



City of Seattle
Edward B. Murray, Mayor

Department of Planning and Development
D. M. Sugimura, Director

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

Application Number: 3016870
Applicant Name: Matt Driscoll, D/Arch LLC for Lavender Suites, LLC
Address of Proposal: 4519 18th Ave NE

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a four-story structure containing 28 residential units. Parking for 14 vehicles to be provided below grade. Existing structures to be demolished.

The following approvals are required:

Design Review pursuant to Chapter 23.41, Seattle Municipal Code, with Departures:

Development Standard Departure from a rear yard setback.
(SMC23.45.518.A)

SEPA – Environmental Determination – Chapter 25.05, Seattle Municipal Code.

EPA DETERMINATION:

Determination of Non-Significance

- No mitigating conditions of approval are imposed.
- Pursuant to SEPA substantive authority provided in SMC 25.06.660, the proposal has been conditioned to mitigate environmental impacts

Site Zone: Lowrise 3 (LR3)

Nearby Zones: The surrounding blocks to the north, east and west are all zoned LR3. To the south across NE 45th St is the University of Washington campus which is zoned MIO-105-MR.

Lot Area: 8,638 square feet.

Environmentally Critical Areas: None

Access: The site has frontage along 18th Ave NE and an improved alley.

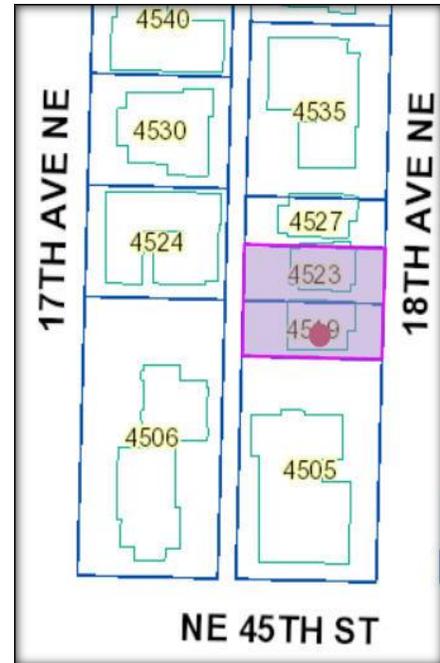
Current Development: The site is currently occupied by two single family residences built in 1908 and 1921 that have been converted to multifamily and boarding house uses. The back third of the site is level with the alley and slopes down to the small retaining wall along the sidewalk by approx. 8 to 10’.

Surrounding Development: Directly to the south is the Sigma Chi fraternity, a four-story, Tudor revival style structure designed by J. Lister Holmes in 1928. To the north of the site is a 1921 built two-story single family residence used as a residential annex to the Delta Zeta sorority’s main structure to the north. Across the alley is the three-story brick SAE Alumni Associate fraternity which was constructed in 1925, and the wood sided three-story Kappa Delta Sorority, built in 1930. Directly across 18th Ave NE is the Theta Xi fraternity, a three story building, designed in the Gothic and Tudor revival styles in 1926 by Schack, Young & Myer.

Neighborhood Character: The site is located in the area unofficial known as “Greek row”, just a block north of the University of Washington campus. The green leafy block has a mixture of fraternities and sororities in larger structures, along with a few of the original single family houses that were built in the early 20th century. What is consistent along the blockface are low retaining walls at the sidewalk and generous front setbacks. In contrast the heavily used alley is devoid of vegetation and consists of surface parking creatively laid out to maximize the number of cars that can be parked.

Project Description: The proposed project is for the design and construction of a four story residential development over a level of parking, utility uses and the residential entry off 18th Ave NE. The building will have 28 residential units with two and three bedrooms. Parking below grade will provide 14 spaces with access off the alley. Approx. 2,427 cubic yards of soil will be removed from the site. This site is located within the University District Northwest Urban Center Village.

The residents will have access to a landscaped courtyard above the street at the southeast corner of the site at the first level. Two units along the north side of the structure will have access to a private patio. At the fifth level a landscaped deck will be built at the southeast corner.



DESIGN REVIEW

EARLY DESIGN GUIDANCE MEETING: June 16, 2014

The packet presented at the EDG meeting is available online by entering the project number (3016870) at this website:

<http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

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

Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
Seattle, WA 98124

Email: PRC@seattle.gov

PUBLIC COMMENT

The following comments, issues and concerns were raised during the public comment portion of the Early Design Guidance meeting:

- Did not support the proposed flat façade or minimal setback from the street.
- Encouraged a design that is consistent with the existing structures on the block.

PRIORITIES & BOARD RECOMMENDATIONS

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

FIRST EARLY DESIGN GUIDANCE June 16, 2014

- 1. FRONT SETBACK:** The Board felt the design did a good job of addressing the relationship to the properties to the north and south but needs more consideration of how the structure will relate to 18th Ave NE. The Board noted that 18th Ave NE feels ‘narrow’. (The street right-of-way width is 50’ which is 10’ less than the standard width of 60’ for non-arterial streets in a LR3 zone.) Having a structure set back only 5’-10’ as proposed in the concepts, will create an imposing wall in relationship to the existing structures which are setback much further from the street. (CS2.A.1, PL1.A.1, PL1.I.i, DC3.C.1))
 - a. Provide a scheme that shows a significant setback on 18th Ave NE that will fit within the existing context of the generous front setbacks. (CS2.B.3)
 - b. Respect and respond to the unique character of the street. The setbacks of the existing buildings allow for street front activities. (PL1.A.1)
 - c. Provide open space facing the street instead of the proposed open space located along the south property line. (P11.C.1)

2. **MASSING: The Board debated the massing of the front façade. There was some support for the breakup of the front façade and questioning if the breaks worked given the massing of other large building on the street. There was concern about the irregularity with the breakups, a more formalized mass may be better. The following guidance was provided. (CS2.A.2)**
 - a. Move the design in the direction of a less modern, more formalized architectural massing that fits within the massing found in the neighborhood context. (CS3.A.1)
 - b. Avoid mimicking the existing massing but use it as a cue to inform the design. (CS2.D.1)
 - c. Do not break up the front façade but push it back from the street. (CS2.A.2)
 - d. Maintain the upper level setback. (DC2.A.2)

3. **RELATIONSHIP TO THE STREET: The current stoops or stairs up to the existing building on the site follow the topography of the slope up from the sidewalk. The Board questioned what entering the building would feel like. (CS2.B.2)**
 - a. Clearly identify how the structure will interact with and meet the street. (PL3.A.4)
 - b. Limit the cut into the slope for lobby access. (CS2.B.2)

4. **ARCHITECTURAL CONCEPT & MATERIALS: The Board advised the applicant to choose the exterior material palette wisely as that will help determine the integrity of the modern form within the existing context. (DC4.A.1)**
 - a. Strive towards a design that is more ‘statuesque’. (DC2.B.1)
 - b. Use brick as an exterior material in a traditional way, not in a whimsical way. (DC2.D.2)
 - c. Maintain the shed roofs and overhangs. (DC2.I.i)
 - d. Keep the parking entry as proposed, as this is the most appropriate location. (DC1.B.1)

SECOND EARLY DESIGN GUIDANCE MEETING October 13, 2014

The packet includes materials presented at the meeting, and is available online by entering the project number 3016870 at this website:

<http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

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

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

Email: PRC@seattle.gov

PUBLIC COMMENT

The following comments, issues and concerns were raised during the public comment portion of the Second Early Design Guidance meeting:

- Appreciated the progress in the design from the previous EDG meeting.
- Encouraged landscaping appropriate to the neighborhood and discouraged the planting of bamboo.
- The design should be consistent with the surrounding Ravenna community.
- Discouraged a contemporary design for the development.
- Stated they did not like the proposed sloping roofs.
- Discouraged the use of cement board as an exterior material as it is not consistent with the materials of existing nearby structures.
- Discouraged using a variety of colors on the elevations.
- Encouraged the use of exterior materials of the existing nearby structures.
- Concerned the proposed south side open space was not consistent with the existing open of the abutting parcel.
- Encouraged the use of wood or brick as an exterior material.
- Encouraged the building to be a traditional rectangular mass with balconies.
- Felt the proposed design lacked consistency with the existing historic context.
- Concerned about the alignment of windows with the existing structure to the north.
- Encouraged a design that matches the existing historic fabric of the neighborhood.
- Encouraged a design the compliments the existing structures.
- Concerned about negative parking interactions in the alley.

PRIORITIES & BOARD RECOMMENDATIONS

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

SECOND EARLY DESIGN GUIDANCE October 13, 2014

The Board complimented the applicant for the effort and work put onto the packet and expressed appreciation for the design intent.

- 1. Relationship to the Street and Residential Entry: The Board was pleased with the increased setback from the street lot line and encouraged the applicant to proceed with the preferred option. It was noted that the pedestrian entry off of 18th Ave NW was heading in the right direction and the Board provided the following guidance. (CS2.A.1, CS2.B.2, CS3.A.3)**
 - a. The pedestrian entry should be improved by providing more amenities such as bike racks. (PL1.C.1, PL3.A.4)
 - b. Keep the proportion of the entry area as proposed, not too big or small. (PL1.A.2, PL1.B.2&3)
 - c. The entry gate should be transparent and provide security. (PL2.B.1)
 - d. Consider using double doors at the entry. (PL3.A.4)
 - e. Design the retaining walls along 18th Ave NE to have a brick face. (CS3.I.iii, DC4.D.2)
- 2. Massing and Form: The Board was supportive of the proposed contemporary form and massing of the structure and directed the applicant to focus more on high quality materials given the neighboring context. The Board was pleased the ground level units shown in the initial schemed had been removed. (CS3.A.1, CS3.I.i)**

- a. Simplify the overall design massing, as it appears overworked. (DC2.B.1)
 - b. Keep the design of the north and south facades different from each other. (DC2.D.2)
 - c. Simplify the form and angles of the roof to reduce the perceived bulk of the structure. (DC2.A.2)
- 3. Materials: The Board agreed that the proposed structure should have fewer, but higher quality durable materials. (CS3.I.i, CS3.I.iii, DC4.A.1)**
- a. Consider the predominate use of brick with cement board used only as an accent material. (DC4.A.1)
 - b. The use of cement board on elevations should be limited to the alley or as an accent material. (DC4.A.1, DC2.D.2)
 - c. Tone down the color palette to be more sensitive to the existing context. (CS3.I.iii, DC2.D.2)
 - d. Design the retaining walls along 18th Ave NE to have a brick face. (CS3.I.iii, DC4.D.2)
- 4. Relationship to Existing Structures: The Board appreciated the attempt to protect the privacy of the abutting ground level open spaces north of the site, but directed the applicant to be very thoughtful of the best way to provide privacy for the residents to the north. (CS2.D.5, DC3.C.1)**
- a. The goal of providing privacy between the project and the north lot should inform and determine the landscaping and fence design. (CS2.D.5, DC4.D.3)
 - b. For the balconies on the south façade, consider an opaque Juliette balcony and/or the use of obscured spandrel glass and sunshades over the windows. (DC4.A.2)
 - c. Remove any balconies on the north façade to preserve privacy for the structure to the north. (CS2.D.5)
- 5. Open Space and Landscaping: The Board questioned how the ground level open space would be used and noted that as an apartment building, the open space may be used differently than the surrounding sororities and fraternities. They agreed having a roof deck is appropriate. (DC3.B.1, DC4.D.1)**
- a. The southeast corner of the structure and site is an appropriate place for the ground and roof deck open spaces. (PL1.C.1, DC3.B.1)
 - b. Providing landscaping as a screening element along the north property line could be difficult; bamboo is a good choice given the narrowness of the planting area. (DC4.D.3)
 - c. Provide fewer trees than the landscaping plan proposed, but trees planted should be larger. (DC4.D.3&4)
 - d. Simplify the landscape plan. (DC4.D.1)

RECOMMENDATION MEETING June 8, 2015

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<http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

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

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PUBLIC COMMENT

The following comments, issues and concerns were raised during the public comment portion of the Recommendation meeting:

- Supported project as it is providing needed housing and density.
- Supported the design and the safety it will provide.
- Stated that the project will not visually fit with the existing quaint neighborhood.
- Discouraged a contemporary design for the development.
- Noted that the project will be different than the existing historic context of the neighborhood.
- Concerned about the large modern design of the structure.
- Discouraged the blue metal siding, would like to have brick instead.
- Concerned about security and the shadow the building will cast in the alley.
- Expressed that the design does not meet guideline CS2.A, Location in the City and Neighborhood or CS2.D, Height Bulk and Scale guidelines.
- Encouraged a design without metal siding.
- Expressed that the design does not meet guideline PL2-B Safety and Security, as the development will be adjacent to a sorority building.
- Expressed that the design does not meet guideline DC2.A Massing, as the structure will be one full story above the surrounding development.
- Expressed that the design does not meet guideline DC4.A Exterior Elements and Finishes as the project materials of composite and metal siding is not representative of the existing neighborhood.
- Noted that the design is better than what was shown at the Second EDG but is still out of place due to the proposed materials, the height and massing.
- Concerned that the building is not in keeping with the historic fabric of the neighborhood and encouraged a change of the roof line and the removal of the blue metal panel siding.
- Concerned the visible east elevation will be a sore thumb in the neighborhood as it is inconsistent with the existing neighborhood.
- Supported the added density but stated concern about the appearance of the building.
- Concerned that fiber cement board is the predominate material.
- Encouraged a taller fence for privacy and sound control.
- Expressed the building does not fit in with the tradition of brick buildings in the neighborhood.

PRIORITIES & BOARD RECOMMENDATIONS

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

RECOMMENDATION MEETING June 8, 2015

- 1. Massing and Materials: The Board debated the proposed roof line design and its visibility from the street and instructed the applicant to simplify the roof angles. The Board also expressed that the proposed Cereclad and Prodema were acceptable material choices but conditioned the project to provide additional brick and change the metal panels from blue to brown. The Board also recommended the following conditions: (CS3.A.1, DC2.B.1, DC4.A.1)**
 - a. Simplify the buildings secondary elements and angles of the roof line. (CS3.A.1, DC2.B.1)
 - b. Change the color of the metal panels from blue to a darker brown earth tone color. (DC2.B.1)
 - c. On the north elevation, wrap the brick on the east elevation around the corner to the building recess or gasket. (DC2.B.1, DC4.A.1)
- 2. Relationship to the Street and Alley: The Board was pleased that bike storage areas will be located in the parking garage and off the interior courtyard. (PL4.B.2)**
 - a. Design the gate at the street-level pedestrian entry with a “mesh” pattern to soften the vertical lines. Include the lavender graphic as shown in the packet detail on page 33. (PL3.A.4, DC2.D.1)
 - b. Add lighting fixtures in the alley that are designed to avoid light spillover. (DC4.C)
 - c. The Board encouraged additional bike parking area beyond what is required by code. (PL4.B.2)
- 3. Open Space and Landscaping: The Board appreciated the design of the wood plank and steel pole fences along the side lot lines and the proposed landscaping. The Board directed the applicant to terrace the street-facing retaining wall south of the residential entry to be similar to the treatment north of the entry.(CS2.D.5D, C4.D.3, DC2.D.1)**
 - a. Supported the proposed Norway Maples trees along the south property line. (DC4.D.3)
 - b. The bamboo planted along the north property line should not be shorter than the height of golden bamboo. (DC4.D.3)
 - c. Terrace the landscaped open space at the southeast corner of the site so that the street-facing brick retaining wall is similar in height to the brick retaining wall north of the pedestrian entry. Provide trees in the lower level terrace. (DC2.D.1, DC4.D.1)

DESIGN REVIEW GUIDELINES

The priority Citywide and University Neighborhood guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

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

CS1-C Topography

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

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

University Supplemental Guidance:

CS1-I Streetscape Compatibility

CS1-I-i. Solar Exposure: Minimizing shadow impacts is important in the University neighborhood. The design of a structure and its massing on the site can enhance solar exposure for the project and minimize shadow impacts onto adjacent public areas between March 21st and September 21st. This is especially important on blocks with narrow rights-of-way relative to other neighborhood streets, including University Way, south of NE 50th Street.

CS1-II Landscape Design to Address Special Site Conditions

CS1-II-i. Existing Trees: Retain existing large trees wherever possible. This is especially important on the wooded slopes in the Ravenna Urban Village. The Board is encouraged to consider design departures that allow retention of significant trees. Where a tree is unavoidably removed, it should be replaced with another tree of appropriate species, 2 ½ inch caliper minimum size for deciduous trees, or minimum size of 4' height for evergreen trees.

CS2-II-ii. 17th Ave NE Boulevard Character: The 17th Avenue NE (boulevard) character, with landscaped front yards and uniform street trees, is an important neighborhood feature to be maintained.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

University Supplemental Guidance:

CS2-IV Height, Bulk, and Scale

CS2-IV-i. Reduce Visual Bulk: Special attention should be paid to projects in Map 4 of the full Guidelines to minimize impacts of increased height, bulk and scale as stated in the Seattle Design Guideline. In order to reduce the impacts of apparent building height and bulk at specified zone edges listed above, the following alternatives should be considered:

1. Along zone edges and specified streets, step back upper floors above 40', or modify the roofline to reduce the negative effects of the allowable height limit.
2. Along specified corridors, a gradual setback of the building's facade above 40' in height from the street, alley or property line may be considered.
3. In exchange for setting back the building facade, the Board may allow a reduction in the open space requirement.
4. Access to commercial parking on corner lots should be sited and designed in a manner that minimizes impact on adjacent residential uses.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

University Supplemental Guidance:

CS3-I Architectural Elements and Materials

CS3-I-i. Incorporate Local Architectural Character: Although no single architectural style or character emerges as a dominant direction for new construction in the University Community, project applicants should show how the proposed design incorporates elements of the local architectural character especially when there are buildings of local historical significance or landmark status in the vicinity.

CS3-I-iii. Historical Character: When the defined character of a block, including adjacent or facing blocks, is comprised of historic buildings, or groups of buildings of local historic importance and character, as well as street trees or other significant vegetation (as identified in the 1975 Inventory and subsequent updating), the architectural

treatment of new development should respond to this local historical character. New buildings should feature a combination of traditional and contemporary materials employed in a manner that reflects the character of historic buildings in the vicinity.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

University Supplemental Guidance:

PL1-I Residential Open Space

PL1-I.i. Active, Ground-Level Open Space: The ground-level open space should be designed as a plaza, courtyard, play area, mini-park, pedestrian open space, garden, or similar occupiable site feature. The quantity of open space is less important than the provision of functional and visual ground-level open space. Successfully designed ground level open space should meet these objectives:

- a. Reinforces positive streetscape qualities by providing a landscaped front yard, adhering to common setback dimensions of neighboring properties, and providing a transition between public and private realms.
- b. Provides for the comfort, health, and recreation of residents.
- c. Increases privacy and reduce visual impacts to all neighboring properties.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

DESIGN CONCEPT

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-D Scale and Texture

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

University Supplemental Guidance:

DC2-I-ii. Fine-Grained Architectural Character: Buildings in Lowrise zones should provide a “fine-grained” architectural character. The fine grain may be established by using building modulation, articulation and/or details which may refer to the modulation, articulation and/or details of adjacent buildings. To better relate to any established architectural character encountered within the community, consider the following building features:

- a. Pitched roof;
- b. Covered front porch;
- c. Vertically proportioned windows;
- d. Window trim and eave boards;
- e. Elements typical of common house forms.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-B Open Space Uses and Activities

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DEVELOPMENT STANDARD DEPARTURE

The Board's recommendation on the requested departure was based upon the departure's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure.

At the time of the Recommendation Meeting the following departure was requested for the preferred option:

1. **Setbacks (SMC23.45.518.A):** The code requires a 10' minimum rear setback for apartment building on lots with alleys. The applicant is proposing a 5' rear setback and an increase in the dimension of the front setback.

This departure would provide an overall design that would better meet the intent of Design Guidelines **CS2.A.1 Sense of Place: Emphasize attributes that give a distinctive sense of place, and PL1.I.i Active, Ground-Level Open Space: Successfully designed ground level open space should reinforces positive streetscape qualities by providing a landscaped front yard, adhering to common setback dimensions of neighboring properties.** By reducing the rear setback the development will have an increased front setback, closer to the generous setbacks established by the neighboring buildings and block face.

The Board voted unanimously to recommend this departure.

BOARD RECOMMENDATIONS

BOARD DIRECTION

The recommendation summarized above was based on the design review packet dated Monday, June 8, 2015, and the materials shown and verbally described by the applicant at the Monday, June 8, 2015 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Simplify the angles of the roof line. (CS3.A.1, DC2.B.1)
2. On the north elevation, wrap the brick on the east elevation around the corner to the building recess or gasket. (DC2.B.1, DC4.A.1)
3. Change the color of the metal panels from blue to a darker brown earth tone color. (DC2.B.1)
4. Design the gate at the street-level pedestrian entry with a mesh pattern to soften the vertical lines. Include the lavender graphic as shown in the detail on page 33 of the Recommendation meeting packet. (PL3.A.4, DC2.D.1)
5. Add lighting fixtures in the alley that are designed to avoid light spillover. (DC4.C)
6. Terrace the landscaped open space at the southeast corner of the site so that the street-facing brick retaining wall is similar in height to the brick retaining wall north of the pedestrian entry. Provide trees in the lower level terrace. (DC2.D.1, DC4.D.1)

ANALYSIS & DECISION – DESIGN REVIEW

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.*

Director's Analysis

Four members of the Northeast Design Review Board were in attendance and provided recommendations (listed above) to the Director and identified elements of the Design Guidelines which are critical to the project's overall success. The Director must provide additional analysis of the Board's recommendations and then accept, deny or revise the Board's recommendations (SMC 23.41.014.F3). The Director agrees with and accepts the conditions recommended by the Board that further augment the selected Guidelines.

Following the Recommendation meeting, DPD staff worked with the applicant to update the submitted plans to include the recommendations of the Design Review Board. The Director of DPD has reviewed the decision and recommendations of the Design Review Board made by the four members present at the decision meeting and finds that they are consistent with the City of Seattle Design Review Guidelines. The Director agrees with the Design Review Board's conclusion that the proposed project and conditions imposed result in a design that best meets the intent of the Design Review Guidelines and accepts the recommendations noted by the Board.

Applicant response to Recommended Design Review Conditions:

- 1. The applicant responded on the plans with a roof design that modified some of the roof angles and pulled in the roof overhangs, therefore satisfying recommendation #1.*
- 2. The applicant responded on the plans, wrapping the brick on the east elevation onto the north elevation to the building setback, therefore satisfying recommendation #2.*
- 3. The applicant responded on the plans, changing the color of the metal panels from blue to a deep brown color, therefore satisfying recommendation #3.*
- 4. The applicant responded on the plans with a gate design with a curved mesh pattern and a graphic of lavender, therefore satisfying recommendation #4.*
- 5. The applicant responded on the plans, by adding three light fixtures just above the ground level in the alley, therefore satisfying recommendation #5.*
- 6. The applicant responded on the plans, with a terraced landscape design at the southeast corner of the site with a brick retaining wall that is similar in height to the brick retaining wall north of the pedestrian entry, and has trees in the lower level terrace, therefore satisfying recommendation #6.*

The Director is satisfied that the conditions of the recommendations imposed by the Design Review Board have been met. The Director accepts the Design Review Board's recommendations.

Director's Decision

The Director accepts the Design Review Board's recommendations and **CONDITIONALLY APPROVES** the proposed design and the requested departures with the conditions summarized at the end of this Decision Board that further augment the selected Guidelines.

SEPA ANALYSIS

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code (SMC) Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated 12/10/2014. The Department of Planning and Development (DPD) has annotated the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the project file submitted by the applicant or its agents; and any pertinent comments which may have been received regarding this proposed action have been considered. The information in the checklist, the supplemental information, and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority. The Overview Policy states in part: "*where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation*" subject to some limitations.

Under such limitations/circumstances, mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Public Comment

The public comment period ended on January 18, 2015. In addition to the comment(s) received through the Design Review process, other comments were received and carefully considered, to the extent that they raised issues within the scope of this review. These areas of public comment related to parking, access to parking, and construction impacts. Comments were also received that are beyond the scope of this review and analysis per SMC 25.05.

Short Term Impacts

Construction activities could result in the following adverse impacts: construction dust and storm water runoff, erosion, emissions from construction machinery and vehicles, increased particulate levels, increased noise levels, occasional disruption of adjacent vehicular and pedestrian traffic, a small increase in traffic and parking impacts due to construction related vehicles, and increases

in greenhouse gas emissions. Several construction-related impacts are mitigated by existing City codes and ordinances applicable to the project such as: the Stormwater Code (SMC 22.800-808), the Grading Code (SMC 22.170), the Street Use Ordinance (SMC Title 15), the Seattle Building Code, and the Noise Control Ordinance (SMC 25.08). Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. The following analyzes construction-related noise, greenhouse gas, and construction traffic and parking impacts, as well as mitigation.

Noise

Noise associated with construction of the building could adversely affect surrounding uses in the area, which are residential uses. There will be excavation required to prepare the building site and foundation. Additionally, as development proceeds, noise associated with construction of the building could adversely affect the surrounding residential uses in the adjoining area. Compliance with Seattle's Noise Control Ordinance (SMC 25.08) is required. The site is in a LR3 zone which allows the following hours of construction, 7am-7pm weekdays and 9am-7pm weekends and legal holidays. Therefore, no further mitigation is warranted.

Greenhouse gas emissions

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project.

Construction Parking and Traffic

During construction, which may last 16 months, parking demand is expected to increase due to additional demand created by construction personnel and transportation of construction materials. It is the City's policy to minimize temporary adverse impacts associated with construction activities and parking (SMC 25.05.675. B and M).

Pursuant to SMC 25.05.675.B (Construction Impacts Policy), additional mitigation is warranted and a Construction Management Plan is required, which will be reviewed by Seattle Department of Transportation and DPD. The requirements for a Construction Management Plan include a Haul Route and a Construction Parking Plan. The submittal information for a Construction Management Plan and review process for Construction Management Plans are described here: <http://www.seattle.gov/transportation/cmp.htm>.

Long Term Impacts

Long term or use-related impacts are also anticipated as a result of this proposal, including: increased surface water runoff due to greater site coverage by impervious surfaces; increased bulk and scale on the site; increased traffic in the area and increased demand for parking; increased demand for public services and utilities; loss of plant and animal habitat; and increased light and glare. Compliance with applicable codes and ordinances is adequate to achieve sufficient mitigation of most long-term impacts and no further conditioning is warranted by

SEPA policies. However, greenhouse gas emissions; height, bulk and scale; historic preservation; traffic and transportation; and parking impacts warrant further analysis.

Greenhouse Gas Emissions

Operational activities, primarily vehicular trips associated with the project construction and the project's energy consumption, are expected to result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant, therefore, no further mitigation is warranted.

Height, Bulk & Scale

The project went through a Design Review process which addressed the issue of Height, Bulk & Scale; see the above Design Review Analysis for details of the process and design changes.

Pursuant to SEPA Policy 25.05.675.G.2.c: Height, Bulk and Scale, "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 is presumed to comply with the 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 that have undergone design review shall comply with the design guidelines applicable to the project." Additional SEPA Mitigation of height, bulk and scale is not warranted.

Historic Preservation

There are two existing structures on the site more than 50 years old to be demolished. The Department of Neighborhoods reviewed the two existing structures on site and determined that they are unlikely to qualify as historic landmarks (Landmarks Preservation Board letter LPB 389/15). Therefore, no mitigation is warranted for historic preservation.

Traffic and Parking

The applicant submitted a Transportation Analysis (Trip Analysis, by William Popp Jr, dated December 10, 2014). The number of parking spaces to be provided as described by the consultant was 12, which is different than the proposed 14 parking spaces.

The study analyzed the proposed uses and the existing uses to determine the new daily trip generation. The project is anticipated to generate 99 new daily trips with 7 new AM peak trips and 9 new PM peak hour trips.

It was determined the development will not cause the nearby intersections to operate below the City of Seattle's Level of Service. The project's traffic impact on the surrounding streets would remain under the Transportation Concurrency Level of Service for the City.

The project is providing 14 parking spaces for the 28 residential units. No parking is required by code for this development. The Traffic Report noted that the residential peak parking demand for this development is anticipated to be 25 to 34 spaces. Given the location of the site, the amount

of parking to be provided on-site and the anticipated occupancy of the units by students, the estimated parking demand is for 25 spaces. Thus the demand for off-site parking is anticipated to be for 11 spaces.

SMC 25.05.675.M notes that there is no SEPA authority provided for mitigation of residential parking impacts in urban villages within 1,320 feet of a street with frequent transit service. This site is located within the University District Northwest Urban Center Village, and is also located within a mapped frequent transit service corridor. Regardless of the parking demand impacts, no SEPA authority is provided to mitigate impacts of parking demand from the residential components of this project, even if impacts were identified.

DETERMINATION OF NON-SIGNIFICANCE

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

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

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

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

SEPA - CONDITIONS OF APPROVAL

Prior to Issuance of a Demolition, Grading, or Building Permit

1. A Construction Management Plan is required. Submittal requirements and review process described here: <http://www.seattle.gov/transportation/cmp.htm>

DESIGN REVIEW - CONDITIONS OF APPROVAL.

Prior to Certificate of Occupancy

2. The Land Use Planner shall inspect materials, colors, and design of the constructed project. All items shall be constructed and finished as shown at the design recommendation meeting and the subsequently updated Master Use Plan set. Any change to the proposed design, materials, or colors shall require prior approval by the Land Use Planner (Beth Hartwick 206 684-0814 or beth.hartwick@seattle.gov).

3. The applicant shall provide a landscape certificate from Director's Rule 10-2011, indicating that all vegetation has been installed per approved landscape plans. Any change to the landscape plans approved with this Master Use Permit shall be approved by the Land Use Planner (Beth Hartwick 206 684-0814 or beth.hartwick@seattle.gov).

For the Life of the Project

4. The building and landscape design shall be substantially consistent with the materials represented at the Recommendation meeting and in the materials submitted after the Recommendation meeting, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner (Beth Hartwick 206 684-0814 or beth.hartwick@seattle.gov) or a DPD assigned Land Use Planner.

Signature: Denise R. Minnerly for Date: September 24, 2015
Beth Hartwick, Senior Land Use Planner
Department of Planning and Development

BH:drm

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IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT

Master Use Permit Expiration and Issuance

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

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

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

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