



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**

Application Number: 3006969

Applicant Name: Bill Singer for Partners in Hope, Archdiocesan Housing Authority, Beacon Development Group

Address of Proposal: 2301 2nd Avenue

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a six story building with 50 residential units, a congregate residence for 47 residents, 2,506 square feet of retail space at ground level, and 9,751 square feet of human service use (40 bed women’s shelter). Parking for six vehicles will be provided below grade. The existing structure will be demolished.

The following approvals are required:

Design Review pursuant to Chapter 23.41 Seattle Municipal Code (SMC) with Development Standard Departures:

1. Overhead weather protection – to provide less than the minimum required weather protection along the entire street frontage (entire Second Avenue street frontage and 80 percent of Bell Street with a green wall proposed) (SMC 23.49.018).
2. Overhead weather protection – to provide less than the minimum depth of 8 feet from the building wall (six foot deep canopies proposed) (SMC 23.49.018).
3. Structural building overhangs – to exceed the maximum allowed one foot horizontal extension for architectural or decorative overhangs below the roofline (3 foot sunscreen on floors 3 through 6 proposed) (SMC 23.53.035A2).
4. Solid waste and recyclables – to provide less than the minimum 21 foot vertical clearance for access within the basement level (9 feet proposed) (SMC 23.49.025).

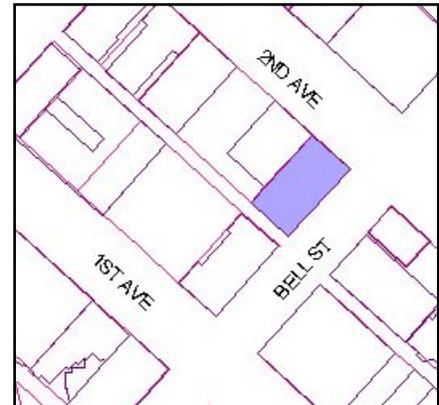
SEPA - Environmental Determination - Chapter 25.05 SMC

SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading, or demolition,
or involving another agency with jurisdiction.

BACKGROUND DATA

SITE AND VICINITY DESCRIPTION

The existing 60 by 108 foot site is located on the northwest corner of 2nd Avenue and Bell Street in Belltown. The site is zoned DMR/R 85'/65' (Downtown Mixed Residential/Residential 85'/65' height limit) and is located in the Belltown Urban Village, on a Class 1 Pedestrian Street (2nd Avenue) and on a Green Street with a View Corridor (Bell Street). The site is developed with a 1 ½ story concrete structure housing an overnight shelter for homeless women in the basement, a retail space on the first floor facing 2nd Avenue, and a congregate residence for 13 women on the back half of the first floor and the partial second floor.



The building was originally constructed as a print shop and parking garage in the 1950's and was converted to its current use, as housing for homeless women, in the early 1990's. There is an alley on the west side of the property and a one-story commercial building on the adjacent property to the north housing a restaurant on the first floor and a bakery in the basement. The site topography is relatively flat facing 2nd Avenue, then drops about 6 feet in grade from the corner of 2nd and Bell to the alley, and drops another 4 feet in grade down the alley to the northwest corner of the property. The existing structures on the site house a variety of different uses. Noel House is an overnight shelter for 40 homeless women in the basement level and is accessed from the alley. The first floor facing 2nd Avenue and turning the corner onto Bell Street contains a single commercial space, currently leased to The Recovery Café. Approximately halfway down Bell Street from the corner of 2nd and Bell is the entrance to Rose of Lima, a congregate residence for 13 women, which covers the back half of the first floor level and the entire 2nd floor. The existing building is about 40 years old and is a rather non-descript concrete structure which was originally designed as a parking garage and a commercial print shop. Mature street trees exist in both the Bell Street and 2nd Avenue right-of-ways.

The surrounding neighborhood contains a mixture of restaurants, retail, professional offices and nightclubs. There is a mixture of single story commercial structures, multi-story mixed use buildings with housing above commercial and older residential only apartment buildings. There are several at grade parking lots in the surrounding neighborhood and a public dog-park at the corner of 3rd and Bell. The zoning surrounding the property is DMR/R, which encourages mixed-use residential buildings with street level commercial. Most buildings cover their entire lots and there is an eclectic mixture of styles and ages with the earliest structures dating from the late 1890's to many contemporary structures building within the last few years. Panoramic views to the west of Elliott Bay and the Olympic Mountains are a significant siting factor for the building placement and design.

PROPOSAL DESCRIPTION

The program for the new development is to build a new structure to expand the existing uses. The basement level will contain parking (6 stalls), bicycle storage, mechanical space and storage. The first floor will contain a 2,500 square foot retail space facing 2nd Avenue, a shared lobby space for Noel House and Rose of Lima housing programs, and administrative office space for the two programs. The second floor will contain the Noel House program, providing housing for 40

homeless women with support spaces. The third through sixth floors will contain the Rose of Lima housing program, providing 50 single-room-occupancy (SRO) housing units for women and common use space. The building is projected to be 71.5 feet tall, including roof decks for use by all the building residents.

The applicants have several site and building objectives:

- Add to the retail activity and character of 2nd Avenue
- Strengthen the corner of 2nd Avenue and Bell Street
- Contribute to the vision of the Bell Street – Green Street Initiative
- Create a dialogue between the new building and the vintage Dorothy Day House across the alley to the west
- Provide a safe and nurturing community for the residents of the building
- Relate to the established typology of the single-lot Belltown Apartment Building
- Create attractive exterior common spaces for the residents oriented toward sunlight and the magnificent views to the west
- Create a sustainable, energy efficient structure that provides a healthy environment for all its residents and occupants.

Public Comment

Three comment letters were received during the comment period which ended February 13, 2008. Concerns were expressed regarding the type of housing provided, the concentration of similar housing and services in Belltown's residential core, and the impact on other street level commercial uses in the neighborhood.

ANALYSIS – DESIGN REVIEW

PRIORITIES

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment at the October 30, 2007 Early Design Guidance meeting, the Design Review Board members 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 highest priority to this project. In addition, specific supplemental guidance is provided to address the Design Guidelines for the Belltown Urban Center Village.

A-1 Respond to the Physical Environment

Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.

Belltown – specific supplemental guidance:

- *Develop the architectural concept and arrange the building mass to enhance views – water, mountains and noteworthy structures*
- *Consider providing multiple entries and windows at street level on sloping streets*

The Board said that the site planning and physical environment is a significant guideline for this project and was well presented in the analysis by the applicant. The Board appreciated that the

architect addressed the typology of the area and how the history of development can impact contemporary building. The Board said it is a worthy program to keep and expand the three design concepts which are actually different and have looked at substantial variations of major design issues.

B-1 Respond to the Neighborhood Context

Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

Belltown - specific supplemental guidance:

- *Establish a harmonious transition between newer and older buildings. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.*

The Board recognized the many architectural styles in the neighborhood and the 60 foot typology of this portion of Belltown.

B-2 Create a Transition in Bulk and Scale

Compose the massing of the building to create a transition to the height, bulk, and scale of development in neighboring or nearby less-intensive zones.

Belltown – specific supplemental guidance:

- *New buildings should be compatible with the scale of development surrounding the project site.*

The Board said that homage should be paid to the Dorothy Day building across the alley which is similar in height to the Austin Bell Building and the Belltown Court.

B-3 Reinforce the Positive Urban Form and Architectural Attributes of the Immediate Area

Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

Belltown – specific supplemental guidance:

- *Respond to regulating lines and rhythms of adjacent buildings that also supports a street-level environment.*

The Board said the applicants presented interesting design details including interesting entrances and courtyard penetrations off the sidewalks. The Board said that since the project is budgeted for masonry, they would like to see rich inspirational materials in the material palette which maintain the quality of materials in existing Belltown development. The materials should wrap around onto the alley facade. The Board said the detailing on the north wall is important because the shored wall could be there for awhile.

C-4 Reinforce Building Entries

To promote pedestrian comfort, safety, and orientation, reinforces the building's entry.

Belltown- specific supplemental guidance:

- *To promote pedestrian comfort, safety, and orientation, reinforces the building's entry.*

The Board said building entries is a very high priority for this site and they want to see a careful design of the entry. The Board noted that a Dutch architect Herman Hertzbergen said entrances have an inside and an outside which both need to be addressed in the design of the entrance. The Board said there are good examples of entrances on 3rd Avenue. Zoe's cafe also has nice heights and fenestration and sense of place. The Board said that because the applicants do not want to promote interaction on the sidewalk outside the building due to the programs inside the building, the design needs to create positive alternatives including a large inviting lobby and street improvements that do not encourage loitering. The lobby should open up visually to the sidewalk. The Board said to look at the geometry of the corner and possibly provide a carefully screened barrier free ramp on Bell Street.

C-5 Encourage Overhead Weather Protection

Encourage project applicants to provide continuous, well lit overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

The Board said overhead weather protection is important to enhance the pedestrian environment on the sidewalk.

C-6 Develop the Alley Façade

To increase pedestrian safety, comforts, and interest, develop portions of the alley façade in response to the unique conditions of the site or project.

The Board said this is an extremely important design guideline because the alley is currently not a pleasant area to walk through and it is crowded with dumpsters. The Board said they want to see how the design will address the alley and influence the future scheme of the alley

D-1 Provide Inviting and Usable Open Space

Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principle area of the open space should be especially emphasized.

Belltown - specific supplemental guidance:

- *Mixed-use developments are encouraged to provide useable open space adjacent to retail space, such as an outdoor café or restaurant seating, or a plaza with seating.*
- *Locate plazas intended for public use at/or near street grade to promote physical and visual connection to the street.*
- *Define and contain outdoor spaces through a combination of building and landscape, and discourage oversized spaces that lack containment.*

The Board said the design treatment of the upper levels is important because it will be visible from other buildings, even though the open space is internal to the residents of the building and will only be used by the residents.

D-2 Enhance the Building with Landscaping

Enhance the building and site with substantial landscaping, which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

Belltown - specific supplemental guidance:

- *Emphasize entries with special planting in conjunction with decorative paving and/or lighting.*
- *Use landscaping to make plazas and courtyards comfortable for human activity and social interaction.*
- *Distinctively landscape open areas created by building modulation, such as courtyards.*
- *Provide year-round greenery – drought tolerant species are encouraged.*
- *Provide opportunities for installation of civic art in the landscape.*

The Board said a vertical greenwall is a positive way to deal with the blank wall condition. The Board said they would consider a development standard departure to reduce a blank wall, especially if a greenwall is provided.

D-3 Provide Elements that Define the Place

Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable “sense of place” associated with the building.

Belltown - specific supplemental guidance:

- *Green streets (Bell Street) – streets that are enhanced for pedestrian circulation and activity with a variety of pedestrian-oriented features, such as sidewalk widening, landscaping, artwork, and traffic calming.*
- *Second Avenue – street furniture/furnishings. New installations on Second Avenue should continue the style of “limited edition” street art that currently exists between Cedar and Virginia Street.*

The Board said the building as a whole should have a sense of dignity well united to its use and be a good Belltown neighbor.

D-4 Provide Appropriate Signage

Design signage appropriate for the scale and character of the project and immediate neighborhood. All signs should be oriented to pedestrians and/or persons in vehicles on streets within the immediate neighborhood.

D-5 Provide Adequate Lighting

To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building façade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, and on signage.

D-6 Design for Personal Safety and Security

Design the building and site to enhance the real and perceived feeling of personal safety and security in the immediate area.

The Board said the importance of assimilating lighting, signage, and security for a small project is significant and should be integrated well into the design.

E-3 Minimize the Presence of Service Areas

Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.

The Board said the width of the building should be sufficient for the service areas and dumpsters should be located inside the building. The Board said glass block enclosing the workspace in the garage could be considered.

DEVELOPMENT STANDARD DEPARTURES

The three following development standard departures were proposed.

<u>Standard</u>	<u>Requirement</u>	<u>Justification</u>	<u>Proposed</u>
23.49.018 overhead weather protection.	Required along entire street frontage.	Provide weather protection along entire Second Avenue street frontage, 80 percent of Bell Street.	Avoid established street trees.
23.49.018 overhead weather protection.	Minimum depth of eight feet from the building wall, or must extend to within two feet of the curbline (whichever is less).	Six feet deep canopies.	Avoid established street trees.
23.53.035A.2. structural building overhangs.	Maximum horizontal extension for architectural or decorative overhangs is one foot (three feet at the roof).	Three foot sunscreens at floors one through six.	Energy savings from minimized solar heat gain.

Additional Board Comments

The Board said the early design guidance presentation appeared to be in good shape to proceed to the recommendation meeting. The Board would like to see the following materials submitted: a conceptual response to the design guidelines, develop all major levels in the elevation plans, provide a cut through showing heights of all rendered elevations on all sides of the building, provide perspectives from the street level, show a detailed experience of the streetscape canopies, provide a materials board, and clarify the development of the rooftop and upper level terraces.

Master Use Permit Application

The applicant applied for a Master Use Permit on January 9, 2008.

DESIGN REVIEW BOARD RECOMMENDATIONS SUMMARY: MARCH 25, 2008 MEETING

On March 25, 2008 the Downtown Design Review Board convened for a Final Recommendation meeting. Elevation renderings and plans were presented for the Board members' consideration. By the final meeting, the applicant had refined the elevations. The applicant requested four departures from the City's Land Use Code.

ARCHITECT'S DESIGN RESPONSE

The building responds to the adjacent Dorothy Day house with a two story brick base and window pattern of single and paired double hung windows set in punched vertical openings. The L-shaped massing of the upper four floors responds to the views and solar orientation to the south and west. The Massing of the upper four floors is setback from the southwest corner of the site to lessen the impact on the adjacent Dorothy Day House. The façade along 2nd Avenue is composed with a strong rhythm of punched openings and the 2nd floor and bay windows on the upper four floors to create a harmonious composition. The retail space is located along 2nd Avenue streetfront to reinforce a vibrant street life. The less active Bell Street is provided with landscape enhancements. The corner recessed entry for the retail space matches the retail entry at the Dorothy Day House and many corner buildings in Belltown. The housing entry is framed in contrasting stone material borrowing from the terra-cotta wrapped entry portals at many of the apartment buildings in the neighborhood.

A transparent steel-framed canopy is provided along the entire 2nd Avenue façade wrapping around the corner to Bell Street and extending ½ way down the Bell Street façade. The canopy stops at the housing entry and the green wall. The two story brick base wraps into the alley to provide a smooth transition to the utilitarian space. Security lighting is provided in the alley. An ornamental metal gate is provided at the pedestrian exit. Two outdoor patios are provided for the residents use at the 2nd and 3rd floors overlooking Bell Street to provide a safe and secure environment for the women, yet also engage the street life below. Landscaping along Bell Street includes a green wall on a portion of the façade which transitions into a trellis over the 2nd floor patio. Landscaping enhancement along Bell Street will help add to the unique characteristics of the Green Street. The signage program for the retail space and the housing entry is derived from examples from the neighborhood. The pedestrian scale lighting is provided at street right-of-way with building entries receiving enhanced lighting treatment. Glazed retail space along 2nd Avenue and Bell Street will spill out onto the streetscape to enhance the pedestrian environment. All right-of-ways are faced with abundant window openings and actively occupied space to provide "eyes on the street". Recesses in the building at street level are minimized to remove sheltered gathering spaces. A security cameras monitoring system will be provided. Trash and recycling dumpsters are located inside the building and will be brought out to the alley for pickup. Gas meters and all electrical equipment are located of the alley.

PUBLIC COMMENT

A Belltown Land Use and Housing Committee representative said the existing building on the site houses the same uses proposed in the new more functional building with a better design. He said the Belltown Land Use and Housing Committee is very supportive of the proposed design because it serves the City's ten year plan to end homelessness. He requested a correction to an error in the early design guidance. He mentioned the treatment from the waterfront to Denny Park, the existing two lanes on Bell Street, the angled parking takes away parking, and DPD staff is working on the green street treatment on Bell Street.

Summary of recommendations:

A-1 Respond to the Physical Environment

Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.

Belltown – specific supplemental guidance:

- *Develop the architectural concept and arrange the building mass to enhance views – water, mountains and noteworthy structures*
- *Consider providing multiple entries and windows at street level on sloping streets*

The Board said the positive aspects of the program are worthy and admirable. The design is a modestly scaled building in Belltown and is a good response to the guidelines. The Board said there was a good response to the guidelines by providing good exposure to sun and views for the internal areas of the building. There is no outdoor open space of equivalent quality in the vicinity. The building has a sympathetic relationship to the Dorothy Day building. The program in the building has little need for parking. The green street response is sensitive and retention of trees is a good thing, so the Board is glad the existing trees will not be replaced. The Board said the design review recommendation packet and presentation were extremely clear. The Board said the site planning is good, the architectural expression is sympathetic to the Dorothy Day House, and the building is well proportioned.

B-1 Respond to the Neighborhood Context

Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

Belltown - specific supplemental guidance:

- *Establish a harmonious transition between newer and older buildings. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.*

The Board asked if the architect has looked at other expressions above the base which relate to the Dorothy Day building as a guiding principal. There are two totally different compositions, but the applicants could come back to the Board with a better interpretation of the composition without destroying the planning that was done to make the interior a calming place for the residents to live. The exterior should not drive the interior program. The Board said the podium base is good and does not need revisitation like the top of the building. The Board said the design issues to be addressed for the next recommendation meeting are very narrow and focused on integrating the top with the base of the building. The existing brick base honors the neighboring brick buildings and gives a legacy to those buildings in a new building. At the next recommendation meeting, the Board would like to see the top and base stitched together or woven together as a whole.

B-2 Create a Transition in Bulk and Scale

Compose the massing of the building to create a transition to the height, bulk, and scale of development in neighboring or nearby less-intensive zones.

Belltown – specific supplemental guidance:

- *New buildings should be compatible with the scale of development surrounding the project site.*

The Board said the party wall works well with the recessed windows.

B-3 Reinforce the Positive Urban Form and Architectural Attributes of the Immediate Area

Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

Belltown – specific supplemental guidance:

- *Respond to regulating lines and rhythms of adjacent buildings that also supports a street-level environment.*

The Board said the architectural interpretation of the base with the upper floor and the volumetric architectural expression of the distribution of uses within the building is not well integrated. The Board complimented the alignment of the brick podium and said it is a “home run”. However, the examples of nearby Belltown buildings in the recommendation packet illustrate a certain quietude. The Board said there should be a variety among the similar Belltown buildings, not variety on the façade of one proposed building. It is too ambitious to include all the vocabularies on the façade. Page 14 of the packet shows the change in widow types, but there is a fluidity in stick construction. The elevations show six different window types on one façade alone. Implicit in the punched façade, the parapet line accentuates the heavily dark elements. The Board said they like all the moves the architect made including the preferred massing option, looking at the neighborhood, the ambitious program and the care that has been put into the design of the floor plans to meet the programmatic requirements. The Board said the choice of materials would be reasonable for a tower building, but the material choice is too busy at this modest scale. The regulated bays do not relate to the base, so the top needs to come down to create a sense of compatibility. Work needs to be done to bring the top and base together as a coordinated whole. An addition to an historic building on Vine Street is an example of the appropriate use of two different architectural vocabularies.

C-4 Reinforce Building Entries

To promote pedestrian comfort, safety, and orientation, reinforces the building’s entry.

Belltown- specific supplemental guidance:

- *To promote pedestrian comfort, safety, and orientation, reinforces the building’s entry.*

The Board said the street environment needs the right kinds of interaction with reinforced building entries. The housing entry needs a large shelter over the residential entrance. There needs to be a gathering place on the street. The overhead weather protection and the alley façade are interesting. The usable open space is well handled and the street landscaping is well addressed.

C-5 Encourage Overhead Weather Protection

Encourage project applicants to provide continuous, well lit overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

A departure question is whether the canopy cover is adequate as an expression of the building as a whole. Look at examples of Belltown buildings in the recommendation packet which are handsome expressions of how canopy design can be sympathetic to the building and the area.

C-6 Develop the Alley Façade

To increase pedestrian safety, comforts, and interest, develop portions of the alley façade in response to the unique conditions of the site or project.

The Board said the design of the alley façade is very successful, especially the emphasis on the massing on the alley. Lighting in the alley should not disturb people across the alley.

D-1 Provide Inviting and Usable Open Space

Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principle area of the open space should be especially emphasized.

Belltown - specific supplemental guidance:

- *Mixed-use developments are encouraged to provide useable open space adjacent to retail space, such as an outdoor café or restaurant seating, or a plaza with seating.*
- *Locate plazas intended for public use at/or near street grade to promote physical and visual connection to the street.*
- *Define and contain outdoor spaces through a combination of building and landscape, and discourage oversized spaces that lack containment.*

The rooftop deck is not habitable with this program. However, the nearby buildings are approximately 85 feet tall so the occupants would not likely be looking down onto the roofdeck so the appearance of the roofdeck becomes less of an issue.

D-2 Enhance the Building with Landscaping

Enhance the building and site with substantial landscaping, which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

Belltown - specific supplemental guidance:

- *Emphasize entries with special planting in conjunction with decorative paving and/or lighting.*
- *Use landscaping to make plazas and courtyards comfortable for human activity and social interaction.*
- *Distinctively landscape open areas created by building modulation, such as courtyards.*
- *Provide year-round greenery – drought tolerant species are encouraged.*
- *Provide opportunities for installation of civic art in the landscape.*

The Board approved of the green wall, the street trees and landscaping, and the landscaping in the open space.

D-3 Provide Elements that Define the Place

Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable “sense of place” associated with the building.

Belltown - specific supplemental guidance:

- *Green streets (Bell Street) – streets that are enhanced for pedestrian circulation and activity with a variety of pedestrian-oriented features, such as sidewalk widening, landscaping, artwork, and traffic calming.*
- *Second Avenue – street furniture/furnishings. New installations on Second Avenue should continue the style of “limited edition” street art that currently exists between Cedar and Virginia Street.*

D-4 Provide Appropriate Signage

Design signage appropriate for the scale and character of the project and immediate neighborhood. All signs should be oriented to pedestrians and/or persons in vehicles on streets within the immediate neighborhood.

The Board approved the proposed signage.

D-5 Provide Adequate Lighting

To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building façade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, and on signage.

The Board approved the lighting design.

D-6 Design for Personal Safety and Security

Design the building and site to enhance the real and perceived feeling of personal safety and security in the immediate area.

The Board said the street level transparency and street trees, the uses, the lighting, and curb bulb will enhance the perceived feeling of safety for pedestrians.

E-3 Minimize the Presence of Service Areas

Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.

The Board said the plan for locating the dumpsters inside the building is well handled.

DEVELOPMENT STANDARD DEPARTURES

The applicants proposed the following four development standard departures. The Board approved the requested departures because the project’s design better meets the design guideline priorities and achieves a better overall design than could be achieved without the departures.

Standard	Requirement	Justification	Proposed	Board Recommendation
23.49.018 Overhead weather protection.	Required along entire street frontage.	Provide weather protection along entire Second Avenue street frontage, 80 percent of Bell Street.	Green wall provided instead of overhead weather protection.	Approved
23.49.018 Overhead weather protection.	Minimum depth of eight feet from the building wall, or must extend to within two feet of the curblines (whichever is less).	Six foot deep canopies.	Avoid established street trees.	Approved
23.53.035A.2. Structural building overhangs.	Maximum horizontal extension for architectural or decorative overhangs is one foot (three feet at the roof).	Three foot sunscreens at floors three through six.	Energy savings from minimized solar heat gain.	Approved
23.49.025 Solid waste and recyclables.	21 foot vertical clearance for access	9 feet of vertical access within the basement level	Dumpsters will be brought to the	Approved

			alley on pickup day.	
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Recommendations: The recommendations summarized below were based on the plans submitted at the March 25, 2008 meeting and at the followup recommendation meeting on April 22, 2008 to show how the base is brought together with the middle and top of the building as a coordinated whole. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities, and reviewing the plans and renderings, the Design Review Board members recommended approval of the subject design with conditions. Four departures were requested. The Board unanimously recommended (4-0) approval of the four departures with the following condition.

1. The plan elevations shall remain as shown at the April 22, 2008 Design Review Board meeting showing the base integrated with the top of the building.

DIRECTOR’S ANALYSIS: DESIGN REVIEW

With respect to the design of the project, the Director concludes that the design has successfully responded to the Design Review Board’s guidance. For this reason, the Director concurs with the Design Review Board’s recommendations and **approves** the subject design as presented in the official plan sets on file with DPD with the conditions recommended by the Board and summarized at the end of this decision.

DECISION - DESIGN REVIEW

The proposed design is **CONDITIONALLY GRANTED**.

ANALYSIS-SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant (dated January 9, 2009) and annotated by the Land Use Planner. The information in the checklist, the supplemental information submitted by the applicant 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) clarifies the relationship between codes, policies and environmental review. Specific policies for each element of the environment, 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 (SMC 25.05.665) mitigation can be considered.

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, and a small increase in traffic and parking impacts due to construction workers' vehicles. Existing City codes and ordinances applicable to the project such as: The Noise Ordinance, the Stormwater Grading and Drainage Control Code, the Street Use Ordinance, and the Building Code, would mitigate several construction-related impacts. Following is an analysis of the air, water quality, streets, parking, and construction-related noise impacts as well as mitigation.

The Street Use Ordinance includes regulations that mitigate dust, mud, and circulation. Temporary closure of sidewalks and/or traffic lane(s) would be adequately controlled with a street use permit through the Engineering Department, and no further SEPA conditioning would be needed.

Construction of the project is proposed to last for several months. Parking utilization along streets in the vicinity is moderate and the demand for parking by construction workers during construction could reduce the supply of parking in the vicinity. This temporary demand on the on-street parking in the vicinity due to construction workers' vehicles may be adverse. In order to minimize adverse impacts, construction workers will be required to park onsite in the garage as soon as it is constructed for the duration of construction. The authority to impose this condition is found in Section 25.05.675B2g of the Seattle SEPA Ordinance.

The proposal site is located adjacent to a residential area where construction of this scale would impact the noise levels during demolition, grading, and construction. The Seattle Noise Ordinance permits increases in permissible sound levels associated with construction and equipment between the hours of 7:00 AM and 10:00 PM on weekdays and 9:00 AM and 10:00 PM on weekends. The SEPA Noise Policy (Section 25.05.675B SMC) lists mitigation measures for construction noise impacts. It is the department's conclusion that limiting hours of construction beyond the requirements of the Noise Ordinance is necessary to mitigate impacts that would result from the proposal on surrounding properties, because existing City ordinances do not adequately mitigate such impacts. This is due to the density of residential units in the area and the proximity of these structures to the proposal site. The proposal is, therefore, conditioned to limit construction activities (including but not limited to grading, deliveries, framing, roofing, and painting) to non-holiday weekday hours between 7:00 A.M. and 6:00 P.M. and Saturdays from 9:00 A.M. to 6:00 P.M. After the structure is enclosed, interior construction may be done in compliance with the noise ordinance. The department may modify this condition to allow work of an emergency nature or which cannot otherwise be accomplished during these hours by prior written approval of the Land Use Planner.

Construction is expected to temporarily add particulates to the air and will result in a slight increase in auto-generated air contaminants from construction worker vehicles; however, this increase is not anticipated to be significant. Federal auto emission controls are the primary means of mitigating air quality impacts from motor vehicles as stated in the Air Quality Policy (Section 25.05.675 SMC). No unusual circumstances exist which warrant additional mitigation, per the SEPA Overview Policy.

Long-Term Impacts

Long-term or use-related impacts are also anticipated from the proposal: increased surface water runoff from greater site coverage by impervious surfaces; increased bulk and scale on the site; increased demand on public services and utilities; increased light and glare; loss of vegetation; and increased energy consumption. These long-term impacts are not considered significant because the impacts are minor in scope.

The long-term impacts are typical of a mixed-use structure and will in part be mitigated by the City's adopted codes and/or ordinances. Specifically these are: Stormwater, Grading and Drainage Control Code (stormwater runoff from additional site coverage by impervious surface); Land Use Code (height; setbacks; parking); and the Seattle Energy Code (long-term energy consumption). Additional land use impacts which may result in the long-term are discussed below.

Drainage

Rain water on roofs and on the driveways is the major source of water runoff on the site. The rain water on the roofs will be collected in gutters and connected to the storm drainage system. No drainage will be directed to the adjoining streets. Verification of an appropriate stormwater control system and its proposed location of connection to the public system will be required to be shown on the construction plans. No additional mitigation measures will be required pursuant to SEPA.

Earth

The site is not located in an environmentally critical area. However, a geotechnical report was submitted with the application and was reviewed by the DPD geotechnical engineer. The report concluded the project is feasible and the new building can be founded on conventional footings that bear on the dense to very dense, native soils. Recommendations were made regarding seismic considerations, conventional foundations, permanent foundation and retaining walls, slabs-on-grade, excavations and slopes, drainage considerations, general earthwork, and structural fill. Compliance with the conditions of the geotechnical report and the requirements of the grading and drainage ordinance, and the ECA Ordinance is required. Therefore, no mitigation of earth or drainage impacts will be required pursuant to Section 25.05.675 of the Seattle SEPA Ordinance.

Height, Bulk, and Scale

Section 25.05.675G2c 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."

There are no sensitive height, bulk or scale impact issues which have not been addressed during the Design Review process in the design of this project in a DMR/R 85'/65' zone as determined by the Design Review Board's review and unanimous approval without conditions. Therefore, no additional height, bulk, or scale SEPA mitigation is warranted pursuant to the SEPA height, bulk and scale policy.

Traffic and Transportation

The Institute of Transportation Engineers (ITE) Trip Generation Manual estimates that apartment units generate 6.1 vehicle trips per day per unit, a congregate residence generates 2.02 trips per day per unit, and a retail store generates 44.32 vehicle trips per day per 1,000 square feet of gross floor area. Based on the estimates in the Trip Generation Manual the 50 Rose of Lima units would generate approximately 305 vehicle trips per day, the Noel House interim housing would generate 81 trips per day, and the ground floor retail portion of the building would generate approximately 111 trips per day, a total of 497 trips per day. However, due to the programs in the project, most occupants of the building will not own or operate vehicles. There will be six parking spaces in the garage for staff and visitors which will generate 12 vehicle trips per day. The availability and proximity of transit will make it likely that there will be fewer vehicle trips than from developments in outlying areas on which the ITE generation equation is based. There is a bus stop directly in front of the site and the location of the site in Downtown Seattle will give the residents access to a large number of bus routes serving all of Seattle and the greater King County and Metropolitan area. The proposed units are within walking distance from the Downtown retail and office cores of Seattle. The site has ready vehicle access to Interstate 5 and the Alaskan Way Viaduct to Highway 99 and a number of downtown streets and arterials providing east/west and north/south vehicle access. The volume of traffic along Second Avenue and Bell Street is moderate and nearby intersections operate at acceptable levels. The amount of traffic expected to be generated by the proposed project is within the capacity of the streets in the immediate area. Therefore, no SEPA mitigation of traffic impacts is warranted.

Parking

The parking policy in Section 25.05.675M2b of the Seattle SEPA Ordinance states that no SEPA authority is provided to mitigate the impact of development on parking availability in the downtown zones. Parking utilization in the vicinity appears to be at capacity and on-street parking is somewhat difficult to find during the daytime or evening hours. The six parking spaces provided on-site in the parking garage would meet the code requirement and are expected to accommodate the parking demand generated by the project. Car ownership by the occupants of the building is anticipated to be lower than average due to the centralized location of the building in Belltown, accessibility to transit, and the nature of the residents and the programmatic requirements of the building. For these reasons, no mitigation of parking impacts is necessary pursuant to SEPA.

SUMMARY

In conclusion, several adverse effects on the environment are anticipated resulting from the proposals which are nonsignificant. The conditions imposed below are intended to mitigate specific impacts identified in the foregoing analysis, or to control impacts not regulated by codes or ordinances, per adopted City policies.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of DPD as the lead agency of the 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.

- [X] 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 43.21C.030(2)(C).
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment with respect to transportation, circulation, and parking. An EIS limited in scope to this specific area of the environment was therefore required under RCW 43.21C.030(2)(C).

DESIGN REVIEW CONDITIONS

Prior to Issuance of a Master Use Permit

1. The plan elevations shall remain as shown at the April 22, 2008 Design Review Board meeting showing the base integrated with the top of the building.

SEPA CONDITIONS

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 weatherproofing material and shall remain in place for the duration of construction.

2. All construction activities are subject to the limitations of the Noise Ordinance. Construction activities (including but not limited to demolition, grading, deliveries, framing, roofing, and painting) shall be limited to non-holiday weekdays from 7:00 am to 6:00 pm. Interior work using equipment within a completely enclosed structure, such as but not limited to compressors, portable-powered and pneumatic powered equipment may be allowed on Saturdays between 9:00 am and 6:00 pm provided windows and doors remain closed. Non-noisy activities, such as site security, monitoring, and weather protection shall not be limited by this condition.

Construction activities outside the above-stated restrictions may be authorized by the Land Use Planner when necessitated by unforeseen construction, safety, or street-use related situations. Requests for extended construction hours or weekend days must be submitted to the Land Use Planner at least three (3) days in advance of the requested dates in order to allow DPD to evaluate the request.

(New Year's Day, Martin Luther King Junior's Birthday, President's Day, Memorial Day, July 4, Labor Day, Veterans' Day, Thanksgiving Day and Christmas Day)

3. Construction workers shall park onsite in the parking garage as soon as the building is enclosed.

Prior to Issuance of a Final Certificate of Occupancy

4. Compliance with the approved Master Use Permit plans must be verified and approved by the Land Use Planner assigned to this project (Malli Anderson, tel. 233-3823) or by the Supervising Senior Land Use Planner for the area where the project is located (Vince Lyons, tel. 233-3823), at the specified development stage, as required in the Director's decision. You must make an appointment with the assigned Land Use Planner at least three (3) working days in advance of any final inspection. The Land Use Planner will determine whether the condition requires submission of additional documentation or a verification to ensure that compliance has been achieved.

Signature: _____ (signature on file) Date: November 24, 2008
Malli Anderson, Land Use Planner
Department of Planning and Development

MJA:lc

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