



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

D. M. Sugimura, Director

ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 3010644

Applicant Name: Murray Jenkins, Ankrom Moisan Associated Architects for Murphy McCullough, Tarragon Development

Address of Proposal: 2000 3rd Avenue

SUMMARY OF PROPOSED ACTION

Revision to approved land use application to establish use for future construction of a 43-story building containing 5,131 sq. ft. of retail and 431 residential units and 40 hotel rooms above. Parking for 364 vehicles to be provided above and below grade. Project includes 47,882 cubic yards of grading. SEPA and Design Review completed for this project under Master Use Permit Project #3003187.

The following approval is required:

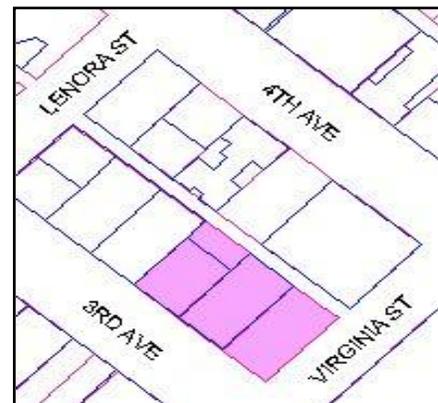
Design Review pursuant to Seattle Municipal Code Chapter 23.41 with Development Standard Departure:

1. **Parking Space Standards (SMC 23.54.030.B.1.b)** – To reduce the amount of medium sized parking stalls.

PROJECT DESCRIPTION

Site & Vicinity

The site is a total of 19,440 square feet located within the Downtown Mixed Commercial Zone which allows residential bonus height up to 400 feet. The site is within the Belltown Urban Village and neighborhood specific guidelines for Belltown have been adopted as an extension of the Downtown guidelines. Located at the corner of Third Avenue and Virginia



Street, the proposed development comprises a 43-story mixed-use development on the southwest quarter of a block bounded by Third Avenue to the west, an alley to the east, Virginia Street to the south and Lenora Street to the north. The proposal calls for commercial retail uses occupying the street level along Third Ave and Virginia Street with residential uses (approximately 431 apartment units) and approximately 40 hotel rooms on the upper floors. Floor 43 will house an amenity space that will be used by both residents and patrons of the hotel. Parking is located both above and below-grade with five and a half levels of parking below grade and two levels of parking above the ground floor. The vacant site is currently used as a surface parking lot.

Located just outside the Downtown Commercial Core in the Belltown District, this area has a wide range of land uses and structures. Uses include offices, retail, social service agencies, multi-family residences and surface and garage parking lots. Immediately adjacent the site to the north is the recently constructed YWCA seven story brick apartment building and the Marshall Building, a four-story brick commercial structure lies to the east across the alley. Across Third Avenue and Virginia Street to the west, development includes predominantly lower scaled commercial structures.

The Downtown Mixed Commercial (DMC 240-290/400) zone surrounds the subject site to the west, north and east. Across Virginia Street to the south, however, the zone changes to Downtown Office Core 2(DOC2 500/300-500). The subject site falls within the Belltown Urban Village and neighborhood specific guidelines for Belltown have been adopted as an extension of the Downtown guidelines.

BACKGROUND

The Master Use Permit (MUP No. 3003187) for this development has been issued and was reviewed on three occasions by the Downtown Design Review Board: November 1, 2005 (EDG), February 14, 2006 (EDG 2), and December 12, 2006 (Recommendation). At the Recommendation meeting, three departures from the Code were approved including street level uses (SMC 23.49.009.A.1), setbacks (SMC 23.49.056.B.1.b(2)) and overhead weather protection along Virginia (SMC 23.49.018.A).

Through the review of the building permit, it was determined that the proposed parking garage layout did not meet the Code and that an additional departure would be needed to accommodate the proposed parking stall layout.

PUBLIC COMMENT

Approximately three members of the community attended the Post-MUP Issuance Recommendation meeting. One comment was provided from a resident of a neighboring building expressing frustration that their building never received notice of the approved development.

DESIGN PRESENTATION & BOARD DELIBERATION

An additional departure from the quantity of parking stall sizes was introduced and explained through plans and elevations. The ratio of stall sizes per Code (SMC 23.54.030.B.1.b) is 60% of the stalls are striped for medium sized vehicles and the remaining 40% may be striped for small, medium or large sized vehicles. The proposed parking layout would include 25% medium sized stalls, 10% large size stalls and 65% small sized stalls. The stall widths are not affected, only the depths.

The Board discussed the departure request and **unanimously recommended approval** of the request because the provision of parking at this location is a public amenity and the stall widths will allow adequate and safe maneuvering space. Moreover, the majority of the parking is below grade and those parking levels that are above grade are well-screened. (E-2)

SUMMARY OF BOARD'S FINDINGS AND RECOMMENDATIONS

At the post-permit meeting on October 13, 2009, the Board indicated their support for the post-permit change to the project based on the development of their project using the design guidance from City of Seattle's "*Design Review Guidelines for Downtown Development, April, 1999*". The Board indicated that after considering the site and context, hearing public comment, reconsidering the previously identified design priorities, and reviewing the plans and renderings, the four Design Review Board members in attendance recommended **APPROVAL** of the proposed design including the requested departure. Design, siting or architectural details specifically identified or altered in these recommendations are expected to remain as presented in the presentation made at the October 13, 2009 and the December 12, 2006 public meetings and the subsequent updated plans submitted to DPD and approved for issuance.

ANALYSIS & DECISION – DESIGN REVIEW

Director's Analysis

The design review process prescribed in Section 23.41.014.F of the Seattle Municipal Code describing the content of the DPD Director's decision reads in part as follows:

The Director's decision shall consider the recommendation of the Design Review Board, provided that, if four (4) members of the Design Review Board are in agreement in their recommendation to the Director, the Director shall issue a decision which incorporates the full substance of the recommendation of the Design Review Board, unless the Director concludes the Design Review Board:

- a. *Reflects inconsistent application of the design review guidelines; or*
- b. *Exceeds the authority of the Design Review Board; or*
- c. *Conflicts with SEPA conditions or other regulatory requirements applicable to the site; or*
- d. *Conflicts with the requirements of state or federal law.*

Subject to the above-proposed conditions, the design of the proposed project was found by the Design Review Board to adequately conform to the applicable Design Guidelines.

