with relief's and/or patterns and integral landscaping to make the walls visually engaging and well scaled.

Architect's Design Response

The proposed three-story wood and concrete structure, features terracing, scored concrete, landscaping, bay windows, fenestration, and other nuance detailing to reduce blank walls. (D-2)

The updated design submitted to DPD includes scored concrete around the structures base and landscaping along East John. The proposed landscaped area framing the pedestrian entrance is terraced to punctuate the main entrance relationship to the sidewalk grade. A series of retaining walls are set perpendicular to East John and will employ landscaping, texturing, to soften the wall adjacent to the right-of-way, minimizing visual impacts in the pedestrian environment. (D-3)

Priorities Guidelines

E Landscaping

E-1 landscaping to Reinforce Design Continuity with Adjacent Sites

Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

E-3 Landscape Design to Address Special Site Conditions

The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

- Where appropriate, landscaping should enhance the prior guidelines, by creating interesting and creative displays of hanging gardens and trellising at grade and above.
- Mature trees should be protected to the greatest extent possible.

Architect's Design Response

The updated design submitted to DPD includes richly landscaped plant beds in the front and rear, which features a variety of ground covers, vines, low trees. The right-of-way planting strip features two mature trees that dominate the streetscape, and will nicely frame a modernist's styled new building. *(E-1)*

The development site is now framed to the north with vigorous landscaping features including, terraced landscaping with robust plantings. In the rear (with southern solar exposure) approximately 340 square feet will be landscaped with similar plantings. *(E-3)*

DIRECTOR'S DECISION – DESIGN REVIEW

Departure from Development Standards, Director's Analysis & Decision

The applicant requests the following **departures** from Land Use Code development standards.

1. *Structure **Width** and **Depth** – to allow an increase in the maximum 40 foot width of a structure with a principal entrance facing the street:* The Code requires that a structure width without modulation, when located in a Lowrise Three zone, shall be limited to a maximum of 40 feet. (SMC 23.45.011.A.) The design includes a terraced building design that takes advantage of a development site that slopes upward from east to west. Essentially, each floor level would meet the 40 foot width standard; but when taken as a whole exceeds the allowable structure width because each floor steps westward in alignment with the slope. If each floor level were to be stacked one over the other then the project would be conforming to development standards. The terraced design affects a better design that is more sympathetic to the topographic conditions along the hillside, and along the block front. DPD supports the departure request to increase structure width to 43 feet (3 feet beyond maximum allowed) in order to maintain a reflective design form sympathetic to the site's topography, as noted in the guidelines, is better scaled to the surrounding neighborhood. **In support of Design Guidelines A-2, B-1, C2 and C4, design features should be incorporated to better define and provide visual interest along the street facing facade.** The proposed canopy should be animated to call attention to the primary entry. Increase the window volume by 10% along the north facade. The scuppers shall be enlarged by 10 to 20% establish a bolder presence. The exposed concrete base will be scored to break the appearance of bulk and add depth to the wall which is in keeping with A-3, A-4, C-2, C-4, D-2, and E-3.
2. *Structure **Width** and **Depth** – to allow an increase in structure depth from the maximum required 65% lot depth (or 44.044') to 67.15% (or 45' - 6") (SMC 23.45.011.A).* Due in part to the narrow depth of the lot in relation to the proposed width of the building, the applicants would like to introduce two pop-out features on the rear façade. The building's exterior walls would conform to the required structure depth requirement of 44 feet. The installation of two pop-out features would give the rear faced greater

articulation –creating visual interest for the neighboring properties to the south. The pop-outs would extend 18 inches from the façade and would be no wider than 8 feet in width. The pop-outs would feature windows to allow natural light greater penetration into the interior. No portion of the pop-out is proposed to encroach into the rear setback area. In order to accommodate the desired design and still have adequate floor area on the upper levels, the pop-outs have effectively increased the building's depth as measured from the north wall to the most southern projection.

The applicant proposes to site the proposed building in a fashion that reduces the appearance of bulk as noted in B-1. The Director agrees that a well defined and modulated building with rich landscaping results in a superior proposal as a whole. DPD supports the departure request for increased structure depth in order to accommodate the terraced form with articulated rear façade with a few conditions.

In order to strengthen the proposed building's modernist form the roofline shall include exposed soffits under the eave line to frame the upper level. Subtle detailing shall be introduced on the upper level façade to add visible interest from all perspectives. The scuppers shall be designed to be more visible. The canopy over the pedestrian entry shall be designed to better articulate the building form. In support of Design Guidelines A-3, B-1, C-1, C-2, C-4, and D-2 the design with the above mentioned conditions should strengthen the design composition with the granting of the departure. The proposed building has successfully achieved architectural compatibility with a well portioned design that has responded to site characteristics.

3. *Side Setback Requirements – to allow a decrease in side setback from the minimum side setback of five feet (six foot average):* The Code establishes a minimum setback of five feet base on structure height and depth (SMC 23.45.014.C). The applicant has proposed to reduce the side setback along the west property line down to four feet to accommodate extended eave overhangs. Eave projections are allowed to project no more than 18 inches (1.5 feet) into the setback area. The applicant is requesting to encroach 6 inches (.5 feet) into the side setback to main uniformity of the eave line in an area where the structure modulates horizontally. The length of the six (6) inch encroachment is 18 feet (mid structure); no portion of the façade wall will extend into the setback area. As previously mentioned the eaves will feature exposed soffits to affect a high quality design element for the proposed structure. The side façade is well articulated with eave line, over door canopies, and glazing to give character to the building.

DPD approves the departure for the decreased side setback for the eaves only, determining that the eaves would provide appropriate architectural element to this façade and contribute to a more desirable design composition. The proposed building's terraced look increases visual interest as viewed from the front setback to obtain a better scale that turns the corners onto the side setback area. The mid-section of the west façade steps one foot west which triggered the requested departure. This modulated feature serves to provide additional character, in a subtle fashion to the structure. (A-3, B-1, C-1, and E-1)

4. *Open Space Requirements – to allow less than the required 300 square feet per unit of private usable open space at ground level, and directly accessible to each unit.* The Code establishes an average requirement of 300 square feet of open space for each ground related use. No unit shall have less than 200 square feet of private usable open

space (SMC 23.45.016.A.3.a) for the development site. The applicant has proposed to construct an east facing rooftop deck on the upper level to maximize solar exposure with territorial views to the east. The applicant further would like the open space for the units to be located on the roof deck, which otherwise would not be allowed per Code in the L-2 zone.

The topographic conditions at the development site create challenges to provide quality ground level open space. Locating ground level open space at the lowest elevation along the east property line or at the highest grade elevation along the west property line would be heavily shadowed with adjacent structures and/or the proposed building. The applicant desires to lift the open space to an area that can take full advantage of the site's unique topographic site conditions. The rooftop decks are proposed to be slightly in excess of 300 square feet for each unit. Landscaped areas outside the required open space at grade level are proposed in excess of 580 square feet. Under the proposed design scheme the rear facing unit would have direct access to ground level open space approximately 341 square feet, which would create a shortfall of approximately 600 square feet (or 300 Sq. ft. per unit) of ground related open for the remaining two units.

DPD approves the departure request for the decreased open space, determining that, territorial views to the east, high quality, well-developed and highly functional landscaping plan will more than make up for the open space that would otherwise be shadowed by surrounding structures. Furthermore, the proposed landscaping at the development increases the overall aesthetic integrity at the ground level of the site while establishing a soft framed design composition for the proposed structures. **In support of Design Guidelines A-6, A-7, E-1, and E-2, with the views densely populated trees to the east, the proposed plantings in the landscaped areas and open space areas as a whole provide green areas that satisfy the intent of the open space standard.**

5. *Site Triangle Elimination on the Exit Side of Driveway – to allow removal of one of two site triangles at the project site:* The Code requires a site triangle on either side of a two-way driveway when less than twenty-two feet in width (SMC 23.54.030.G). The applicant has proposed to locate the driveway adjacent to the east property line (low site elevation) which has eliminated the opportunity to control non-obstructive views in the site line on the exit side of the driveway, in order to accommodate the siting of the proposed structure. Typically, driveways will feature a jog at the property line to create separation to accommodate exit side site triangle. This jog will visually increase a presence devoted to vehicles which should be downplayed. **DPD supports the departure request to remove the site triangle on the exit side of the driveway, provided that some safety devices such as mirrors, lights, or controlled low level audible signals be included to warn pedestrians within the right-of-way and on-site.** In support of A-8, the pedestrian environment will be richly landscaped with safety devices present to clearly indicate movement of vehicles egression the site.

Table: Departure Summary

<i>Development Standard</i>	<i>Proposed</i>	<i>Comment/Rationale</i>	<i>DPD Action</i>
1. Structure Width 23.45.011.A Maximum building with a principal entrance facing the street without modulation shall be 40 feet.	Structure width without modulation is 43 feet.	To take advantage of on-site topographic conditions by terracing the building to open up greater opportunities to maximize natural light and views, while establishing a unique design form that is sympathetic to the sloping lot.	Approved – Conditioned to maximize visual interest.
2. Structure Depth 23.45.011.A 65% of lot depth or 44.044 feet for development site	Structure depth is 67.15% (or 45.5 feet).	To set up a rhythm of materials, fenestration, and architectural elements to lend scale and cadence. To enhance the building’s character with the inclusion of projection features.	Approved – Conditioned to maximize architectural continuity.
2. Side Setback Requirement 23.45.014.C 5 feet minimum (6 feet average)	Four feet from the west property line at roof level to accommodate an eighteen foot long eave projecting six inches into the required side setback.	Mid- portion of structure modulates one foot to the west and to maintain the depth of the eave line, the eave will need to project six inches into the side setback. The eave soffits will be exposed to help define a modernist styled building with refined flourishes. See comments above.	Approved
4. Open Space 23.45.016.A.3.a Average of 300 square feet per unit of private usable open space, at ground level and directly accessible to each unit, shall be required. No unit shall have less than 200 square feet of private, usable open space. Total required 900 sq. ft (3 X 300).	300 sq. ft. at grade, with 900 +sq. ft. of rooftop deck.	Private decks with views to east including Madison Valley and the Cascades more than compensates for lack of ground level open space. At ground level dramatic landscaped detailing both on and off- site (ROW planting strip) will enhance the pedestrian experience in and around the development site. If project includes all forms of decks and landscaping then project exceeds maximum thresholds of open space.	Approved
5. Site Triangle Requirement 23. 54.030.G.1 10 feet X 10 feet intersection from sidewalk edge on either side of two-way driveway	One site triangle on entrance side of driveway	To remove driveway jog at property line to allow a straight access to minimizes visual impacts along the streetscape. .	Approved – Conditioned to minimize impacts to safety.

DECISION – DESIGN REVIEW

Director’s Decision

The design review process is prescribed in Section 23.41.014 of the Seattle Municipal Code. The design of the proposed project was found by DPD to adequately conform to the applicable Design Guidelines. DPD finds the proposed design to be consistent with the City of Seattle Design Review Guidelines for Multifamily and Commercial Buildings. DPD approves the

proposed design of the three-story wood framed structure, which includes an invigorated fenestration pattern, modulation, roof form, decks, and façade projections have served to establish a scaled design which captures a modernists interpretation of the Capitol Hill architectural form. DPD supports the proposed landscaped design, which will take advantage of an interior lot with eastern exposure. Therefore, the Director **approves** the proposed design, including the five (5) departure requests from the development standards subject **to the conditions identified below.**

CONDITIONS – DESIGN REVIEW

The owner(s) and/or responsible party(s) shall:

NON-APPEALABLE CONDITIONS

Prior to MUP Issuance

1. Any proposed changes to the exterior of the building or the site or must be submitted to DPD for review and approval by the Land Use Planner (Bradley Wilburn, 615-0508). Any proposed changes to the improvements in the public right-of-way must be submitted to DPD and SDOT for review and for final approval by SDOT.
2. Compliance with all images and text on the MUP drawings, design review meeting guidelines and approved design features and elements (including exterior materials, landscaping and ROW improvements) shall be verified by the DPD planner assigned to this project (Bradley Wilburn, 615-0508), or by the Design Review Manager. An appointment with the assigned Land Use Planner must be made at least (3) working days in advance of field inspection. The Land Use Planner will determine whether submission of revised plans is required to ensure that compliance has been achieved.
3. Embed all of these conditions in the cover sheet for the MUP permit and for all subsequent permits including updated MUP plans, and all building permit drawings.
4. Update plan set to include Design Review Matrix found within the decision.

Prior to Start of Construction Activities

5. Arrange a pre-construction conference with the contractor and the Land Use Planner.

During Construction

The following condition(s) to be enforced during construction shall be posted at the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. If more than one street abuts the site, conditions shall be posted at each street. The conditions will be affixed to placards prepared by DPD. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other waterproofing material and shall remain posted on-site for the duration of the construction.

6. All proposed changes to the exterior facades of the building and landscaping on site and in the ROW must be reviewed by a Land Use Planner prior to proceeding with any proposed changes.

Prior to Issuance of a Certificate of Occupancy

7. Compliance with the approved design features and elements, including exterior materials, retaining walls, facade colors, landscaping and ROW improvements, shall be verified by the DPD Planner assigned to this project or by the Manager of the Urban Design Program. Inspection appointments with the Planner must be made at least 3 working days in advance of the inspection.

APPEALABLE CONDITIONS

Prior to MUP Issuance:

Update plans to show:

8. Outcomes identified during October 18, 2007 meeting and outstanding zoning corrections. To be approval by the Land Use Planner.
9. Colored elevation drawings from the October 18, 2007 meeting and as updated, into the MUP plans prior to issuance, and also embed these colored elevation drawings into the Building Permit Plan set in order to facilitate subsequent review of compliance with Design Review.
10. Surface treatments using quality materials to green up and/or soften the driveway and pedestrian walkways to be reviewed and approved by the DPD planner.
11. Scupper with eight inch minimum downspouts and 10 to 20 % increase in size of scuppers to achieve a greater nuanced façade, to be reviewed and approved by the DPD planner.
12. Increased the surface area glazing by 10% on the street facing north façade. Additionally, windows on the south facing facade shall be increased by a noticeable percentage. If feasible, vinyl windows should be avoided, all to be approval by DPD planner.
13. An attractive canopy over the street facing entrance along the street frontage; use durable materials and animate canopy to establish a strong presence at street level. Provide detailed colored drawings; including detail within the plan set to be approved by DPD planner.
14. Exposed soffits at eave line to help create a more pronounced and visually interesting rooftop to be approved by DPD planner maintain visual interest at roof line.
15. Landscaping materials using quality plants to green up and soften the street level façade along East John to be reviewed and approved by the DPD planner.

For the Life of the Project

16. Compliance with all applicable conditions must be verified and approved by the Land Use Planner, Bradley Wilburn, (206 615-0508) or the Manager of the Urban Design Program, Vince Lyons, (206 233-3823) at the specified development stage, as required by the Director's decision.

The Land Use Planner shall determine whether the condition requires submission of additional documentation or field verification to assure that compliance has been achieved. **Prior to any alteration of the approved plan set on file at DPD, the specific revisions shall be subject to review and approval by the Land Use Planner who conducted the Design Review.**

During Construction:

17. The hours of exterior construction shall be limited to non-holiday weekdays between the hours of 7:00 a.m. and 6:00 p.m. Limited work on weekdays between 6:00 p.m. and 8:00 p.m. and on Saturdays between 9:00 a.m. and 6:00 p.m. may be allowed if prior approval is obtained from the Land Use Planner at DPD. Such after hours work could include emergency construction necessitated by safety or street use concerns, or work which would substantially shorten the overall construction timeframe. Application for approval for such work shall be made at least two working days prior to the date of the activity.

Compliance with all conditions must be verified and approved by the Land Use Planner, Bradley Wilburn, ph.: 206-615-0508, at the specified development stage, as required by the Director's decision. The applicant/responsible party are responsible for providing the Land Use Planner with the appropriate documents at the construction intake appointment. The Land Use Planner shall determine whether the condition requires submission of additional documentation or field verification to assure that compliance has been achieved.

Signature: _____ (signature on file) Date: November 05, 2007
Bradley Wilburn, Land Use Planner
Department of Planning and Development
Land Use Services

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